

STARLAND COUNTY

COUNCIL MEETING, FEBRUARY 12th, 2020

A regular meeting of the Council of Starland County was held in the Administration Building, Morrin, Alberta, on Wednesday, February 12th, 2020, commencing at 9:00 a.m.

Attendance Present: Reeve: Steve Wannstrom
Deputy Reeve: Bob Sargent
Councillors: Murray Marshall, John Rew and Jackie Watts
Staff: CAO Bremer
Assistant CAO Matthew Kreke

C20-024 Approval of Minutes

[C20-024] MOVED BY COUNCILLOR MARSHALL

that the minutes of the January 29th, 2020 regular meeting of the Council of Starland County be approved as amended.

CARRIED UNANIMOUSLY.

Accounts Checked Councillor Rew and Deputy Reeve Sargent checked accounts with Administrative Assistant Laya Montgomery.

C20-025 Accounts

[C20-025] MOVED BY DEPUTY REEVE SARGENT

that accounts (cheque no. 50302 to 50378 inclusive) totalling \$237,456.44 be approved for payment.

CARRIED UNANIMOUSLY.

CAO Report

Chief Administrative Officer Shirley Bremer reviewed the CAO Report with Council. Highlights of the report included the following:

- The new building is progressing once again with the windows and doors being installed. This will allow the building to be heated following the installation of the gas line. Once the floor has been poured and is cured work will begin on the interior.
- The Minister of Municipal Affairs has agreed to meet jointly with Starland and Stettler on March 2nd to discuss numerous issues including the Trident bankruptcy.
- We received word from the Municipal Accountability Advisor with Alberta Municipal Affairs, that Starland County has been selected for a 2020 Municipal Accountability Program review. The MAP review is a proactive approach aimed at helping municipalities achieve legislative compliance.
- Gareth and Matthew completed an audit of our CPO Program yesterday, together with the audit team from the Solicitor Generals office. There were a couple of items that need to be completed, however overall we received a good report.

Tax Agreement

In regards to one of the properties listed on the upcoming tax sale, the landowner has requested Council's consideration of entering into a Tax Repayment Agreement. As per Section 418(4) of the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26, the municipality may enter into an agreement with the owner of a parcel of land shown on its tax arrears list. The drafted agreement for Plan 9211709, Lot 1 (8.28 acres) would see the tax arrears on this property paid in ten payments, fully paying off all tax arrears and penalties by October 23, 2020.

C20-026 Tax Sale Agreement

[C20-026] MOVED BY COUNCILLOR REW

that Starland County enter into a Tax Repayment Agreement with property owner Lorrie Raymond of Box 241, Delia, Alberta as reviewed

and as per the terms and conditions stated within this agreement; with the final payment for tax arrears and penalties outstanding to be received by December 1st, 2020.

CARRIED UNANIMOUSLY.

Drumheller Senior's Foundation	Correspondence was received from the Drumheller and District Seniors Foundation (DDSF) in regards to the proposed renovation for the Sunshine Lodge. For the Sunshine Lodge they are proposing to demolish the 400 and 500 wings, rebuild 13 larger units, renovate the 1960 kitchen and add on to the activities area, for an approximate cost of \$5 million. They are proposing to rewrite their existing loan for previous renovation and additions and extend the term for repayment to include these renovations. The Lead Project Team working on the new expansion at the Hillview Lodge have offered to include the proposed renovation on the Sunshine Lodge in their RFP, which would possibly provide some savings to the DDSF in architecture fees, mobilization, construction, etc. The DDSF Board must make a commitment in this regard by the end of February in order for the Lead Project Team to include the Sunshine Lodge renovations into their RFP. Council discussed this issue and advised DDSF Committee member, Bob Sargent, that Starland County would be in favour of this proposal.
PERC Program Application	Council was presented with a copy of Starland County's application to the Provincial Education Requisition Credit and Designated Industrial Property Assessment Requisition Credit program. Starland County has requested \$449,662.13 for the 2020 program year to cover uncollectable tax requisitions from oil and gas companies.
Insurance Report	CAO Bremer reviewed with Council a copy of the summary of the master quantification spreadsheet which totals all claims and payments made so far for the insurance claim related to the administration building fire. So far most outstanding items have been resolved with only a few payments including furnishings left.
Bridge Funding	Notice was received from Alberta Infrastructure that our applications for bridge funding for bridge files 9567, 70286, and 13105 were denied.
Police Costing Model	Council was given a copy of a letter from the Minister of Justice and Solicitor General Doug Schwietzer which outlines the implementation process for the new police cost funding model. Of note is that the first payment will be invoiced in January of 2021.
Starland County Newsletter	A draft template for the new twice-yearly Starland County newsletter was reviewed with council and edits were made to the format.
Easement Request	A request was received from Delia Mayor David Sisley for Starland County to grant the Village of Delia an easement over the lands abutting the Village of Delia that form a right of way south of Railway Avenue. The land would be used as an off-leash dog park and would be maintained by the Village.
<u>C20-027</u> Grant of Easement	<u>[C20-027] MOVED BY DEPUTY REEVE SARGENT</u> that Starland County enter into a Grant of Easement Agreement with the Village of Delia for a portion of Plan RW26; Block RLY; Lot 31 comprising 0.35 hectares more or less; as described; and that consideration of \$1.00 be paid to Starland County as per the terms of the agreement.
	CARRIED UNANIMOUSLY.
Phone System	Assistant CAO Kreke reviewed with Council a proposal drafted by IT/GIS Administrator Jason Carlson. The proposal outlines the costs and benefits of moving away from our current NEC phone system which is supported by the Phone Experts of Red Deer. As our current system would have to be

