

CITY OF LACOMBE
MINUTES OF COUNCIL MEETING 16-22

Minutes of the Regular Meeting of Council held on **November 28, 2016** in the Council Chambers of the City Administration Office.

Present: Mayor Steve Christie
Deputy Mayor Wayne Armishaw
Councillor Peter Bouwsema
Councillor Grant Harder
Councillor Reuben Konnik
Councillor W.J. (Bill) McQuesten
Councillor Wayne Rempel

Regrets:

Staff Present: Norma MacQuarrie, Chief Administrative Officer
Matthew Goudy, Operations and Planning Services Director
Michael Minchin, Corporate Services Director
Brenda Vaughan, Community Services Director
Lyla Peter, Planning and Development Services Manager
Barbara Wilton, Human Resources Manager
Justin de Bresser, Financial Services Manager
Chris Huston, Utilities Manager
Ross Pettibone, Executive Assistant/Legislative Coordinator

Media Present: Katelyn Wilson, Sunny 94
Ashli Barrett, Lacombe Globe

Others Present Ron Henschell, Senior Project Manager
Kevin Dushanek, Unique Elevations

CALL TO ORDER – Regular Meeting of Council

Mayor Christie called the meeting to order at 5:01 p.m.

ADOPTION OF AGENDA

MOVED BY Councillor Armishaw:

THAT the November 28, 2016 regular meeting agenda be adopted as amended to add one Land item for discussion In Camera.

CARRIED UNANIMOUSLY

11/178.22 16MO
Agenda adopted as
amended to add
one In Camera item.
16-369

ADOPTION OF MINUTES

MOVED BY Councillor Rempel:

THAT the November 14, 2016 regular meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

11/179.24 16MO
Minutes confirmed
as presented.
16-370

INFORMATION

MOVED BY Councillor McQuesten:

THAT the following correspondence be received as information:

1. North Red Deer Regional Wastewater Services Commission October 17, 2016 Minutes
2. Parkland Regional Library November 10, 2016 Minutes
3. October 19, 2016 Lacombe Police Commission Minutes

CARRIED UNANIMOUSLY

11/173.49 16MO
Three items of
correspondence be
received as
information
16-371

BYLAWS

Financial Services

Bylaw 429 (Borrowing – SE Area Water Extension)

Michael Minchin, Corporate Services Director, presented Bylaw 429 for second and third reading, to provide for necessary borrowing for construction of the Southeast water trunk mains extension, Phase 1.

MOVED BY Councillor Harder:

THAT Council give second reading to Bylaw 429 (Borrowing) as presented.

CARRIED UNANIMOUSLY

MOVED BY Councillor McQuesten:

THAT Council give third reading to Bylaw 429 as presented.

CARRIED UNANIMOUSLY

Bylaw 393 (Utility Bylaw)

Justin de Bresser, Financial Services Manager, and Chris Huston, Utilities Manager, presented the Utility Bylaw 393 for second reading, to amalgamate current Bylaw 70 (Water and Wastewater) and Bylaw 316 (Solid Waste) into one all-encompassing Bylaw for residential and commercial customers, with rates in effect by January 2017. Bylaw amendments were recommended prior to second reading.

MOVED BY Councillor Konnik:

THAT Council direct administration to amend draft Bylaw 393 to include tenant deposits equivalent to three months of utility charges or waive deposits for accounts with pre-authorized monthly withdrawals, prior to second reading.

CARRIED

UNFINISHED BUSINESS

Financial Services

2017 Operating Budget

Justin de Bresser, Financial Services Manager, presented and summarized the draft 2017 Operating Budget, following budget revisions for Council consideration and information. It was confirmed market adjustments from the 2016 staff salary review were not included in budget.

MOVED BY Councillor Konnik:

THAT Council receive the 2017 Operating Budget Report for information and endorse the market increase for pool staff.

CARRIED UNANIMOUSLY

Council & Legislative

2017 Capital Budget

Michael Minchin, Director of Corporate Services, presented the draft 2017 Capital Budget for Council consideration, following budget open house on November 21. 2017 Capital budget total costs are budgeted at \$22,147,206.

MOVED BY Councillor Rempel:

THAT Council accept the November 21, 2016 draft of the 2017 Capital Budget as information.

