

CITY OF LACOMBE
MINUTES OF COUNCIL MEETING 17-22

Minutes of the Regular Meeting of Council held on **December 18, 2017** in the Council Chambers of the City Administration Office.

Present: Mayor Grant Creasey
Deputy Mayor Reuben Konnik
Councillor Don Gullekson
Councillor Thalia Hibbs
Councillor Cora Hoekstra
Councillor Jonathan Jacobson

Regrets Councillor Chris Ross

Staff Present: Matthew Goudy, Acting Chief Administrative Officer
Brenda Vaughan, Community Services Director
Jordan Thompson, Acting Director, Operations and Planning Services
Diane Piche, Acting Director, Corporate Services
Justin de Bresser, Acting Chief Financial Officer
Jennifer Kirchner, Planner
Andrew Reed, Acting Computer & Information System Manager
Denise Bellabono, Executive Assistant

Media Present: Joseph Ho, Sunny 94
Ashli Barrett, Lacombe Globe

Others Present Glenn Fraser
Janine Borger
David McCulloch
Don Easton
Cheryl Priddell
Karen Pallister

CALL TO ORDER – Regular Meeting of Council

Mayor Creasey called the meeting to order at 5:03 p.m.

ADOPTION OF AGENDA

MOVED BY Councillor Hibbs:

11/178.20 17MO
Agenda adopted as
amended.
17-367

THAT the December 18, 2017 regular meeting agenda be adopted as amended to defer the first reading of Bylaw 370.1 to January 8, 2018 and add an In Camera Land item.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED BY Councillor Konnik:

11/179.22 17MO
Minutes confirmed
as presented.
17-368

THAT the November 27, 2017 regular meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

INFORMATION

MOVED BY Councillor Hibbs:

THAT Council receive the following 2017 correspondence as information.

11/173.58 17MO
Six items of
correspondence
received as
information.
17-369

1. October 24, 2017 Library Board Minutes
2. November 16, 2017 Correspondence from Mayor Veer, City of Red Deer
3. November 29 Lacombe Regional Waste Services (LRWSC) Commission Minutes and Meeting Package
4. November 6 North Red Deer Regional Wastewater Services Commission (NRDRWWSC) Regular Meeting Minutes.

5. November 6 North Red Deer Regional Wastewater Services Commission (NRDRWWSC) Organization Meeting Minutes.
6. November 21 Lacombe and District Recreational, Parks and Culture Board Meeting Minutes.

CARRIED UNANIMOUSLY

Council moved into a Public Hearing for Bylaw 400.08 (Rezone R2 to R4) at 5:30 PM.

PUBLIC HEARING – 5:30 PM

Planning and Development Services

Bylaw 400.08 – (Rezone R2 to R4)

City of Lacombe Bylaw 400.08, an amending Bylaw of the City of Lacombe to rezone lands described as Lot 6, Block 28, Plan RN1E from Residential Single and Semi-Detached Dwelling District (R2) to Residential Mixed District (R4), located at 5467 53 Avenue.

The Executive Assistant advised Council the purpose of the public hearing is to hear any public submissions on the rezoning. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday December 7 and Thursday December 14, 2017. It was confirmed that a total seven submissions were received (opposed). Six of the submissions not included in the agenda package were read into the record (below).

Mayor Creasey advised the order for the public hearing presentations will be:

1. Development Officer or designate
2. Those in favor of the bylaw
3. Those opposed to the bylaw
4. Any person deemed to be affected who wishes to be heard

Development Officer or Designate

Jennifer Kirchner, Planner, presented Bylaw 400.08 to rezone lands described as Lot 6, Block 28, Plan RN1E from Residential Single and Semi-Detached Dwelling District (R2) to Residential Mixed District (R4), located at 5467 53 Avenue.

Those in Favour of the Bylaw

David McCulloch, the applicant, and Janine Borger, Lacombe residents, came forward in support of the Bylaw 400.08 amendment with information on the choice of a vacant corner lot location for a four unit development, which would allow for medium density housing per the Municipal Development Plan.

Those Opposed to the Bylaw

Don Easton, Lacombe resident, came forward opposed to Bylaw 400.08. He commented on area zoning issues and development decisions and past court decisions related to property enjoyment. He believed that other city areas of high density had failed, and that amending bylaws should be a difficult procedure.