reinstalled and updated to integrate shop employees during the new building switch over this significant cost may be better put to use by installing a new system which incorporates a wide variety of features, more flexibility in maintenance and lower operating costs.

C20-028
New Phone System

[C20-028] MOVED BY COUNCILLOR MARSHALL

that Starland County purchase a Sangoma phone system with 38 medium to high grade handsets for approximately \$19,940.00 to be installed once possession is taken of the new joint shop/administration building in Morrin.

CARRIED UNANIMOUSLY.

MS Report

At 11:00 a.m. Municipal Services Manager Glen Riep attended the meeting and reviewed the MS report with Council. Highlights include the following:

- Alberta Environment and Parks conducted an inspection on the Rumsey Distribution, Craigmyle Distribution and the CLV Rural distribution systems and submitted a report on each facility. The inspection is divided into three sections including Health, Operational and Administrative and assessed risk levels for each. Letters from Alberta Environment noting the passing grades for the Craigmyle and CLV systems have been distributed to Council.
- The Rumsey Distribution System received a fail grade as a result of the ongoing issue with Chlorine or “Contact Time” and the maximum use limits exceedance for sodium hypochlorite. Due to the limitation in the design of the water treatment and water storage facility, Glen has requested that the Rumsey water system be granted MUL exceedance authorization based on the current status and operational constraints until the required changes can be made.
- Our bid on the Trident building in Rumsey was rejected in favour of another offer, however if that offer was to fall through we could be considered.
- The proposed 125 site RV Park “Raptor Ridge” which borders Starland County on the edge of the Drumheller Valley is currently working its way through the approval process and it is anticipated that the development will require water servicing from the CLV line feeding the Verdant Valley area. More work will be required in designing a system upgrade that would accommodate this size of development.

Aura Power

Assistant CAO Kreke reviewed with Council a copy of a proposal from Aura Power to defer a portion of their taxes over the next 10 years in exchange for an agreement that would securitize the unpaid portion that would be paid back over years 10-20. Aura has also agreed to pay the legal costs associated with this agreement and the Bylaw required to enter into it.

C20-029
Property Tax Incentive Bylaw

[C20-029] MOVED BY DEPUTY REEVE SARGENT

that Starland County contract with Brownlee LLP for drafting and advice services for a Property Tax Incentive Bylaw for commercial solar developments and for legal advice related to agreements made under the Bylaw.

MOTION CARRIED.

Drumheller Solar Storage Project

Notice was received from the AUC that the Drumheller Solar Corporation is planning to construct and operate a 13.5 megawatt solar power plant and an 8 megawatt hour battery storage project in Drumheller. They are looking for comments by February 26th.

