

STARLAND COUNTY

COUNCIL MEETING, September 29th, 2021

A regular meeting of the Council of Starland County was held at the Starland County Administration Building in Morrin, Alberta on Wednesday, September 29th, 2021, 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 Shirley Bremer
Finance Manager Judy Fazekas

C21-253
Agenda
Approval

[C21-253] MOVED BY COUNCILLOR MARSHALL

that the agenda for the September 29th, 2021 meeting of the Council of Starland County be approved as presented.

CARRIED UNANIMOUSLY.

C21-254
Approval of
Minutes

[C21-254] MOVED BY COUNCILLOR WATTS

that the minutes of the September 8th, 2021 regular meeting of the Council of Starland County be approved as presented.

CARRIED UNANIMOUSLY.

C21-255
Approval of
Public Hearing
Minutes

[C21-255] MOVED BY COUNCILLOR WATTS

that the minutes of the September 8th, 2021 Starland County Public Hearing regarding Bylaw 1177, a bylaw to amend Land Use Bylaw 1125, be approved as presented.

CARRIED UNANIMOUSLY.

Accounts

Deputy Reeve Sargent and Councillor Rew checked accounts with Administrative Assistant Laya Montgomery on September 29th, 2021.

C21-256
Accounts

[C21-256] MOVED BY DEPUTY REEVE SARGENT

that accounts (cheque numbers 52703 to 52795) totalling \$470,881.66 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:

- CAO Bremer provided Council with an update on the Starland Seed Cleaning Plant. The County's lawyers and LMC's lawyers are still working out the details of the loan payment agreement, and the agreement should be finalized in October. The land purchase agreement should be in place shortly, so that the land can be purchased from the landowner and site prep can commence prior to freeze-up.
- The Annual County Road Tour took place on September 23, 2021 and lot of country was toured this year (close to 200 miles/320+ kilometres). Council and participating staff visited construction projects, our new gravel mining operations, and problem areas and areas of interest within the County. It provided insight into the work being done by the various County departments.

- Staff Sergeant Bourque of the Drumheller RCMP detachment sent a friendly challenge to other groups and municipalities to participate in the *Walk a Mile in Her Shoes* event. CPO Thomas had entered a Starland County team in the event; however, the event was cancelled due to COVID restrictions.
- Lisa Allen has requested another Letter of Support for her grant application to the Alberta Blue Cross Community Impact Team. This grant application is for a proposed playground at the McLaren Dam Recreation Area.
- County managers and supervisors have come up with some additional elements to add to our Vision Action Plan that will include staff from every aspect of our service delivery. All staff will have an opportunity to contribute to ongoing maintenance and improvement of service excellence standards.
- Divisions 1 and 4 will be holding municipal elections on October 18th, 2021. There will, however, be voting stations in all divisions to accommodate the senate election and referendum questions. Two advance polls will be held at the County Administration Office in Morrin: one on Tuesday, October 12th from 8:00 am. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m.; and the second on Thursday, October 14th from 1:00 p.m. to 7:00 p.m.
- Starland Colony has invited us to tour their new East River dairy barn facilities. CAO Bremer will make arrangements with Starland Colony for a suitable date.
- Michichi Dam Fishing Derby was held on Saturday, September 25th, 2021.
- IT/GIS Coordinator Carlson has conducted extensive research on replacing the County's vehicle GPS tracking system. Our current system is past its life expectancy, hardware is difficult to replace, and there are now several units no longer being tracked. Our current average cost is \$25.69/vehicle/month. He is recommending that we adopt the GeoTab hosted solution through Telus at an average cost of \$20.00/vehicle/month which includes the cost of all hardware. Benefits of the system include an automated accident notification system, forensic tools that can reduce or even eliminate liability, tools to decrease operational costs and improve staff safety. CAO Bremer advised that since this is an operational cost, and with IT/GIS Coordinator Carlson's strong recommendation, she has given approval to proceed with installing the GeoTab GPS units in our county vehicles and equipment.

Budget Meeting	A 2022 preliminary budget meeting with Council will be held on October 6 th , 2021 at 1:00 p.m.
Apogee Tax Agreement	Administration confirmed that Apogee Petroleum Ltd. provided the requested assessment information on September 29 th , 2021, regarding their acquired Trident assets. This is required in order to calculate the correct municipal tax exemption as per Motion C21-219 and so the tax instalment agreement can be prepared prior to the tax deadline of September 30 th , 2021.
Resolution - Seconder	Amber Link, RMA District 2 Director, has confirmed that Wheatland County will second Starland County's resolution on <i>Awareness Campaign for Small Modular Reactors (SMRs)</i> at the CRMA Zone meeting on October 15 th , 2021.
Resolution - Wheatland	Wheatland County is submitting a revised resolution on <i>Seniors' Foundation Requisitions</i> which Starland County has agreed to second at the CRMA Zone meeting on October 15 th , 2021.
CRMA Zone 2 Meeting	The Central Rural Municipality of Alberta (CRMA) Zone 2 meeting will be held virtually on Friday, October 15 th , 2021. Council can either attend the meeting here at the County Office or from their homes. The agenda, resolutions and meeting details will follow.

