



WHEATLAND COUNTY

Regular Council Meeting Minutes

August 18, 2020, 9:00 a.m.

Councillors Present: Reeve A. Link, Division 2
Deputy Reeve S. Klassen, Division 5
J. Wilson, Division 1
D. Biggar, Division 3
T. Ikert, Division 4
G. Koester, Division 6
B. Armstrong, Division 7

Administration: B. Henderson, Chief Administrative Officer
M. Boscarol, GM of Community and Development Services
M. Ziehr, GM of Transportation and Agriculture
D. Bodie, Recording Secretary
T. Buteau, GM of Corporate and Financial Services

1. CALL TO ORDER AND RELATED BUSINESS

1.1 Call To Order

Note: meetings are recorded and may be posted on the official Wheatland County website and/or via social media.

REEVE LINK called the meeting to order - time 9:00 A.M. [Note: Reeve Link, Deputy Reeve Klassen, and Councillors Biggar, Ikert, and Armstrong participated in person. Councillors Wilson and Koester participated remotely.]

Reeve Link informed that the August 18, 2020 Regular Wheatland County Council meeting will be conducted in person and via conference call in accordance with the Municipal Government Act, Section 199. Public attendance at Council meetings will be facilitated through virtual means (conference call). Reeve Link reviewed the process for the meeting. [Note: a 'notice of meeting' was posted on the County website.]

1.2 Adoption of Agenda

RESOLUTION CM-2020-08-01

Moved by BIGGAR

APPROVAL of the August 18th, 2020 Regular Council Meeting Agenda, as presented and further amended to include the following additions under Item 5.1 - Correspondence & Information Items:

Town of Strathmore Correspondence - Re: 2018 CRISP

Town of Strathmore Correspondence - Re: 2019 CRISP

Wheatland Regional Corporation Correspondence - Re: Information Requests

Village of Rockyford Correspondence - Re: Information Requests

• Carried

1.3 Adoption of Minutes

1.3.1 Regular Council Meeting Minutes - July 7, 2020

Correction to wording under agenda item 3.5.1 (July 7 Council Meeting Minutes) - note: should state 'Councillor Ikert presented the following motion for Council consideration'.

RESOLUTION CM-2020-08-02

Moved by ARMSTRONG

APPROVAL of the July 7, 2020 Wheatland County Regular Council meeting minutes, as corrected.

• Carried

- 1.3.2 Public Hearing Minutes (July 7, 2020) - Re: Bylaw 2020-19, Bylaw 2020-20, Bylaw 2020-23

RESOLUTION CM-2020-08-03

Moved by IKERT

APPROVAL of the July 7, 2020 Wheatland County Public Hearing minutes, as presented, for Bylaws 2020-19, 2020-20, & 2020-23.

• Carried

2. ITEMS FOR DISCUSSION AND RELATED BUSINESS

- 2.1 Bylaw Readings and Public Hearings

RESOLUTION CM-2020-08-04

Moved by LINK

THAT the process for the Wheatland County Council meeting, as it pertains to the scheduled Public Hearing(s), will be as follows: Public Hearing; First Reading (if required); consideration for further readings of bylaw for those Public Hearings that have been closed. Further moved, that the above process will take place with the absence of resolutions to go into and out of Council before and after each public hearing.

• Carried

- 2.1.1 Bylaw 2020-21 - Land Redesignation Bylaw

Public Hearing - Bylaw 2020-21 (LU2020-11)

A bylaw to redesignate +/- 156.01 acres from Agricultural General District to Natural Resource Extraction District to facilitate a natural resource extraction development permit application. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

RESOLUTION CM-2020-08-05

Moved by BIGGAR

Second Reading of Bylaw 2020-21, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 156.01 acres within NE-4-22-25-W4M from Agricultural General (AG) District to Natural Resource Extraction (NRE) District as shown on the attached schedule 'A' forming part of this bylaw.

