

CITY OF LACOMBE
MINUTES OF COUNCIL MEETING 18-07

Minutes of the Regular Meeting of Council held on **March 26, 2018** in the Council Chambers of the City Administration Office.

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

Regrets Brenda Vaughan, Community Services Director

Staff Present: Matthew Goudy, Chief Administrative Officer
Diane Piche, Acting Director, Corporate Services
Guy Lapointe, Acting Director, Community Services
Jordan Thompson, Acting Director, Operations and Planning Services
Justin de Bresser, Acting Chief Financial Officer
Deb Bonnett, Planning and Development Services Manager
Ross Pettibone, Executive Assistant/Legislative Coordinator

Media Present: Jordan Davidson, Sunny 94
Ashli Barrett, Lacombe Globe

Others Present Hans Doef, Blindman Brewing
Dave Vander Plaat, Blindman Brewing
Rieley Kay, Lacombe Regional Tourism Board
Rachel Kraay, President, Regional Tourism & Marketing Assoc.
Louise Pickett

CALL TO ORDER – Regular Meeting of Council

Mayor Creasey called the meeting to order at 5:00 p.m.

ADOPTION OF AGENDA

11/178.08 18MO
Agenda adopted as
presented.
18-106

MOVED BY Councillor Gullekson:
THAT the March 12, 2018 regular meeting agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

11/179.07 18MO
Minutes confirmed
as presented.
18-107

MOVED BY Councillor Hoekstra:
THAT the March 12, 2018 meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

Councillor Jacobson entered Council Chambers at 5:01 p.m.

INFORMATION

MOVED BY Councillor Hibbs:

THAT Council receive the following correspondence as information.

11/173.12 18MO
Nine items of
correspondence
received as
information.
18-108

1. January 29, 2018 North Red Deer Regional Wastewater Services Commission Meeting Minutes
2. February 22, 2018 Parkland Regional Library Minutes
3. February 22, 2018 Parkland Regional Library Board Talk
4. February 15, 2018 Lacombe Police Commission Minutes
5. February 27, 2018 Recreation, Parks & Culture Board Minutes
6. March 22, 2018 Lacombe Police Commission Request to Council
7. March 2018 Citizen letter – Parkview Manor-Seniors Lodge
8. March 2018 Citizen letter – Seniors Lodge
9. March 2018 Citizen letter – Seniors Lodge – Parkview Manor

CARRIED UNANIMOUSLY

Council moved into a Public Hearing at 5:30 p.m. for Bylaw 400.12 (Site specific exception, allowing an increased accessory use footprint as a permitted use on Units 1-8, Plan 152 2371).

PUBLIC HEARING – 5:30 PM

Planning and Development Services

Bylaw 400.12 – (Blindman Brewery Expansion)

City of Lacombe Bylaw 400.12, an amending Bylaw of the City of Lacombe providing a site specific exception to the Land Use Bylaw to allow expansion of the taproom for an existing Microbrewery (Minor) as a permitted use at 3413 53 Avenue, Lot 1-6, Plan 152-2371 only.

The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on the site specific exception, allowing for an increased accessory use footprint as a permitted use on Units 1-8, Plan 152 2371. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday March 15, 2018 and Thursday March 22, 2018. It was confirmed that no submission were received.

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

Deb Bonnett, Manager of Planning and Development Services, presented Bylaw 400.12 for second and third reading, to provide a site specific exception to the Land Use Bylaw to allow for the expansion of the taproom at 3413 53 Avenue (Blindman Brewery).

Those in Favour of the Bylaw

Hans Doef and Dave Vander Plaat, of Blindman Brewing, came forward in favour of Bylaw 400.12. Council was informed the operation had existed for two and one-half years, and is seeing faster than expected growth and expansion. Blindman Brewery's taproom was built in 2015 with the ability to do a mezzanine expansion. This involves construction of a stairwell with landing for the mezzanine and a second floor out to the patio on the west side of their building, which serves as the required second emergency exit with its own stairway. Access to the patio would be from the taproom. The upgrades proposed would benefit the business by giving more customers a richer experience at the brewery. Council was informed administration had not recommended hard surfacing with this industrial site application.

Rachel Kraay and Rieley Kay came forward in favour of Bylaw 400.12. Blindman Brewery had been a great addition to Lacombe regional tourism as a member attraction and a willing participant in festivals and special events, avidly agreeing to participate in tourism-designed tour routes for bus groups and craft beer and spirit tours. Having increased capacity would assist in providing bigger and different kinds of tours as a draw to the community. They are a huge contributor to the culinary tourism scene, and approval for expansion was recommended.

Louise Pickett came forward in favour of Bylaw 400.12. She believed Blindman Brewery to be a wonderful asset and hoped their request would be approved given their community contributions.