Organizational Meeting	CAO Bremer suggested a tentative date for the Organizational meeting of September 27 th , 2021. CAO Bremer advised that copies of the Committee List have been distributed to Council and there may be a need to find new members for certain committees such as MPC.
<u>C21-257</u> Organizational Meeting	<u>[C21-257] MOVED BY COUNCILLOR MARSHALL</u> that the Starland County Organizational Meeting be held on October 27th, 2021 at 9:00 a.m. at the Starland County Administration Building. CARRIED UNANIMOUSLY.
SDAB Hearing	An appeal has been received regarding the BluEarth development permit. Currently, Reeve Wannstrom is the only qualified member eligible to sit on the board as training has lapsed for the clerk and other members. Palliser has been asked to solicit other municipalities for two members and a clerk to sit on the SDAB for this hearing.
RMA Call for Nominations	The Rural Municipalities of Alberta (RMA) has a call for nominations for the RMA Board of Directors. CAO Bremer has the 2021 Board of Directors Elections Information packages available for any councillor interesting in running for a board position or wishing to nominate someone else.
RMA Fall Convention	RMA has requested that member municipalities complete a survey regarding attendance at the RMA Fall Convention due to concerns surrounding the current COVID situation in Alberta. The survey was completed online indicating that Starland County is planning on sending seven attendees to the Fall Convention and Trade Show.
Canadian Badlands - Dissolution	Reeve Wannstrom reported that he attended the Special Meeting of the Canadian Badlands Ltd. on September 13 th , 2021. Consulting firm, Twenty31, had recommended the dissolution of the organization, which was passed by the member municipalities at the special meeting. 2021 membership fees will be reimbursed to member municipalities in good standing. The <i>Canadian Badlands</i> name will exist as a region in name only and can be used by any tourism partners or businesses.
Drumheller River Hazard Study Update	Alberta Environment and Parks provided an update on the status of the Drumheller River Hazard Study. The study has been ongoing for the last three years and the flood inundation maps, and related technical reports are now complete. They are now in the process of revising hydraulic modelling and flood inundation mapping to incorporate the flood mitigation potential of Dickson Dam and to reflect the protection provided by new flood berms in Drumheller. Councillor Marshall reported that another concern is water volume, drought, and the ability to maintain river flow to meet demand and water licenses.
Council Committees	All councillors present reported briefly on the committees to which they are appointed.
Council Communications	Council Communications: i. Drumheller & District Solid Waste Management Association AGM Minutes. ii. Rural Municipalities of Alberta (RMA) re: Contact Newsletter – 3 issues.
Appraisals – Craigmyle and Michichi Lots	Municipal Services Director Riep attended the meeting at 10:50 a.m. MSD Riep reported that the market value appraisals for the new estate lots in Craigmyle and a lot in Michichi were completed by Bedrock Appraisal Associates using a direct comparison approach with comparable properties in similar communities. The estate lots in Craigmyle are appraised at \$9,000.00 per lot. The lot in Michichi is appraised at \$8,000.00 per lot; however, the Michichi appraisal is based on full services and there are only sewer services in that hamlet. The Land Use Bylaw requires two lots be purchased for residential development in Michichi, with one lot to accommodate water supply. Current lot prices in the hamlets are \$3,000.00 per building unit lot. MSD Riep will prepare a

development plan with Palliser for the hamlet of Michichi prior to revising lot prices there.

C21-258
Adjourn Meeting

[C21-258] MOVED BY COUNCILLOR WATTS

that the Council meeting be temporarily adjourned at 11:00 a.m. to allow for a public hearing regarding Bylaw 1178.

CARRIED UNANIMOUSLY.

C21-259
Resume Meeting

[C21-259] MOVED BY DEPUTY REEVE SARGENT

that the Council meeting be resumed at 11:10 a.m.

CARRIED UNANIMOUSLY.