• Carried

RESOLUTION CM-2020-08-06

Moved by ARMSTRONG

Third Reading of Bylaw 2020-21, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 156.01 acres within NE-4-22-25-W4M from Agricultural General (AG) District to Natural Resource Extraction (NRE) District as shown on the attached schedule 'A' forming part of this bylaw.

• Carried

2.1.2 Bylaw 2020-25 - Land Use Bylaw Amendments

Public Hearing - Bylaw 2020-25 (Amending LUB 2016-01)

A bylaw to amend Land Use Bylaw 2016-01 to address matter in relation to the COVID-19 pandemic. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

RESOLUTION CM-2020-08-07

Moved by BIGGAR

Second Reading of Bylaw 2020-25, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Land Use Districts, Specific Use Regulations, Applications for Development and Subdivision, and Definitions regarding recreational vehicles used for quarantine or self-isolation and the COVID-19 temporary payment deferral incentive.

• Carried

RESOLUTION CM-2020-08-08

Moved by ARMSTRONG

Third Reading of Bylaw 2020-25, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Land Use Districts, Specific Use Regulations, Applications for Development and Subdivision, and Definitions regarding recreational vehicles used for quarantine or self-isolation and the COVID-19 temporary payment deferral incentive.

• Carried

2.1.3 Bylaw 2020-28 - Land Use Bylaw Amendments

Public Hearing - Bylaw 2020- (Amending LUB 2016-01)

A bylaw to implement textual changes to the Wheatland County's Land Use Bylaw. A copy of the request for decision and supporting documentation was included in the agenda information package for Council review.

RESOLUTION CM-2020-08-09

Moved by KLASSEN

Second Reading of Bylaw 2020-28, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Definitions, General Regulations, Specific Use Regulations, and Land Use Districts.

• Carried

RESOLUTION CM-2020-08-10

Moved by IKERT

Third Reading of Bylaw 2020-28, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update multiple Definitions, General Regulations, Specific Use Regulations, and Land Use Districts.

• Carried

2.1.4 Bylaw 2020-29 - Land Redesignation Bylaw

RESOLUTION CM-2020-08-11

Moved by BIGGAR

That Council refuse First Reading of Bylaw 2020-29, this being a bylaw for the purpose of amending the Land Use Bylaw 2016-01 to redesignate +/- 5.04 acres within Plan 081 0016, Block 1, Lot 1 from Agriculture General (AG) District to Country Residential (CR) District as shown on the attached Schedule 'A'.

• Carried

2.1.5 Bylaw 2020-31 - Municipal Reserve Disposal

RESOLUTION CM-2020-08-12

Moved by KOESTER

First Reading of Bylaw 2020-31, this being a bylaw for the purpose of disposing of Municipal Reserve in Lot 1MR, Block 8, Plan 011 2812 comprising of +/- 0.282 hectares (+/-0.70 acres) in accordance with Sections 674 and 675 of the *Municipal Government Act Chapter M-26* revised statutes of Alberta 2000, as amended as shown on the attached Schedule 'A'.

• Carried

RESOLUTION CM-2020-08-13

Moved by KOESTER

THAT a Public Hearing for Bylaw 2020-31 be scheduled for September 15, 2020 at 9:00AM in Wheatland County Council Chambers. If the office remains closed to the public due to COVID-19, the Public Hearing will be held by conference call in accordance with the Municipal Government Act, Section 199.

• Carried

2.1.6 Bylaw 2020-32 - Land Redesignation Bylaw

RESOLUTION CM-2020-08-14

Moved by KOESTER

First Reading of Bylaw 2020-32, this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to redesignate 17.48 acres of NW-12-26-22-W4M from Agricultural General District to Parks and Recreation District as shown on the attached Schedule 'A'.

• Carried

RESOLUTION CM-2020-08-15

Moved by KOESTER

THAT a Public Hearing for Bylaw 2020-32 be scheduled for September 15, 2020 at 9:00AM in Wheatland County Council Chambers. If the office remains closed to the public due to Covid-19, the Public Hearing will be held by conference call in accordance with the *Municipal Government Act*, Section 199.

