

STARLAND COUNTY COUNCIL MEETING, JANUARY 29TH, 2020

A regular meeting of the Council of Starland County was held in the Administration Office, Morrin, Alberta, on Wednesday, January 29th, 2020, commencing at 9:00 a.m.

Attendance

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

C20-019 Approval of Minutes

[C20-019] MOVED BY COUNCILLOR WATTS

that the minutes of the January 15th, 2020 regular meeting of the Council of Starland County be approved as amended.

CARRIED UNANIMOUSLY.

Monthly Financial Statements

The monthly financial statement for December 2019 is pending the completion of the 2019 Annual Audit.

Accounts Checked

Councillors Watts and Marshall checked accounts with Administrative Assistant Laya Montgomery.

C20-020 Approval of Accounts

[C20-020] MOVED BY COUNCILLOR MARSHALL

that accounts (cheque no. 50184 to 50301 inclusive) totalling \$494,594.37, be approved for payment.

CARRIED UNANIMOUSLY.

CAO Report

Assistant Chief Administrative Officer Matthew Kreke reviewed the CAO Report with Council. Highlights of the report included the following:

- Matthew noted that following the inability of AltaGas to complete the design of the gas connection to the new building, the completion date of the building has now been pushed back to the end of July. Fortunately, insurance will cover the rental costs for a full 24 months of rental, which covers until the end of July 2020.
- The RMA recently conducted a survey identifying that approximately \$173 million in property taxes are currently in arrears and outstanding to rural municipalities from oil and gas companies. This is a 14% increase from the \$81M outstanding in March of 2019. The positive note is that the media has finally been paying more attention to this issue and gathering more attention, which will hopefully cause the provincial government to review the AER licensing practices.
- We will be undergoing a program audit by the Justice and solicitor General's Office for our CPO program. This audit is tentatively set for February 11th.
- Palliser Regional Municipal Services have contracted out the development of the IDP between the Town of Drumheller and Starland County which will be covered with the remaining grant funds Palliser received. Hopefully by early February we will be reviewing a draft plan. In regards to the ICF between these two municipalities, we are waiting for a response from the Town of Drumheller as to the current relationship.
- We have now received a few more responses to the job advertisements for the Road Construction Foreman and Human Resources positions, as both deadlines were extended. We hope to fill both positions as soon as possible to avoid

interruptions in our operations.

Aura Power
Renewables
Proposal

Assistant CAO Kreke discussed Aura Power Renewables request for a property tax reduction. Council discussed the possibility of deferring a portion of the property taxes for this solar development to a maximum of ten years; and to set up the deferred amount owing as a debt security held against the assets of the corporation, which would give the County more leverage to collect the outstanding taxes in the event that this company discontinues operating at some point. This would require Council to pass a bylaw; to offer this same incentive to all solar developments within the County; and to seek advice and assistance from our lawyers in this regard. Council also suggested that Aura should cover the legal expenses involved in setting up this deferral and establishing the necessary bylaw.

2020 Tax Sale
Re: Request for
Tax Repayment
Agreement

In regards to one of the properties listed on the upcoming tax sale, the landowners have 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 a Ptn. of the NE 1/4 2-32-18-W4M (8.30 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.

C20-021
**Motion to enter
into Tax
Repayment
Agreement**

[C20-021] MOVED BY COUNCILLOR REW

that Starland County enter into a Tax Repayment Agreement with property owners Daniel Miskolczi and Shirley Moostoos of Box 65, 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 October 23, 2020.

CARRIED UNANIMOUSLY.

BluEarth
Renewables re:
Hand Hills Wind
Project

Council reviewed a Newsletter from BluEarth Renewables in regards to the Hand Hills Wind Project. They note that development work continued on this project with environmental consultants completing wildlife surveys. They also noted that based on the AESO policy changes, the transmission portion of the Project was cancelled and a new application for the Project transmission line will be submitted in 2020, following a review of interconnection options. As the next step in the Project, they expect to submit their updated AUC application for the 130 MW Project in early 2020.

Central Rural
Municipalities of
Alberta Zone 2
Spring Meeting

The Central Rural Municipalities of Alberta Zone 2 Spring Meeting is to be hosted by Clearwater County at the Pine hills Golf Course near Rocky Mountain House on Friday, February 7th, 2020, commencing at 10 a.m.

Attendance of
PWS Menage,
APWS Black &
Shop Foreman
Collins

At 10:00 a.m., Public Works Supervisor Ken Menage, Assistant Public Works Supervisor Colby Black and Shop Foreman Gary Collins attended the meeting. Council discussed the proposed change order items for the new shop with Gary and determined that we wouldn't require as many compressed air reels as noted on the change order if they are placed more strategically. Gary will review this and request an amended change order.