- Cemetery
Complaint
- A complaint was received from the Wilson family regarding the removal of grave covers from the plots of Ellen Wilson and John Wilson in the Delia Cemetery. As they were not consulted they feel Starland County should be responsible for a portion of the cost of reattaching the covers. Municipal Services Manager Glen Riep noted that he is reviewing this incident and why the headstones were not reset on these grave sites. He will contact the Wilson family and apologize for this oversight and offer to complete the replacement of the headstone/name plates by placing them on a granite slab above each grave site.
- Rumsey Drop-In
- CAO Bremer has issued a letter of support to the Rumsey Drop-In Centre to show support for their grant request for a re-siding project. Re-siding the building in Rumsey would ensure the building is stable for the foreseeable future.
- Bylaw 1148
- Council reviewed a copy of the CAO report outlining the reasons and recommendation surrounding the annual borrowing bylaw. Bylaw 1148 will increase the short-term borrowing capacity of Starland County to \$10 million to cover anticipated cash shortfalls associated with construction of the new building.
- C20-030**
Bylaw 1148-
Motion to
Establish
- [C20-030] MOVED BY COUNCILLOR WATTS**
- that Bylaw 1148, for the purpose of authorizing Starland County to borrow funds on a short-term basis in 2020 for the purpose specified in Section 256 of the Municipal Government Act, be established.
- CARRIED UNANIMOUSLY.**
- C20-031**
Bylaw 1148-
1st Reading
- [C20-031] MOVED BY COUNCILLOR REW**
- that Bylaw 1148, for the purpose of authorizing Starland County to borrow funds on a short-term basis in 2020 for the purpose specified in Section 256 of the Municipal Government Act, be given first reading.
- CARRIED UNANIMOUSLY.**
- C20-032**
Bylaw 1148-
2nd Reading
- [C20-032] MOVED BY DEPUTY REEVE SARGENT**
- that Bylaw 1148, for the purpose of authorizing Starland County to borrow funds on a short-term basis in 2020 for the purpose specified in Section 256 of the Municipal Government Act, be given second reading.
- CARRIED UNANIMOUSLY.**
- C20-033**
Bylaw 1148-
Motion to Have
3rd Reading
- [C20-033] MOVED BY COUNCILLOR MARSHALL**
- that Bylaw 1148, for the purpose of authorizing Starland County to borrow funds on a short-term basis in 2020 for the purpose specified in Section 256 of the Municipal Government Act, be presented for third reading at this meeting.
- CARRIED UNANIMOUSLY.**
- C20-034**
Bylaw 1148-
3rd and Final
Reading
- [C20-034] MOVED BY REEVE WANNSTROM**
- that Bylaw 1148, for the purpose of authorizing Starland County to borrow funds on a short-term basis in 2020 for the purpose specified in Section 256 of the Municipal Government Act, be given third reading and finally passed.
- CARRIED UNANIMOUSLY.**
- MAP Review
- Jeff Nixon of Municipal Affairs has submitted a list of things that will need to

be reviewed in the upcoming Municipal Accountability Program review for Starland County. Among the major items looked at will be required policies, minutes and bylaws.

Council
Committees

All councillors present reported briefly on the committees to which they are appointed.

C20-035
Health
Foundation
Appointment

[C20-035] MOVED BY COUNCILLOR WATTS

that Melanie Nelson of Starland County be appointed as Starland County's representative to the Drumheller Health Foundation.

CARRIED UNANIMOUSLY.

Council
Communications

Council Communications:

- i) Salvation Army re: Thank you letter
- ii) Wheatland County Counselling Inc. re: Quarterly report
- iii) Drumheller & District Chamber of Commerce re: Chamber Connections
- iv) Prairie Land School Division re: Board Highlights
- v) Canadian Badlands re: Board Meeting Minutes
- vi) Rural Municipalities of Alberta
 - Contact Newsletter (2 Issues)

Accounts

Accounts - see prior motion.

BURT, EDWIN L.	CK# 50302	150.00
DELIA PENGUINS HOCKEY	CK# 50303	750.00
DIRECTDIAL.COM	CK# 50304	527.73
GOVERNMENT FINANCE OFFICERS	CK# 50305	76.65
HECK, BRIAN	CK# 50306	170.00
HI-WAY 9 EXPRESS LTD.	CK# 50307	519.42
MARSHALL, MURRAY	CK# 50308	492.60
RUMSEY AND DISTRICT AG SOCIETY	CK# 50309	100.00
SHARPE, KERRY	CK# 50310	147.20
TELUS MOBILITY INC.	CK# 50311	190.91
WANNSTROM, STEVE	CK# 50312	432.76
WATTS, JACKIE	CK# 50313	468.86
WESTVIEW CO-OPERATIVE ASSN LTD.	CK# 50314	265.56
WOLF, TRACY	CK# 50315	1,305.00

Sub-Total: \$ 5,596.69

RECEIVER GENERAL OF CANADA CK# 50316 10,861.92

Sub-Total: \$ 10,861.92

RECEIVER GENERAL OF CANADA CK# 50317 329.16

Sub-Total: \$ 329.16

RMA TRADE CK# 50318 7,703.55

Sub-Total: \$ 7,703.55

ENMAX	CK# 50319	8,460.17
MONSTER CONTROLS	CK# 50320	14,486.85
MPE ENGINEERING LTD.	CK# 50321	189.00
STANTEC CONSULTING LTD.	CK# 50322	15,655.94
STARLAND REGIONAL WATER	CK# 50323	11,457.94
VILLAGE OF MORRIN	CK# 50324	250.10
VILLAGE OF MUNSON	CK# 50325	2,879.04