Cheryl Priddell, Lacombe resident, came forward opposed to Bylaw 400.08 with historical information and had concerns with potential ambient noise increases with a fourplex, lot maintenance, lighting, and safety.

Louise Pickett and Ross Pickett, Lacombe residents, came forward opposed to Bylaw 400.08. Their concerns were increase in traffic, lack of maintenance, and reduced home values. Mr. Pickett relayed figures indicating an increase in living units and vehicles over the last 40 years in the vicinity, and questioned the adequacy and cost of the infrastructure and sewer lines for higher density.

Karen Pallister, Lacombe resident, came forward opposed to Bylaw 400.08, stating she had relayed concerns to councils previous, attended open houses and filled out surveys, stating her appreciation for quality of life in Lacombe and its heritage.

(Letters Submitted Opposed to Bylaw/Read into Record):

November 25, 2017 letter from Jim & Linda Guilbault, Lacombe

Concerns and comments were outlined that the present zoning mix and long term plan allowed informed purchase decisions and long term planning, versus uncertain property values after rezoning and unknown appearance of the neighborhood.

December 17, 2017 letter from Richard Pallister, Lacombe

Concerns with changes in the Land Use Bylaw 400 and the emergence of row housing, secondary suites, higher density condominiums and low income housing replacing single family homes were outlined, with a preference for stately homes on larger R1 lots to remain as zoned.

December 15, 2017 note from Gordon Schmidt, Lacombe

Comments were provided regarding the value of his large lot and dislike of fourplexes with associated parking issues.

December 16, 2017 letter from Margaret Gordineer, Lacombe

Concerns were expressed that other areas are better suited for R4 development, with potential effects to traffic flow, sidewalk and property maintenance, garbage collection, neighborhood pride, and safety.

December 11, 2017 letter from Danielle and Darren Davies, Lacombe

Comments regarding the beauty of their downtown lot with custom home and satisfaction with the adjacent R2 zoning were provided. Other concerns were that other areas of the downtown are already allocated for medium and high-density housing, and R4 zoning here may affect resident safety, lot drainage, traffic, parking and property values.

December 18, 2017 letter from Shawn and Lorraine Pearson, Lacombe

Preferences were communicated for newly constructed single family homes and renovation of older homes, versus multi-unit dwellings. Concerns were property maintenance, unremoved garbage, lack of rear yard space, parking, and existing vacancies in nearby rental properties.

December 18, 2017 note from Louise and Ross Pickett, Lacombe

Concerns were outlined with higher density in a small block area, parking, and that prior zoning was lower than the present R2 density, with a preference for single family homes with adequate separation.

Any Person Deemed to be Affected Who Wishes to be Heard

None came forward deemed to be affected by the proposed Bylaw 400.08 Amendments.

Mayor Creasey declared the Public Hearing for Bylaw 400.08 closed at 6:50 p.m.

Council returned to the Regular Meeting at 6:50 PM.

PRESENTATIONS (5:00)

Glenn Fraser – GS Communities

Mr. Glenn Fraser presented a request to Council requesting a variance from the Final Acceptance Certificate (FAC) requirements of the City of Lacombe. Mr. Fraser requested Council allow for a variance to the Metcalf Ridge subdivision development agreement by removing sidewalks as a pre-condition of obtaining a building permit.

Council subsequently waived the requirement to construct sidewalks in Metcalf Ridge Phase 1 prior to building permit issuance as proposed by the developer. Council then directed Administration to revise the development agreement as required.

BYLAWS

Planning and Development Services

Bylaw 400.08 (Rezone R2 to R4)

Jennifer Kirchner, Planner, presented Bylaw 400.08 to rezone lands described as Lot 6, Block 28, Plan RN1E from Residential Single and Semi-Detached Dwelling District (R2) to Residential Mixed District (R4), located at 5467 53 Avenue.

MOVED BY Councillor Hibbs:

THAT Council deny the application for rezoning 5467 53 Avenue, Lot 6, Block 28, Plan RN1E from (R2) Residential Single & Semi-Detached Dwelling District to (R4) Residential Mixed District being Bylaw 400.08.