Those Opposed to the Bylaw

None came forward opposed to Bylaw 400.12.

Any Person Deemed to be Affected Who Wishes to be Heard

None came forward deemed to be affected by the proposed Bylaw 400.12 Amendment.

Mayor Creasey declared the Public Hearing for Bylaw 400.12 closed at 5:43 p.m.

Council returned to the Regular Meeting at 5:44 PM.

BYLAWS

Financial Services

Bylaw 456 (Regional Assessment Review Board)

Justin de Bresser, Acting Chief Financial Officer, presented Bylaw 456 for first reading, to update the Regional Assessment Review Board Bylaw following recent amendments to the Municipal Government Act.

MOVED BY Councillor Hibbs:

THAT Council give first reading to Bylaw 456 as presented.

CARRIED UNANIMOUSLY

11/175.19 18MO
That Council give first reading to Bylaw 456 as presented.
18-109

Planning and Development Services

Bylaw 400.12 (Zoning and Site Exception) Blindman Brewery

Deb Bonnett, Planning and Development Services Manager, presented Bylaw 400.12 for second and third reading, to provide a site specific exception to the Land Use Bylaw to allow for the expansion of the taproom for an existing "Microbrewery (Minor)" as a permitted use at 3413 53 Avenue, Lot 1 - 6, Plan 152-2371 only.

MOVED BY Councillor Konnik:

THAT Council give second reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m²," to include a 100% side-yard variance on the west boundary.

CARRIED UNANIMOUSLY

11/175.20 18MO
THAT Council give second reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m²," to include a 100% side-yard variance on the west boundary.
18-110

MOVED BY Councillor Hibbs:

THAT Council give third reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m²," to include a 100% side-yard variance on the west boundary.

CARRIED UNANIMOUSLY

61/201.12 18BL
THAT Council give third reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m²," to include a 100% side-yard variance on the west boundary.
18-111

MOVED BY Councillor Hoekstra:

THAT Council direct Administration to include the following conditions on the Development Permit:

1. The owner shall enter into a License to Occupy to accommodate pedestrian access through the public road allowance from the rear parking on the west side to the front of the building.
2. A sidewalk shall be constructed on the City road right of way adjacent to the west boundary to the satisfaction of the City.

CARRIED UNANIMOUSLY

61/250.01 18MO
THAT Council direct Administration to include the following conditions on the Development Permit:
1. The owner shall enter into a License to Occupy to accommodate pedestrian access through the public road allowance from the rear parking on the west side to the front of the building;
2. A sidewalk shall be constructed on the City road right of way adjacent to the

*Meeting recessed at 5:55 PM for media availability.
Meeting resumed at 6:06 PM*

Bylaw 400.13 (Rezone R5 to R6)

Deb Bonnett, Planning and Development Services Manager, presented Bylaw 400.13 for first reading, to rezone five parcels from R5 to R6.

west boundary to the
satisfaction of the City.
18-112

MOVED BY Councillor Konnik:

THAT Council give first reading to Bylaw 400.13 for the rezoning of Lots 6-10, Block 11, Plan RN1A (1A) from Residential Multi-Unit Dwelling District (R5) to Residential Apartment District (R6).

CARRIED UNANIMOUSLY

11/175.21 18MO
THAT Council give first
reading to Bylaw 400.13
for the rezoning of Lots
6-10, Block 11, Plan
RN1A (1A) from
Residential Multi-Unit
Dwelling District (R5) to
Residential Apartment
District (R6).
18-113

MOVED BY Councillor Hibbs:

THAT Council schedule a public hearing for Bylaw 400.13 to be held at 5:30pm on Monday, April 23, 2018.

CARRIED UNANIMOUSLY

11/135.04 18MO
THAT Council schedule
a public hearing for
Bylaw 400.13 to be held
at 5:30pm on Monday,
April 23, 2018.
18-114

Council & Legislative

Bylaw 229.5 (Subdivision and Development Appeal Board-SDAB)

Matthew Goudy, Chief Administrative Officer, presented Bylaw 229.5 for first reading, to provide for a clerk to the SDAB as described in amendments to section 627 of the Municipal Government Act.

MOVED BY Councillor Jacobson:

THAT Council give first reading to Bylaw 229.5.

CARRIED UNANIMOUSLY

11/175.22 18MO
THAT Council give first
reading to Bylaw 229.5.
18-115

Bylaw 454 (Rescindment)

Diane Piche, Acting Corporate Services Director, presented Bylaw 454 for second and third reading, to repeal a number of inactive amendments to Bylaw 63.

MOVED BY Councillor Hoekstra:

THAT Council give second reading to Bylaw 454, repeal of inactive Bylaws No. 3.