C21-260
Bylaw 1178 – 2nd Reading

[C21-260] MOVED BY DEPUTY REEVE SARGENT

that Bylaw 1178, a bylaw to amend Land Use Bylaw 1125 as follows: “In Part VIII, Land Use District Maps, amend by re-designating SW ¼ 17-31-17-W4 from “A” Agricultural General District to “C/I” Commercial/Industrial District as shown on Schedule A below,” be given second reading.

CARRIED UNANIMOUSLY.

C21-261
Bylaw 1178 – 3rd and Final Reading

[C21-261] MOVED BY COUNCILLOR WATTS

that Bylaw 1178, a bylaw to amend Land Use Bylaw 1125 as follows: “In Part VIII, Land Use District Maps, amend by re-designating SW ¼ 17-31-17-W4 from “A” Agricultural General District to “C/I” Commercial/Industrial District as shown on Schedule A below,” be given third and final reading.

CARRIED UNANIMOUSLY.

C21-262
Lot Prices – Craigmyle

[C21-262] MOVED BY COUNCILLOR REW

that Starland County set the price for the new estate lots in Craigmyle at \$10,000.00 per lot and set the price for the older lots in Craigmyle at \$5,000.00 per lot.

CARRIED UNANIMOUSLY.

Cloverleaf Colony – Water Reservoir

MSD Riep reported to Council that Cloverleaf Colony has expanded an existing water reservoir. The new berm for the reservoir is built within the 100-foot exclusion zone of the road allowance. No permit application was submitted for this development and a stop work order has now been issued.

Starland County-Fire Restriction

MSD Riep reported that he is starting to receive calls from ratepayers wanting to start burning. He asked if Council is comfortable with easing the fire restrictions at this time. Council advised that the fire restrictions should remain in place as conditions are still very dry and there hasn't been any recent rain in many areas of the County.

Tour of Starland (East River) Colony's Dairy Barn

Starland County Council, management, and ASB members at large, will tour the Starland (East River) Colony's new dairy barn on October 5, 2021 at 1:00 p.m.

Accounts

Accounts - see prior motion.

A.H. GRADER SERVICE LTD.	CK# 52703	11,980.50
AACPO	CK# 52704	350.00
ABACUS DATAGRAPHICS	CK# 52705	1,260.00
ACKLANDS-GRAINER INC.	CK# 52706	268.63

ADAMS INDUSTRIAL SUPPLIES INC.	CK# 52707	190.42
APEX UTILITIES INC.	CK# 52708	861.07
ARIES AIRFLO	CK# 52709	1,160.25
AUTO VALUE PARTS – DRUMHELLER	CK# 52710	1,292.92
BLOOM	CK# 52711	2,500.00
BOON, DAMIAN	CK# 52712	50.00
CENTRAL ALBERTA HAY CENTRE	CK# 52713	267.69
DIRECTDIAL.COM	CK# 52714	1,713.60
DRUM WIRELESS LTD.	CK# 52715	75.08
DRUMHELLER EQUIPMENT SALES AND RENTALS	CK# 52716	816.63
FRESON BROS DRUMHELLER	CK# 52717	110.45
GANGSTER ENTERPRISES	CK# 52718	561.75
GHOSTPINE ENVIRONMENTAL SERVICES LTD.	CK# 52719	3,091.83
GLOVER INTERNATIONAL TRUCKS LTD.	CK# 52720	5,519.38
GREATWEST KENWORTH LTD.	CK# 52721	85.01
HAMPTON, ALAN W.	CK# 52722	4,100.00
HI-WAY 9 EXPRESS LTD.	CK# 52723	294.60
O/A J.C. INDUSTRIES LTD.	CK# 52724	11,707.50
LAPP	CK# 52725	19,935.59
NETAGO	CK# 52726	320.00
PRONGHORN CONTROLS	CK# 52727	378.00
PUROLATOR INC.	CK# 52728	123.69
RECEIVER GENERAL OF CANADA	CK# 52729	54,874.49
RMA FUEL	CK# 52730	14,846.45
SMYTH, BEN	CK# 52731	1,470.00
TAQA NORTH	CK# 52732	21.00
TELUS	CK# 52733	1,377.84
THOMAS, GARETH R	CK# 52734	735.94
TROCHU MOTORS LTD.	CK# 52735	204.12
VILLAGE OF MORRIN	CK# 52736	872.97
WATER PURE & SIMPLE	CK# 52737	36.00
WESTVIEW CO-OPERATIVE ASSN LTD.	CK# 52738	1,805.45
WOLSELEY WATERWORKS	CK# 52739	1,217.42
WSH LABS (1992) LTD.	CK# 52740	204.75
ZEEBEST PLASTICS OF CANADA INC.	CK# 52741	223.44