• Carried

2.2 Unfinished Business or Business Arising

2.2.1 Scheduling of Planning & Priorities Session - Sept. 8, 2020

RESOLUTION CM-2020-08-16

Moved by BIGGAR

APPROVAL that a Wheatland County Planning & Priorities Session be scheduled to take place on September 8, 2020, to commence following the Municipal Planning Commission meeting.

• Carried

2.2.2 Scheduling of Special Council Meeting - Aug. 25, 2020 (Hussar Community Hall - 6:30 P.M.)

RESOLUTION CM-2020-08-17

Moved by ARMSTRONG

TO RATIFY the scheduling of a Wheatland County Special Council Meeting to take place on Tuesday, August 25, 2020 commencing at 6:30 P.M. at the Hussar Community Hall for the purpose of holding a Public Hearing for Bylaw 2020-03 and consideration of second and third reading of the Bylaw.

• Carried

3. COUNCILLOR REPORTS AND RELATED BUSINESS

3.1 Reeve's Report

RESOLUTION CM-2020-08-18

Moved by LINK

ACCEPTANCE of the Reeve's Report (for the month of July 2020), as presented/provided.

• Carried

3.1.1 Addendum - Re: Assessment Model Changes

Reeve Link reviewed correspondence received from RMA (Rural Municipalities of Alberta), dated July 13, 2020, regarding the 'Impacts of Assessment Model Changes in Wheatland County'. During discussion, Reeve Link requested that Administration make arrangements for MLAs to meet with Council to discuss the proposed Provincial assessment model changes.

RESOLUTION CM-2020-08-19

Moved by LINK

TO ACCEPT, as information, the RMA Correspondence (dated July 13, 2020) regarding 'Impacts of Assessment Model Changes in Wheatland County' and supporting document.

• Carried

3.2 Deputy Reeve's Report

RESOLUTION CM-2020-08-20

Moved by KLASSEN

ACCEPTANCE of the Deputy Reeve's Report (for the month of July 2020), as presented/provided.

• Carried

3.3 Division 1 Councillor Report

Note: A 'Division 1 Councillor Report' for the month of July 2020 was not provided/presented.

3.3.1 Addendum - Re: ASB Meeting Minutes (July 8th)

RESOLUTION CM-2020-08-21

Moved by WILSON

TO ACCEPT the Agriculture Services Board (ASB) Meeting Minutes (July 8th,2020) as information.

• Carried

3.4 Division 3 Councillor Report

RESOLUTION CM-2020-08-22

Moved by BIGGAR

ACCEPTANCE of the Division 3 Councillor Report (for the month of July 2020), as presented/provided.

• Carried

3.5 Division 4 Councillor Report

RESOLUTION CM-2020-08-23

Moved by IKERT

ACCEPTANCE of the Division 4 Councillor Report (for the month of July 2020), as presented/provided.

• Carried

3.6 Division 6 Councillor Report

Note: In addition to the report, Councillor Koester requested that the following be added as a topic of discussion at the next Planning & Priorities Session: Wheatland Regional Corporation - Re: options for waterline to Hussar (Phase 4).

RESOLUTION CM-2020-08-24

Moved by KOESTER

ACCEPTANCE of the Division 6 Councillor Report (for the month of July 2020), as presented/provided.

• Carried

3.7 Division 7 Councillor Report

RESOLUTION CM-2020-08-25

Moved by ARMSTRONG

ACCEPTANCE of the Division 7 Councillor Report (for the month of July 2020), as presented/provided.

• Carried

3.7.1 Addendum - Re: Trusted Partner Support for Southern Alberta Energy from Waste Association Project

RESOLUTION CM-2020-08-26

Moved by ARMSTRONG

TO ACCEPT the following document as information:
correspondence regarding 'Trusted Partner Support for Southern Alberta Energy from Waste Association Project'.

• Carried

4. DEPARTMENTS - NEW BUSINESS & RELATED DOCUMENTS

4.1 Chief Administrative Officer

4.1.1 Council Resolution Tracker

RESOLUTION CM-2020-08-27

Moved by ARMSTRONG

That Council accept the August 18th, 2020 Council Resolution Tracker as information.