Proposed Grader
Route Changes

Colby discussed changes to the grader routes, trying to balance our the number of miles each graderman is responsible for. He supplied Council with new maps for each grader route for their review.

Public Works
Report

Ken reviewed his Public Works Report with Council. Highlights of his report included the following:

- PW Crews have been cleaning and organizing the buildings in the public works yard; working on tool inventory; and regular maintenance items like brushing, sanding, signs, and splitting wood.

- Mechanics have been doing regular maintenance, CVIP's and working on an overflow/outlet for McLaren Dam.
- With regards to our insurance claim on Unit #712, the truck requires repairs in the value of \$65,000 and Unit #392 (the gravel trailer) was written off and we have been offered \$20,000 for it.
- Ken has been pre-planning work on the Walker Road, summer projects, working on bridge inspection, Morton Pit gravel pit application and working with HR on the applications for the Road Construction Foreman position.

Council also discussed with Public Works Supervisor Ken Menage the following items: tendering for a fencing contractor; brushing, cleaning up brush piles and the dam inlet at McLaren Dam; the Approach Policy; and a request for yield signs on Victor Haul Road.

Departure of PW
Delegation

The Public Works delegation departed from the meeting at 11:25 a.m.

Assessment
Services Branch
re: DI Properties
Integration

Correspondence was received from Alberta Municipal Affairs Assessment Services Branch with regards to Starland County's integration of Designated Industrial Property Assessment (DI properties). They noted that as part of the transition to a centralized delivery model for all DI properties, a number of contracts will be terminated in each year as they move forward. However, Starland County is not on the list of municipalities being integrated for 2020. They anticipate that the remaining municipalities will be integrated in 2021. A contract extension will be required and they will be forwarding same for our consideration in the near future.

Hon. Ric McIver
re: SH585

Correspondence was received from the Hon. Ric McIver, Minister of Alberta Transportation in regards to Highway 585. He noted that they do recognize that some portions of this highway are in poor condition, however, it is not on the current Capital Plan. In the meantime, they will monitor it closely and make repairs as necessary to ensure the highway is safe until such time as they are able to get it on the Capital Plan for a more durable long-term surface.

Online Campsite
Reservation
Information &
Discussion

In regards to a prior inquiry by Council, online and winter campsite reservations were discussed in regards to our three campgrounds. Assistant CAO Matthew Kreke noted that the campsite reservation sites charge an processing fee of \$5.00 on top of whatever we charge, so we wouldn't lose money for online sales and the option of doing electronic payments online would also be beneficial. However, our costs would increase for staffing, as we would be required to have staff available 24/7 in case there are issues. We would also need to number all sites and provide specifics on each site and the service locations; they don't take payments for overflow areas; staff on site must have internet or data cell service and skill to access the cloud based software; not all people want to reserve a site online so we may lose their business; extra staff would be needed to handle complaints, etc. 24/7. It was determined that we would are not set up properly at this time to go to online reservations and that the expense of this is not warranted at this time.

Farmland
Assessment Info

Council reviewed a *Policy Options with Alberta Farmland* paper. This article suggests that Alberta is in need of reform to its farmland property tax system, as farmland assessments no longer reflect actual farmland values. According to Municipal Affairs, farmland rates were last reviewed and updated in 1994. This article notes that they need to return the assessment of farmlands to current market values.

FCM Conference

The Annual Federation of Canadian Municipalities (FCM) Conference call is out and conference registration is now open. Council advised that no one would be attending this years conference in Toronto.

CNRL re: Request to attend Council Meeting

A request was received from Canadian Natural (CNRL) to meet with Council to discuss property tax. They would like to have an in-camera meeting to share and discuss field level operational and economic details. They noted that this is company sensitive/competitive economic data that they cannot share publically. Council agreed to meet with CNRL representatives, however, they do not feel that it needs to be in-camera.

Stantec Meeting Notes

A copy of the meeting notes from our recent meeting with Stantec was provided to Council for their review. It was noted that these notes indicate their higher operating costs due to environmental requirements and approvals related to the projects.

Draft ICF with Kneehill County

A draft copy of the Intermunicipal Collaboration Framework between Starland County and Kneehill County was provided to Council for their review. Kneehill County graciously prepared this draft and after Council has had time to review, it will be brought forth at the next meeting of Council for adoption.