CARRIED UNANIMOUSLY

11/175.51 17MO
THAT Council deny the application for rezoning 5467 53 Avenue, Lot 6, Block 28, Plan RN1E from (R2) Residential Single & Semi-Detached Dwelling District to (R4) Residential Mixed District being Bylaw 400.08.
17-370

*Meeting recessed at 7:05 PM
Meeting resumed at 7:16 PM*

Bylaw 400.09 (Rezone R1 to R1-N)

Jennifer Kirchner, Planner, presented the first reading of Bylaw 400.09 to rezone lands described as Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N), located at 5515 52 Avenue.

MOVED BY Councillor Hibbs:

That Council give first reading to Bylaw 400.09 for the rezoning of Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N).

CARRIED UNANIMOUSLY

11/175.52 17MO
THAT Council give first reading to Bylaw 400.09 for the rezoning of Lot 7, Block 24, Plan RN1E from Residential Detached District (R1) to Residential Detached Narrow District (R1-N).
17-371

MOVED BY Councillor Hibbs:

That Council schedule a public hearing for Bylaw 400.09 to be held at 5:30pm on Monday, January 22, 2018.

CARRIED UNANIMOUSLY

11/135.16 17MO
THAT Council schedule a public hearing for Bylaw 400.09 to be held at 5:30pm on Monday, January 22, 2018.
17-372

Council and Legislative

Bylaw 370.1 (Procedural)

Matthew Goudy, Acting Chief Administrative Officer, informed Council that Bylaw 370.1 was removed due to clerical errors.

MOVED BY Councillor Hibbs:

That Council defer first reading to Bylaw 370.1; a bylaw to amend Council's procedural bylaw to the January 8, 2018 Council Meeting

CARRIED UNANIMOUSLY

11/175.53 17MO
THAT Council defer first reading to Bylaw 370.1; a bylaw to amend Council's procedural bylaw to the January 8, 2018 Council Meeting.
17-373

Environmental Services

Bylaw 393.1 (Utilities)

Justin de Bresser, Acting Chief Financial Officer, presented the revisions to the rate schedules to the water, wastewater and solid waste rate bylaw in accordance with the estimates provided in the 2018 Operating Budget. The proposed 2018 monthly water rate will remain at \$26.22 per month as will \$2.47 per cubic meter consumption rate. Bulk water will increase to \$4.50 per cubic meter. Wastewater monthly rate will increase \$0.68 per customer per month and to \$2.15 per cubic meter for consumption. Solid waste for residential will not see an increase in 2018, multi residential rates will increase \$1.03 to \$17.27 per unit per month. Commercial rates will increase to \$109.89 per month per customer with additional unscheduled pickups at \$54.94 per pick up.

MOVED BY Councillor Hoekstra:

11/175.54 17MO
THAT Council give 1st
reading to Bylaw 393.1
17-374

That Council give first reading to Bylaw 393.1

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Financial Services

2018 Annual Operating Budget

Justin de Bresser, Acting Chief Financial Officer, brought forward for Council approval the 2018 Operating Budget with amendments representing an estimated property tax rate increase of 1.30 percent. A final tax rate would be set after budget amendments in April.

MOVED BY Councillor Hibbs:

THAT Council approve the City of Lacombe's 2018 Operating Budget with total revenues and expenses of \$35,669,789 as presented.

CARRIED UNANIMOUSLY

13/931.02 18MO
THAT Council approve
the City of Lacombe's
2018 Operating Budget
with total revenues and
expenses of
\$35,669,789 as
presented.
17-375

2018 Capital Budget

Justin de Bresser, Acting Chief Financial Officer, presented the proposed 2018 Capital Budget (at \$18,013,317) for adoption, with inclusion of the projections and uses of reserves and grant balances to the year end.

MOVED BY Councillor Gullekson:

THAT Council approve the 2018 Capital Budget of \$18,013,317 as presented.