CARRIED UNANIMOUSLY

11/175.54 16MO
THAT Council give
second reading to
Bylaw 429.
16-372

13/820.05 16BL
THAT Council give third
reading to Bylaw 429.
16-373

31/203.01 16MO
THAT Council direct
administration to amend
draft Bylaw 393 to
include tenant deposits
equivalent to three
months of utility charges
or waive deposits for
accounts with pre-
authorized monthly
withdrawals, prior to
second reading.
16-374

13/931.02 17MO
THAT Council receive
the 2017 Operating
Budget Report for
information and endorse
the market increase for
pool staff.
16-375

13/931.03 17MO
THAT Council accept
the November 21, 2016
draft of the 2017 Capital
Budget as information.
16-376

10 Year Capital Plan

Michael Minchin, Director of Corporate Services, presented the draft 2017-2026 Ten Year Capital Plan for Council consideration. It was confirmed that the Provincial Building was not included in the plan.

13/912.01 17MO
THAT Council receive
the 2017 to 2026 ten
year capital plan as
information.
16-377

MOVED BY Councillor McQuesten:

THAT Council receive the 2017 to 2026 ten year capital plan as information.

CARRIED UNANIMOUSLY

NEW BUSINESS

Council and Legislative

Committee Meeting

Norma MacQuarrie, Chief Administrative Officer, proposed cancellation of the committee meeting on December 5, 2016 due to no business planned.

11/112.02 16MO
THAT Council cancel
the December 5, 2016
Council Committee
Meeting.
16-378

MOVED BY Councillor Armishaw:

THAT Council cancel the December 5, 2016 Council Committee Meeting.

CARRIED UNANIMOUSLY

Board Appointments for Citizens at Large

Norma MacQuarrie, Chief Administrative Officer, provided Council with an overview of proposed public appointments of members required for Citizen-at-Large positions on Council Boards, Committees and Commissions, for endorsement and ratification. It was confirmed that a remaining vacancy continues to be advertised.

11/117.11 16MO
THAT Council approve
the Board Appointments
for citizens-at-large as
presented.
16-379

MOVED BY Councillor Konnik:

THAT Council approve the Board Appointments for citizens-at-large as presented.

CARRIED UNANIMOUSLY

Quality Management Plan

Lyla Peter, Planning and Development Services Manager, presented the Quality Management Plan for adoption, to replace the existing Quality Management Plan (QMP). Following adoption by Council, the QMP must be adopted and approved by the Safety Codes Council.

61/917.01 16MO
THAT Council adopt by
resolution the revised
Quality Management
Plan, dated November
2016; AND FURTHER
THAT Council direct
Administration to
forward the revised
Quality Management
Plan to the Safety
Codes Council for
approval.
16-380

MOVED BY Councillor Armishaw:

THAT Council adopt by resolution the revised Quality Management Plan, dated November 2016; AND FURTHER THAT Council direct Administration to forward the revised Quality Management Plan to the Safety Codes Council for approval.

CARRIED UNANIMOUSLY

Municipal Building Plans

Norma MacQuarrie, Chief Administrative Officer, presented for Council's consideration proposed plans for utilization of two vacant municipally owned buildings in the downtown area (Former Police Station and Provincial Building). It was confirmed negotiations continue with a Provincial Building occupant to lease space after the date of notice to tenants from the provincial government. A facility use review of the former police facility would occur in 2017.

69/342.04 16MO
THAT Council direct
Administration to
proceed with negotiating
leasehold terms and
conditions with AHS for
the 2017 year and not
relocate civic offices to
the provincial building in
the short term utilizing
2017 to undertake a full

MOVED BY Councillor Bouwsema:

THAT Council direct Administration to proceed with negotiating leasehold terms and conditions with AHS for the 2017 year and not relocate civic offices to the provincial building in the short term utilizing 2017 to undertake a full

analysis of the best use
for the Lacombe
provincial building,
16-381

analysis of the best use for the Lacombe Provincial Building.

CARRIED UNANIMOUSLY

MOVED BY Councillor Konnik:

21/721.01 16MO
THAT Council utilize the
old police facility for fire
equipment storage,
Emergency
Management equipment
storage and IT
equipment storage while
concurrently completing
a facility use report.
16-382

THAT Council utilize the old police facility for fire equipment storage, Emergency Management equipment storage and IT equipment storage while concurrently completing a facility use report.

CARRIED UNANIMOUSLY

Municipal Government Act Review Update

Norma MacQuarrie, Chief Administrative Officer, presented an overview for Council's information of proposed Modernized Municipal Government Act (MMGA) amendments to Bill 21 and further amendments to the MMGA through new legislation to be drafted in spring 2017.