Sub-Total: \$ 53,379.04

A.H. GRADER SERVICE LTD.	CK# 50326	11,613.00
A.P.I. ALARM INC.	CK# 50327	141.75
ACKLANDS-GRAINER INC.	CK# 50328	78.94
ACTIVE GLASS	CK# 50329	499.43
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 50330	348.23
AIR LIQUIDE CANADA INC.	CK# 50331	388.41
ALBERTA GOVERNMENT SERVICES	CK# 50332	124.00
ALBERTA ONE-CALL CORPORATION	CK# 50333	44.10
ATB FINANCIAL MASTERCARD	CK# 50334	2,694.05
AUTO VALUE PARTS – DRUMHELLER	CK# 50335	742.28
BIG COUNTRY GAS CO-OP	CK# 50336	897.86
CERVUS AG EQUIPMENT LP	CK# 50337	267.40
CINTAS CANADA LIMITED	CK# 50338	82.95
DIGITEX CANADA INC.	CK# 50339	49.99
DRUMHELLER SOLID WASTE	CK# 50340	109.70
DRUMHELLER CHRYSLER	CK# 50341	242.76
FORT GARRY INDUSTRIES LTD.	CK# 50342	281.56
FRESON BROS DRUMHELLER	CK# 50343	270.44
HAMPTON, ALAN W.	CK# 50344	1,956.63
HENRY KROEGER REGIONAL WATER	CK# 50345	8,567.06
HI-WAY 9 EXPRESS LTD.	CK# 50346	366.69
RECEIVER GENERAL FOR CANADA	CK# 50347	2,986.26
KUDRAS, DARA	CK# 50348	1,238.10
LOOMIS EXPRESS	CK# 50349	87.80
MARIGOLD LIBRARY SYSTEM	CK# 50350	22,188.84
MARSHALL, MURRAY	CK# 50351	3,511.98
MORRIN FOODS	CK# 50352	144.31
NAPA AUTO PARTS DRUMHELLER	CK# 50353	94.71
NORTHLAND RADIATOR SERVICE LTD.	CK# 50354	2,428.20
RIEP, GLEN	CK# 50355	1,050.00
RMA FUEL	CK# 50356	16,640.73
RMA INSURANCE	CK# 50357	141.11
ROADATA SERVICES LTD.	CK# 50358	1,935.15
SHARPE, KERRY	CK# 50359	1,587.05
STETTLER TELEPHONE ANSWERING	CK# 50360	367.50
STEWART, KIM	CK# 50361	140.00
SUN LIFE ASSURANCE COMPANY	CK# 50362	17,704.78
SUN LIFE ASSURANCE COMPANY	CK# 50363	155.93
TELUS COMMUNICATIONS INC.	CK# 50364	946.06
THE DRUMHELLER MAIL	CK# 50365	111.92
TOWN OF DRUMHELLER	CK# 50366	1,261.38
TRINUS TECHNOLOGIES INC.	CK# 50367	1,391.04
VIKING CIVES LTD.	CK# 50368	2,100.00
VILLAGE OF DELIA	CK# 50369	325.00
WANNSTROM, STEVE	CK# 50370	3,442.54
WATER PURE & SIMPLE	CK# 50371	81.00
WATTS, JACKIE	CK# 50372	3,903.80
WESTBOW SYSTEMS LTD.	CK# 50373	17,273.27
WESTVIEW CO-OPERATIVE ASSN LTD.	CK# 50374	146.93
WILD ROSE ASSESSMENT SERVICE	CK# 50375	9,187.50
1325856 ALBERTA LTD.	CK# 50376	42.00
Sub-Total:	\$	142,382.12
COLLICUTT ENERGY	CK# 50377	1,614.61
MPE ENGINEERING LTD.	CK# 50378	15,589.35
Sub-Total:	\$	17,203.96
TOTAL:	\$	237,456.44

C20-036
Adjournment

[C20-036] MOVED BY DEPUTY REEVE SARGENT

that the meeting be adjourned at 3:30 p.m.

CARRIED UNANIMOUSLY.

The next meeting of the Council of Starland County is to be held on Wednesday, February 26th, 2020, in the Administration Building, Morrin, Alberta, commencing at 9:00 a.m.

Reeve:
Steve Wannstrom

Chief Administrative Officer:
Shirley Bremer