Sub-Total: \$ 146,904.46

RMA TRADE	CK# 52742	34,561.53
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Sub-Total: \$ 34,561.53

A.H. GRADER SERVICE LTD.	CK# 52743	6,615.00
A&D HARPER TIRE (1979) LTD.	CK# 52744	3,045.42
ACCU-FLO METER SERVICE LTD.	CK# 52745	1,990.13
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 52746	3,827.23
ALBERTA GOVERNMENT SERVICES	CK# 52747	10.00
ALBERTA ONE-CALL CORPORATION	CK# 52748	92.61
ATB FINANCIAL MASTERCARD	CK# 52749	10,823.39
AUTO VALUE PARTS – DRUMHELLER	CK# 52750	1,472.98
BROWNLEE LLP BARRISTERS & SOLICITORS	CK# 52751	1,056.56
CALGARY PETERBILT LTD.	CK# 52752	114.22
CAMROSE FARM SUPPLY	CK# 52753	4,305.00
CERVUS AG EQUIPMENT LP	CK# 52754	718.02
DIGITEX CANADA INC.	CK# 52755	281.52
DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT	CK# 52756	136.88
DRUMHELLER CHRYSLER	CK# 52757	238.19
DRUMHELLER EQUIPMENT SALES AND RENTALS	CK# 52758	359.04
ENMAX	CK# 52759	171.54
GANGSTER ENTERPRISES	CK# 52760	319.20

GLOVER INTERNATIONAL TRUCKS LTD.	CK# 52761	110.51
HENRY KROEGER REGIONAL WATER SERVICES	CK# 52762	22,280.81
LOOMIS EXPRESS	CK# 52763	183.04
LOWTHER, JOE K.	CK# 52764	140.00
MONTGOMERY, KELLY	CK# 52765	100.00
OLD MACDONALD KENNELS, ANIMAL SERVICES	CK# 52766	1,241.10
PUROLATOR INC.	CK# 52767	181.06
RMA FUEL	CK# 52768	45,853.55
ROADATA SERVICES LTD.	CK# 52769	340.20
SAGE ANALYTICS INC.	CK# 52770	5,355.00
STAR QUALITY SAMPLERS INC.	CK# 52771	631.05
STETTNER TELEPHONE ANSWERING SERVICES	CK# 52772	367.50
SUN LIFE ASSURANCE COMPANY OF CANADA	CK# 52773	16,160.11
SUN LIFE ASSURANCE COMPANY OF CANADA	CK# 52774	141.75
TOWN OF DRUMHELLER	CK# 52775	2,438.19
VILLAGE OF DELIA	CK# 52776	235.00
VILLAGE OF MORRIN	CK# 52777	262.65
WARWICK PRINTING CO. LTD	CK# 52778	1,065.75
WASTE MANAGEMENT OF CANADA CORPORATION	CK# 52779	621.32
WATER PURE & SIMPLE	CK# 52780	27.00
WEARPRO EQUIPMENT AND SUPPLY LTD.	CK# 52781	248.85
WESTERN CHEVROLET BUICK GMC LTD.	CK# 52782	136.83
WILD ROSE ASSESSMENT SERVICE	CK# 52783	7,875.00
20/20 SEED LABS INC	CK# 52784	105.00
Sub-Total:	\$	141,678.20
BIG COUNTRY GAS CO-OP	CK# 52785	205.98
CAMPUS ENERGY PARTNERS LP	CK# 52786	11,146.05
CHRIST THE REDEEMER CATHOLIC EDUCATION BOARD	CK# 52787	4,003.63
DIRECT ENERGY REGULATED SERVICES	CK# 52788	152.73
EAST CENTRAL GAS CO-OP LTD.	CK# 52789	39.54
LAPP	CK# 52790	22,172.64
MPE ENGINEERING LTD.	CK# 52791	19,346.16
RECEIVER GENERAL OF CANADA	CK# 52792	56,231.20
TELUS	CK# 52793	252.01
TELUS MOBILITY INC.	CK# 52794	1,564.66
Sub-Total:	\$	115,114.60
FARION ARCHITECTURAL ACOUSTICS	CK# 52795	32,622.87
Sub-Total:	\$	32,622.87
TOTAL:	\$	470,881.66

C21-263
Adjournment

[C21-263] MOVED BY DEPUTY REEVE SARGENT

that the meeting be adjourned at 12.12 p.m.

CARRIED UNANIMOUSLY.

The next meeting of the Council of Starland County is to be held on Wednesday, October 13th, 2021, at the Starland County Administration Building, commencing at 9:00 a.m.

Reeve:
Steve Wannstrom

Chief Administrative Officer:
Shirley Bremer