• Carried

4.1.2 HR Policy 6.9.12 – Social Events and Long Service Recognition

RESOLUTION CM-2020-08-28

Moved by KOESTER

That Council approve proposed changes to the Wheatland County Human Resources Policy - Section 6.19.12 – Social Events and Long Service Recognition.

• Carried

4.2 Corporate and Financial Services

4.2.1 Unaudited Financial Statements as of June 30, 2020

RESOLUTION CM-2020-08-29

Moved by KLASSEN

That Council accepts the Unaudited Financial Statements as of June 30, 2020 as information.

• Carried

4.2.2 Capital Spending Update as at June 30, 2020

RESOLUTION CM-2020-08-30

Moved by IKERT

That Council accepts the Capital Spending Update as at June 30, 2020 as information.

• Carried

4.2.3 Lakes of Muirfield Reserve

RESOLUTION CM-2020-08-31

Moved by KLASSEN

That Council approve the Lakes of Muirfield Reserve Policy 2.12.35.

• Carried

4.2.4 Credit Requests for January – June 2020 Commercial Vehicle Inspection Program

Note: following agenda item 4.2.4, the Council meeting recessed at 12:01 P.M. and resumed at 12:49 P.M.

Note: following the recess, discussion ensued regarding the following topics:

- public engagement pertaining to the Municipal Development Plan review
- Vander Velde Family Donation

RESOLUTION CM-2020-08-32

Moved by WILSON

THAT Council directs Administration to write off the Commercial Vehicle Inspection Program (CVIP) invoices for January – June 2020 in the amount of \$1,880.00 for the Strathmore Handi-Bus and \$470.00 for the Hussar Rural Fire Association and provide these services as in-kind.

• Carried

RESOLUTION CM-2020-08-33

Moved by IKERT

THAT Administration investigate costs associated with completing Commercial Vehicle Inspection Program (CVIP) inspections.

• Carried

RESOLUTION CM-2020-08-34

Moved by ARMSTRONG

TO ACCEPT the donation of heritage equipment (grader) from the Vander Velde family.

• Carried

RESOLUTION CM-2020-08-35

Moved by ARMSTRONG

THAT Administration send a letter to the Vander Velde Family thanking them for the donation of the heritage equipment (road grader).

• Carried

4.2.5 Historic Resource Designation Policy 2.7 Amendments

RESOLUTION CM-2020-08-36

Moved by IKERT

That Council approve the amendments made to the Historic Resource Designation Policy 2.7 dated August 18, 2020.

• Carried

4.2.6 Rescind Policy 2.8 Wheatland County Flags

RESOLUTION CM-2020-08-37

Moved by KLASSEN

That Council rescind Policy 2.8 Wheatland County Flags as the cost of flags are listed in the Master Schedule of Fees.

• Carried

4.2.7 Rescind Policy 2.14 Performance Management- Contracted Services

Note: Councillor Koester requested that the following be added as a topic of discussion at the next Planning & Priorities Session: Procurement Policy relating to the Wheatland Regional Corporation and the Lakes of Muirfield.

RESOLUTION CM-2020-08-38

Moved by KOESTER

That Council rescind Policy 2.14 Performance Management – Contracted Services and that the form be added as an appendix to the Procurement Policy 2.1

• Carried

4.3 Community and Development Services

4.3.1 Building Permit Refund Request

RESOLUTION CM-2020-08-39

Moved by IKERT

THAT Council refund the fees collected for building permit 349349-19-B0059 in the amount of \$7,440.00.