CARRIED UNANIMOUSLY

13/931.03 18MO
THAT Council approve
the 2018 Capital Budget
of \$18,013,317 as
presented.
17-376

NEW BUSINESS

Planning and Development Services

Request for Variance from F.A.C. Requirements (Mackenzie Ranch)

Jordan Thompson, Acting Director, Operations and Planning Services, presented to Council the request by a developer for a variance to the order in which Phase 3 infrastructure in Mackenzie Ranch is turned over to the City. The variance would waive section 3.36- Additional Prerequisites for Final Acceptance Certificates.

MOVED BY Councillor Hibbs:

That Council waive section 3.36 of the Mackenzie Ranch Phase 3 Development Agreement as proposed.

CARRIED UNANIMOUSLY

66/250.30 17MO
THAT Council waive
section 3.36 of the
Mackenzie Ranch
Phase 3 Development
Agreement as
proposed.
17-377

Councillor Jacobson left the meeting at 5:13 pm due to a pecuniary interest.

Request for Variance from F.A.C. Requirements (Metcalf Ridge)

Jordan Thompson, Acting Director, Operations and Planning Services, presented a request from a developer for a variance to the Metcalf Ridge Phase 1A Development Agreement, which would waive the requirement to construct sidewalks prior to the issuance of building permits.

MOVED BY Councillor Konnik:

THAT Council waive the requirement to construct sidewalks in Metcalf Ridge Phase 1A prior to building permit issuance as proposed by the Developer and direct Administration to revise the Development Agreement as required.

CARRIED UNANIMOUSLY

66/250.01 17MO
THAT Council waive the
requirement to construct
sidewalks in Metcalf
Ridge Phase 1A prior to
building permit issuance
as proposed by the
Developer and direct
Administration to revise
the Development
Agreement as required.
17-378

Councillor Jacobson rejoined the meeting at 5:20 pm

Corporate Services

Network Servers RFP

Andrew Reed, Acting Computer & Information System Manger, presented a request for Council approval for the award of a Network Storage and Backup System, following an RFP process.

15/782.01 17MO
THAT Council award the replacement of the Network Storage and Backup Server to SysGen Solutions Group, subject to keeping within the 2017 and 2018 Capital Budgets of \$150,000 and the conditions and fees outlined in the request for proposal.
17-379

MOVED BY Councillor Jacobson:

THAT Council award the replacement of the Network Storage and Backup Server to SysGen Solutions Group, subject to keeping within the 2017 and 2018 Capital Budgets of \$150,000 and the conditions and fees outlined in the request for proposal.

CARRIED UNANIMOUSLY

REPORTS

MOVED BY Councillor Hibbs:

THAT Council written and verbal reports be received as information.

11/173.59 17MO
THAT Council written and verbal reports be received as information
17-380

CARRIED UNANIMOUSLY

IN CAMERA

MOVED BY Councillor Hoekstra:

THAT Council with Administrative staff attending to support Council (Matt Goudy, Brenda Vaughan, Jordan Thompson, Diane Piche, and Denise Bellabono) move In Camera at 7:55 PM to discuss the following items:

11/177.62 17MO
In Camera
17-381

- 1 – Industrial Land, (*FOIP, Section 16*)
- 2 – Land (*FOIP, Section 16*)

CARRIED UNANIMOUSLY

Brenda Vaughan left Council Chambers prior to discussion of item 2.

MOVED BY Councillor Gullekson:

THAT Council return to Open Meeting at 8:34 PM.

11/177.63 17MO
Open Meeting
17-382

CARRIED UNANIMOUSLY

MOVED BY Councillor Konnik:

THAT Council proceed with Transfer Back of the Sale Lands into the name of the City in accordance with the requirements of the Conditional Sale & Development Agreement as discussed In Camera.

69/512.05 17MO
THAT Council proceed with Transfer Back of the Sale Lands into the name of the City in accordance with the requirements of the Conditional Sale & Development Agreement as discussed In Camera.
17-383

CARRIED UNANIMOUSLY

NOTICES OF MOTION

Any submitted Notices of Motion are dealt with at a subsequent regular meeting of Council per City of Lacombe Procedural Bylaw No. 370 Section 6.13(10).

ADJOURNMENT

MOVED BY Councillor Hibbs:

THAT the meeting be adjourned at 8:36 PM.

11/177.64 17MO
Adjournment
17-384

CARRIED UNANIMOUSLY

Mayor

Chief Administrative Officer