Canadian Badlands Conference

The Canadian Badlands Conference will be held in Strathmore, Alberta from March 4th to 6th, 2020.

C20-022
Authorization to attend Canadian Badlands Conference

IC20-022] MOVED BY REEVE WANNSTROM

that one Council representative on the Canadian Badlands Committee be authorized to attend the Canadian Badlands Conference in Strathmore from March 4th to 6th, 2020; and that registration and expenses be paid.

CARRIED UNANIMOUSLY.

Committee Reports

Each of the Councillors present reported on the various committees to which they are appointed.

Communications

Communications:

- l) Rural Municipalities of Alberta - Contact Newsletter (2 issues)

Accounts

Accounts - see prior motion:

ACKLANDS GRAINGER INC.	CK# 50184	\$	103.26
AIR LIQUIDE CANADA INC.	CK# 50185		397.44
ALBERTA GOVERNMENT SERVICES	CK# 50186		61.00
ALBERTA ONE-CALL CORPORATION	CK# 50187		3.15
ATB FINANCIAL MASTERCARD	CK# 50188		4,941.11
ATCO STRUCTURES & LOGISTICS LTD.	CK# 50189		892.50
AUTO VALUE PARTS DRUMHELLER	CK# 50190		62.16
BIG COUNTRY GAS CO-OP	CK# 50191		477.89
DIGITEX CANADA INC.	CK# 50192		355.49
DIRECTDIAL.COM	CK# 50193		67.20
DRUMHELLER SOLID WASTE	CK# 50194		106.38
HKRWS	CK# 50195		8,363.81
KUHL TUF WEAR LTD.	CK# 50196		346.50
LN LAND DEVELOPMENT TECH. LTD.	CK# 50197		7,371.53
MORRIN FOODS	CK# 50198		200.69
MORRISON, LILLIAN	CK# 50199		1,996.23
OLD MACDONALD KENNELS	CK# 50200		589.05
PUROLATOR INC.	CK# 50201		28.58
RECEIVER GENERAL	CK# 50202		37,944.19
RMA FUEL	CK# 50203		1,597.63
ROADATA SERVICES LTD.	CK# 50204		189.00
1858097 ALBERTA LTD.	CK# 50205		183.49
SCHUMACHER, GOUGH & COMPANY	CK# 50206		1,358.88
STARLAND REGIONAL WATER AUTH.	CK# 50207		308.61
TELUS COMMUNICATIONS INC.	CK# 50208		1,052.82
TELUS MOBILITY INC.	CK# 50209		1,223.12
TOWN OF DRUMHELLER	CK# 50210		1,467.01

VILLAGE OF DELIA CK# 50211
VILLAGE OF MORRIN CK# 50212
VILLAGE OF MUNSON CK# 50213
WESTVIEW CO-OPERATIVE ASSN. CK# 50214
1325856 ALBERTA LTD. CK# 50215

285.00
250.10
390.00
89.00
29.40

Sub-Total:

\$ 72,732.22

A.H. GRADER SERVICE LTD. CK# 50216
A.P.I. ALARM INC. CK# 50217
ACKLANDS-GRAINGER INC. CK# 50218
ADAMS INDUSTRIAL SUPPLIES LTD. CK# 50219
ALBERTA DEVELOPMENT OFFICERS CK# 50220
ALBERTA FIRE CHIEF ASSOCIATION CK# 50221
AMSA CK# 50222
ARMAA CK# 50223
ATCO STRUCTURES & LOGISTICS LTD. CK# 50224
AUTO VALUE PARTS DRUMHELLER CK# 50225
BARRETT FIRE EQUIPMENT LTD. CK# 50226
CANADIAN BADLANDS LTD. CK# 50227
CINTAS CANADA LTD. CK# 50228
COMPASS MUNICIPAL SERVICES CK# 50229
DRUMHELLER CHAMBER CK# 50230
DRUMHELLER SOLID WASTE CK# 50231
DRUMHELLER CHRYSLER CK# 50232
FCM CK# 50233
GLOVER INTERNATIONAL TRUCKS CK# 50234
HANNA MEDICAL PROPERTIES CK# 50235
HECK, BRIAN CK# 50236
HI-WAY 9 EXPRESS LTD. CK# 50237
KUDRAS, DARA CK# 50238
LAPP CK# 50239
NETAGO CK# 50240
PRMS CK# 50241
PRINTER WORLD INTERNATIONAL CK# 50242
RECEIVER GENERAL CK# 50243
RED DEER RIVER WATERSHED CK# 50244
ROYAL CARETAKING SUPPLIES LTD. CK# 50245
SHARPE, KERRY CK# 50246
STETTLER TELEPHONE SERVICE CK# 50247
STEWART, KIM CK# 50248
SUN LIFE ASSURANCE COMPANY CK# 50249
SYLOGIST LTD. CK# 50250
TRINUS TECHNOLOGIES INC. CK# 50251
WATER PURE & SIMPLE CK# 50252
WILD ROSE ASSESSMENT SERVICE CK# 50253
1325856 ALBERTA LTD. CK# 50254