• Carried

4.3.2 Library Funding Review and Comparison Report

RESOLUTION CM-2020-08-40

Moved by ARMSTRONG

THAT Council accepts the Library Funding Review and Comparison Report as information

• Carried

4.3.3 Lakes of Muirfield – Update and Completion Documents

RESOLUTION CM-2020-08-41

Moved by KLASSEN

WHEREAS the County has received all transfers, conveyances, consents and assignments from 0747744 B.C. Ltd. and Muirfield Land Corporation to complete the transfer of all developer assets within the Lakes of Muirfield development to the County, and

WHEREAS County only awaits completion of the regulatory process of Alberta Environment and Parks to complete the change of name to the Water Licences, the Approval and the Registration,

NOW THEREFORE BE IT RESOLVED

THAT the Council authorize administration to direct the County's legal counsel to proceed, with the release of the final completion documents, the release of the original Letters of Credit, and the release of funds payable to the Developer and payable to the County, in accordance with the Transfer, Sale and Disposition Agreement dated effective April 30, 2020, between the County, 0747744 B.C. Ltd. and Muirfield Land Corporation.

• Carried

RESOLUTION CM-2020-08-42

Moved by KLASSEN

APPROVAL of the draft letter to the Lakes of Muirfield residents thanking them for their patience and cooperation on County matters pertaining to the transition of the water treatment facility and associated lands.

• Carried

4.3.4 Asset Management Cohort Application

RESOLUTION CM-2020-08-43

Moved by ARMSTRONG

THAT Council direct Administration to apply for a grant opportunity from Rural Municipalities of Alberta (RMA) for the Asset Management Cohort program. Council supports the following program in order to advance our asset management program. Costs towards this project are not to exceed \$2,000.

• Carried

4.3.5 Carseland Fire Hall - Update, Stimulus Funding

RESOLUTION CM-2020-08-44

Moved by BIGGAR

THAT Council appropriate \$93,939 of recent donations into the Carseland Fire Capital Reserve totalling \$381,952.00; and further

THAT Council appropriate the Carseland Fire Capital Reserve amount of \$381,952 toward the Carseland Fire Hall project; and further

THAT Council approve the allocation of \$1,044,622 of Municipal Stimulus Funding to be used for the Carseland Fire Hall project; and further

THAT Council approve the Carseland Fire Hall project up to a maximum of \$2,500,000.

• Carried

4.4 Transportation and Agriculture

4.4.1 Support for Alberta Farmland Trust Resolution

RESOLUTION CM-2020-08-45

Moved by IKERT

THAT Council approve the submission of the Support for Alberta Farmland Trust Resolution to the Central Rural Municipalities of Alberta – District 2 Fall General Meeting for endorsement consideration.

• Carried

4.4.2 Agriculture and Environment Policy Revisions

RESOLUTION CM-2020-08-46

Moved by ARMSTRONG

That Council approve the amendments to Agriculture and Environment Policy Section 3 as presented.

• Carried

4.4.3 Change Order Request - Wheatland Regional Corporation Truck Fill Station

RESOLUTION CM-2020-08-47

Moved by KOESTER

That Council approve the funding, as submitted, from the Wheatland Regional Corporation regarding the request for payment of Change Order #3 in the amount of \$48,000 for additional costs attributed to the construction of the south truck water fill station.

• Defeated

RESOLUTION CM-2020-08-48

Moved by LINK

THAT County Council respond to the Wheatland Regional Partnership letter (dated Aug. 10, 2020) to inform that Council does not support funding of Change Order #3 pertaining to the south truck fill station, as it was an unauthorized expense.

• Carried

4.4.4 Redland Potable Water Survey

RESOLUTION CM-2020-08-49

Moved by KOESTER

THAT Administration explore grant opportunities for potable water in Redland and further that Administration explore associated project cost.

• Carried

RESOLUTION CM-2020-08-50

Moved by KOESTER

That Council accepts the summary of responses from Redland residents in regards to the proposed potable water pipeline connection and associated costs as information.

• Carried

4.4.5 Utility Rate Adjustment

Note: Council requested that Administration explore bulk water charges in the surrounding municipalities.

RESOLUTION CM-2020-08-51

Moved by KLASSEN

That Council approve a 15% increase to the current Wheatland County water and sewer utility rates effective January 1, 2021; and

Further, that Council approve the resulting necessary update to the water and sewer utility rates in the Master Schedule of Fees.