MOVED BY Councillor Armishaw:

11/173.50 16MO
THAT Council
accept the What We
Heard Summary of
Province-Wide
Feedback on the
Modernized
Municipal
Government Act for
information.
16-383

THAT Council accept the What We Heard Summary of Province-Wide Feedback on the Modernized Municipal Government Act for information.

CARRIED UNANIMOUSLY

Planning and Development Services

Closure and Purchase of Right Of Way (Request for Direction)

32/716.02 16MO
THAT Council direct
Administration to
proceed with the road
closure and subdivision
of the undeveloped 46
Street road allowance
located adjacent to
4559 46 Avenue, in
preparation for the sale
of the lot AND
FURTHER THAT
Council delegate
development authority
decisions relating to
approved permit
61.251.59 2016, and
the impact that a road
closure and
consolidation may have
on 4559 46 Avenue
development, to the
Development Officer.
16-384

Matthew Goudy, Director of Operations and Planning Services, presented a request for closure of an undeveloped road allowance and consolidation of the land into an adjacent property following its sale to the property owner at market value.

MOVED BY Councillor Harder:

THAT Council direct Administration to proceed with the road closure and subdivision of the undeveloped 46 Street road allowance located adjacent to 4559 46 Avenue, in preparation for the sale of the lot AND FURTHER THAT Council delegate development authority decisions relating to approved permit 61.251.59 2016, and the impact that a road closure and consolidation may have on 4559 46 Avenue development, to the Development Officer.

CARRIED UNANIMOUSLY

Mackenzie Ranch Phase 4 Laneway Paving

66/250.40 16MO
THAT Council endorse
the lane paving
relaxation for Mackenzie
Ranch Phase 4B
(DEFEATED).
16-385

Matthew Goudy, Director of Operations and Planning Services, presented a request from the Developer for relaxation of lane paving requirements in Phase 4B of Mackenzie Ranch subdivision. Mr. Dushanek and Mr. Henschell described affordability challenges in developing higher density lots with the required paving of portions of alleyways and 26 rear parking pads.

MOVED BY Councillor Rempel:

THAT Council endorse the lane paving relaxation for Mackenzie Ranch Phase 4B.

DEFEATED

Environmental Services

Garbage Truck Tender

Matthew Goudy, Director of Operations and Planning Services, presented proposals for replacement of Unit 202 with a new garbage truck, following an RFP, with a recommendation to replace the existing garbage truck with a purchase from Superior Truck Equipment. Chris Huston, Utilities Manager, confirmed ease of serviceability and adaptability for roll-out bins for the proposed unit.

43/783.01 16MO
THAT Council approve
the purchase from
Superior Truck
Equipment –
Freightliner chassis and
Sprinter packer body -
for \$290,599 to replace
an existing garbage
truck unit.
16-386

MOVED BY Councillor McQuesten:

THAT Council approve the purchase from Superior Truck Equipment – Freightliner chassis and Sprinter packer body - for \$290,599 to replace an existing garbage truck unit.

CARRIED UNANIMOUSLY

REPORTS

11/173.51 16MO
THAT Council written
and verbal reports be
received as information.
16-387

MOVED BY Councillor Bouwsema:

THAT Council written and verbal reports be received as information.

CARRIED UNANIMOUSLY

IN CAMERA

11/177.58 16MO
In Camera
16-388

MOVED BY Councillor Konnik:

THAT Council move In Camera at 7:44 PM to discuss the following items:

- (1) CAO Recruitment Package (Personnel)
- (2) Realtor Services Agreement (Legal)
- (3) Land Item (Land)

CARRIED UNANIMOUSLY

11/177.59 16MO
Open Meeting
16-389

MOVED BY Councillor Harder:

THAT Council return to Open Meeting at 8:14 PM.

CARRIED UNANIMOUSLY

69/512.03 16MO
THAT Council approve
the extension of the
existing Realtor
Services agreement
with Royal LePage
Lifestyles Realty for a
period of one year to
December 31, 2017,
AND THAT the
agreement be updated
to align with the current
Land Use Bylaw 400
and to reflect remaining
lot inventory.
16-390

MOVED BY Councillor Konnik:

THAT Council approve the extension of the existing Realtor Services agreement with Royal LePage Lifestyles Realty for a period of one year to December 31, 2017, AND THAT the agreement be updated to align with the current Land Use Bylaw 400 and to reflect remaining lot inventory.

CARRIED UNANIMOUSLY

ADJOURNMENT

11/177.60 16MO
Adjournment
16-391

MOVED BY Mayor Christie:

THAT the meeting be adjourned at 8:15 PM.

CARRIED UNANIMOUSLY

Mayor

Chief Administrative Officer