\$ 8,232.00
330.75
156.22
724.82
125.00
189.00
800.00
400.00
10,316.25
804.42
2,861.07
1,156.96
300.27
1,491.00
223.76
42,745.54
115.76
623.25
170.63
8,988.90
1,006.00
117.23
621.00
22,641.95
319.95
39,096.84
180.55
43,924.50
1,033.00
526.70
1,139.00
367.50
95.00
155.93
53,284.50
1,391.04
81.00
9,187.50
28.00

Sub-Total:

\$255,952.79

ALTAGAS UTILITIES INC. CK# 50255
BROWNLEE LLP CK# 50256
CINTAS CANADA LIMITED CK# 50257
EAST CENTRAL GAS CO-OP LTD. CK# 50258
KAIZEN LAB CK# 50259
OASIS CARWASH CK# 50260
OLD MACDONALD KENNELS CK# 50261
PIONEER RESEARCH CORPORATION CK# 50262
RECEIVER GENERAL CK# 50263
RIEP, GLEN CK# 50264
SHRED-IT INTERNATIONAL CK# 50265

\$ 60.09
454.67
403.20
508.87
1,313.29
19.55
589.05
4,277.86
399.90
157.44
252.30

Sub-Total:

\$ 8,436.22

A.H. GRADER SERVICE LTD. CK# 50266

\$ 7,791.00

ACKLANDS-GRAINGER INC.	CK# 50267	320.65
ACTIVE GLASS	CK# 50268	981.17
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 50269	1,490.50
ALBERTA FARM ANIMAL CARE	CK# 50270	525.00
ALTAGAS UTILITIES INC.	CK# 50271	3,675.95
ANGIE'S WINDOW TINTING	CK# 50272	354.38
AUTO VALUE PARTS DRUMHELLER	CK# 50273	2,125.29
CAPITAL H2O SYSTEMS INC.	CK# 50274	398.48
CERVUS AG EQUIPMENT LP	CK# 50275	71.96
CINTAS CANADA LIMITED	CK# 50276	2,257.50
CLEARTECH INDUSTRIES INC.	CK# 50277	760.20
DIRECTDIAL.COM	CK# 50278	912.45
DRUM WIRELESS LTD.	CK# 50279	47.25
DRUMHELLER CHRYSLER	CK# 50280	1,685.25
DRUMHELLER EQUIPMENT SALES	CK# 50281	71.84
FOURLANE FORD SALES LTD.	CK# 50282	66.41
GOVERNMENT OF ALBERTA	CK# 50283	850.00
HACH SALES & SERVICE CANADA	CK# 50284	1,039.08
HAMPTON, ALAN	CK# 50285	575.00
LAPP	CK# 50286	22,641.95
LOOMIS EXPRESS	CK# 50287	94.33
NAPA AUTO PARTS DRUMHELLER	CK# 50288	904.26
NETAGO	CK# 50289	320.00
PUROLATOR INC.	CK# 50290	42.72
RECEIVER GENERAL	CK# 50291	90,041.32
RED DEER RIVER MUG	CK# 50292	516.50
RIEP, GLEN	CK# 50293	2,312.69
RMA FUEL	CK# 50294	12,102.17
RMA INSURANCE	CK# 50295	244.11
SOCIETY OF LOCAL GOVT MANAGERS	CK# 50296	350.00
STEWART, KIM	CK# 50297	140.00
TQA NORTH	CK# 50298	21.00
TELUS COMMUNICATIONS INC.	CK# 50299	894.56
WATER PURE & SIMPLE	CK# 50300	72.00
WOLSELEY WATERWORKS	CK# 50301	776.17

Sub-Total:

\$157,473.14

TOTAL:

\$494,594.37

**C20-023
Adjournment**

[C20-023] MOVED BY COUNCILLOR REW

that the meeting be adjourned at 3:00 p.m.

CARRIED UNANIMOUSLY.

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

Reeve:
Steve Wannstrom

Chief Administrative Officer:
Shirley J. Bremer