CARRIED UNANIMOUSLY

11/175.23 18MO
THAT Council give
second reading to
Bylaw 454, repeal of
inactive Bylaws No. 3.
18-116

MOVED BY Councillor Jacobson:

THAT Council give third reading to Bylaw 454.

CARRIED UNANIMOUSLY

11/004.03 18BL
THAT Council give third
reading to Bylaw 454.
18-117

Bylaw 455 (Rescindment)

Diane Piche, Acting Corporate Services Director, presented Bylaw 455 for first reading, to repeal a number of sets of inactive bylaws.

MOVED BY Councillor Ross:

THAT Council give first reading to Bylaw 455 – Repeal of Inactive Bylaws No. 4.

CARRIED UNANIMOUSLY

11/175.24 18MO
THAT Council give first
reading to Bylaw 455 –
Repeal of Inactive
Bylaws No. 4.
18-118

NEW BUSINESS

Financial Services

2017 Operational Fourth Quarter (Q4) Report

Justin de Bresser, Acting Chief Financial Officer, presented the unaudited Fourth Quarter 2017 financial summary and projections ending December 31, 2017 for information. Audited Financial Statements would be presented to Council in April.

MOVED BY Councillor Hoekstra:

THAT Council receive the 2017 operational fourth quarter report as information.

CARRIED UNANIMOUSLY

11/173.13 18MO
THAT Council receive
the 2017 operational
fourth quarter report as
information.
18-119

2016 Financial Indicators

Matthew Goudy, Chief Administrative Officer, presented and summarized a sample of Municipal Indicator Graphs comparing financial performance of municipalities relative to those with similar populations.

11/173.14 18MO
THAT Council receive
the 2016 Financial
Indicators Graph for the
City of Lacombe as
information.
18-120

MOVED BY Councillor Hibbs:

THAT Council receive the 2016 Financial Indicators Graph for the City of Lacombe as information.

CARRIED UNANIMOUSLY

Council & Legislative

Employee Code of Conduct Policy

Matthew Goudy, Chief Administrative Officer, presented an updated Employee Code of Ethics and Conduct Policy for approval.

14/126.01 18PO
THAT Council approve
the Employee Code of
Ethics and Conduct
Policy, effective March
26, 2018 AND that
Council rescind the
existing Employee
Code of Ethics and
Conduct Policy
14.126.01.17 effective
March 26, 2018.
18-121

MOVED BY Councillor Ross:

THAT Council approve the Employee Code of Ethics and Conduct Policy, effective March 26, 2018 AND that Council rescind the existing Employee Code of Ethics and Conduct Policy 14.126.01.17 effective March 26, 2018.

CARRIED UNANIMOUSLY

Infrastructure Services and Public Works

Engineering Services RFP Award (Henner's Outfall)

Jordan Thompson, Acting Director, Operations and Planning Services, presented the results of the Henner's Pond Outlet design following a Request for Proposal, with recommendation to enter into a service agreement.

38/781.01 18MO
THAT Council direct
Administration to enter
into a design and
tendering service
agreement for the
Henner's Pond
Stormwater Outfall
project with Al-Terra
Engineering Ltd at a
cost of \$129,809 +GST.
18-122

MOVED BY Councillor Konnik:

THAT Council direct Administration to enter into a design and tendering service agreement for the Henner's Pond Stormwater Outfall project with Al-Terra Engineering Ltd at a cost of \$129,809 +GST.

CARRIED UNANIMOUSLY

REPORTS

MOVED BY Councillor Hoekstra:

11/173.15 18MO
THAT Council written
and verbal reports be
received as information.
18-123

THAT Council written and verbal reports be received as information.

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 6.14(10).

IN CAMERA

11/177.26 18MO
THAT Council with
Administrative staff
attending to support
Council (Matt Goudy,
Guy Lapointe, Diane
Piche, Jordan
Thompson, and Ross
Pettibone) move In
Camera at 7:44 PM to
discuss the following
items: 1) Land.
18-124

MOVED BY Councillor Gullekson:

THAT Council with Administrative staff attending to support Council (Matt Goudy, Guy Lapointe, Diane Piche, Jordan Thompson, and Ross Pettibone) move In Camera at 7:44 PM to discuss the following items:

1 – Land (*FOIP, Section 24*)

CARRIED UNANIMOUSLY

MOVED BY Councillor Hoekstra:

11/177.27 18MO
Open Meeting
18-125

THAT Council return to Open Meeting at 8:42 PM.

CARRIED UNANIMOUSLY

ADJOURNMENT

11/177.25 18MO
Adjournment
18-126

MOVED BY Councillor Jacobson:

THAT the meeting be adjourned at 8:42 PM.

CARRIED UNANIMOUSLY

Mayor

Chief Administrative Officer