• Carried

5. CORRESPONDENCE / INFORMATION

5.1 Correspondence & Information Items

Discussion ensued regarding the correspondence and information items. Note: no decision was made regarding the International Day of Older Persons declaration.

5.1.1 Alberta Transportation Correspondence - Office of the Minister

RESOLUTION CM-2020-08-52

Moved by ARMSTRONG

THAT Wheatland County send a thank you letter to the Minister of Alberta Transportation recognizing the following project funding: Hamlet of Rosebud New Wastewater Lagoon and Lift Station; BF00986 - Bridge Replacement.

• Carried

5.1.2 Wheatland Regional Corporation Correspondence

RESOLUTION CM-2020-08-53

Moved by KLASSEN

THAT Administration prepare a Request for Decision for Council consideration pertaining to Wheatland Regional Corporation's request (July 8, 2020 correspondence) regarding bulk water for fire departments.

• Carried

5.1.3 STARS Correspondence

RESOLUTION CM-2020-08-54

Moved by KLASSEN

That Council accept the following item as information, as provided in the request for decision: Shock Trauma Air Rescue Service Foundation (STARS) Correspondence – Re: Update & Impact Report.

• Carried

5.1.4 Town of Strathmore Correspondence

RESOLUTION CM-2020-08-55

Moved by BIGGAR

THAT Council accept the following items as information, as provided in the request for decision: Town of Strathmore Correspondence - Re: 2018 CRISP Funding & 2019 CRISP Funding.

• Carried

6. CLOSED SESSION (IN CAMERA)

Note: the meeting recessed at 2:32 P.M. prior to Closed Session.

Note: The following participated in the closed session: All Members of Council; Chief Administrative Officer. The General Manager of Community & Development Services participated in the closed session - time 4:20 P.M. - 4:47 P.M. Note: Councillor Armstrong left meeting at 5:00 P.M.

RESOLUTION CM-2020-08-56

Moved by LINK

THAT the meeting go into 'closed session' (in camera) - time 2:40 P.M., pertaining to the following:

[FOIP Act - Sec. 21(1)(a)] - Re: Wheatland Regional Corporation Correspondence –Re: Information Requests

[FOIP Act - Sec. 21(1)(a)] - Re: Village of Rockyford Correspondence – Re: Information Requests

[FOIP Act - Sec. 21(1)(a)] - Re: Recreational Funding

[FOIP Act - Sec. 24(1)(b)] - Re: Organizational Chart

• Carried

RESOLUTION CM-2020-08-57

Moved by LINK

THAT the meeting come out of 'closed session' - time 5:10 P.M.

• Carried

6.1 Business Arising from Closed Session

6.1.1 Village of Rockyford Correspondence

RESOLUTION 2020-08-58

Moved by WILSON

THAT Council accept the letter from the Village of Rockyford (dated August 5th, 2020) regarding transparency as information.

• Carried

6.1.2 Wheatland Regional Corporation Correspondence

RESOLUTION CM-2020-08-59

Moved by BIGGAR

THAT Council accept the letter from the Wheatland Regional Corporation (dated August 10, 2020 regarding transparency, as information.

• Carried

6.1.3 Village of Rockyford Correspondence

RESOLUTION CM-2020-08-60

Moved by KLASSEN

THAT Council direct Administration to draft a response to the Village of Rockyford by September 1st, 2020 to be approved by Council resolution prior to issuance.

• Carried

6.1.4 Organizational Chart

RESOLUTION CM-2020-08-61

Moved by IKERT

THAT Council approve the Organizational Chart changes as presented.

• Carried

6.1.5 Meeting with Minister of Municipal Affairs - Aug. 24th

RESOLUTION CM-2020-08-62

Moved by KLASSEN

THAT Council approve attendance for available Councillors and Senior Administration to attend an informal meeting with The Minister of Municipal Affairs and his staff regarding the proposed recommendations from the linear assessment review on Monday, August 24th in Stettler.

• Carried

7. ADJOURNMENT

REEVE LINK adjourned the meeting - time 5:13 P.M.

Reeve

Chief Administrative Officer

Recording Secretary

Unapproved Copy