

STARLAND COUNTY

COUNCIL MEETING, MAY 13th, 2020

A regular meeting of the Council of Starland County was held via ZOOM video conference on Wednesday, May 13th, 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 Shirley Bremer
Assistant CAO Matthew Kreke
IT/GIS Coordinator Jason Carlson

C20-103
Approval of Minutes

[C20-103] MOVED BY COUNCILLOR MARSHALL

that the minutes of the April 22nd, 2020 regular meeting of the Council of Starland County be approved.

CARRIED UNANIMOUSLY.

Financial Statements

Council were presented with the monthly financial statements for the months December 2019, and January, February and March of 2020.

C20-104
Financial Statements

[C20-094] MOVED BY COUNCILLOR WATTS

that the month end financial reports for the months of December 2019, and January, February and March of 2020 be approved as presented.

CARRIED UNANIMOUSLY.

CAO Report

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

- Eagle Builders has noted that they are now slightly ahead of schedule after being able to make up some time on the interiors. We have also received quotes for a number of change orders with the largest concerning the cost to close in the shop mezzanine.
- Several dust control issues have already arisen which will have to be discussed further with the most pressing being those that are paid for privately as well as some for the road abutting the shop.
- Blu Earth Renewables has recently been in contact with us and is indicating that they will be re-applying for development permits for their wind farm and will hopefully begin construction in 2021.

PW Delegation and Quotes

At 10:30 a.m. Public Works Supervisor Ken Menage, Assistant PW Supervisor Colby Black and Shop Foreman Gary Collins attended the meeting. Gary reviewed the updated quotes for the new shop pressure washing system from Pumps and Pressure and Easy Kleen. A quote was also received from Pumps and Pressure for a piped fill station for the bulk oil station located on the second floor of the parts room.

C20-105
Pressure Washing System Installation

[C20-105] MOVED BY COUNCILLOR WATTS

that Starland County accept the bid from Pumps and Pressure of Red Deer, Alberta for the installation of a 2 pump, 2 water heater system for the wash bay in the new public works shop for \$46,440.00 plus GST.

MOTION CARRIED.

**C20-106
Oil Room Piping
Change Order**

[C20-106] MOVED BY COUNCILLOR WATTS

that Starland County accept the bid from Pumps and Pressure of Red Deer, Alberta for the installation of a piping system to link the ground level of the new public works shop with the bulk oil station on the second floor for \$7,811.68 plus GST.

CARRIED UNANIMOUSLY.

Departure

At 9:45 a.m. Gary departed from the meeting.

Dust Control

Colby and Ken discussed the possibility of continuing with the dust control program for paying companies. Companies such as Federated Co-op pay for dust control next to their bulk fill station. As Starland County will not be providing this service these companies will now have to source their own dust control operations. Colby will be contacting these companies to ensure they know that the County will not be providing this service.

Departure

At 9:55 a.m. Colby departed from the meeting.

PW Report

PW Supervisor Ken Menage reviewed the PW Report with Council. Highlights of his report included the following:

- The PW Crew have been repairing low level crossings, removing snow equipment from trucks and repairing road washouts.
- The Shop Crew have been working on approximately 37 pieces of equipment and performed 4 CVIPs.
- Gradermen have been repairing roads from spring runoff and blading roads.
- Ken has been doing bridge inspections, attending meetings, working on the 2020 budget and working on a re-gravel map.

Change Orders

Eagle Builders has submitted two potential change orders. The first is to seal off the top floor of the new parts room in order to protect staff and equipment from the dust and noise from the shop. Administration is still working with Eagle to refine this quote as the original proposal to seal off the entire second floor resulted in escalating costs due to fire rating concerns. The second change order was for the installation of a drainage system that would channel water away from the new shop towards the sewer line running to the lagoon at the north end of the property. This drainage system is necessary to make full use of the outdoor washing capabilities.

**C20-107
Yard Drainage
Change Order**

[C20-107] MOVED BY DEPUTY REEVE SARGENT

that Starland County approve the change order provided by Eagle Builders for installation of a drainage system linking the new public works shop yard with the sewer line running north through the public works yard for \$13,163.02 plus GST.

CARRIED UNANIMOUSLY.

Departure

At 10:28 a.m. Ken departed from the meeting.

Attendance and
MS Report

At 10:30 a.m. Municipal Services Manager Glen Riep attended the meeting and reviewed his MS report with Council. Highlights of the report included:

- The Covid-19 situation in the County is largely unchanged from two weeks ago however there was an issue with an individual attempting to illegally camp within a site shut down over the pandemic. As of now we are planning on reopening the campgrounds as early as June 1st though this will depend on AHS guidelines. Specific guidance is needed for the common areas such as wash houses.
- Blu Earth Renewables have contacted Glen to give an update on the

wind farm project development in the Hand Hills. They have an application in with the AUC for construction of a 130 Megawatt wind turbine farm with plans to commence construction upon approval. If approved the project is slated for construction as early as the spring of 2021.

- Service installation continues on the Nick Dalton property near the airport on the Starland Regional Water system. The majority of the line and meter vault will be completed today and then some time to clean up the alignment and landscape.

NRCB Application Glen reviewed with Council a response to a request for comments received from the Natural Resource Conservation Board concerning a dairy barn application by the Hutterian Brethern Church of Starland to be located in Division 4. In the response letter Glen outlines Starland County concerns around the development of the barn in an area known to have ground water contamination concerns as identified in our Municipal Development Plan. The NRCB has the ultimate authority to approve or deny the application however this information will be used in their decision.

Offer to Purchase –
Lots in Michichi Mark Sedlacek of Calgary would like to purchase Plan 2232BA; Block 3; Lots 8 and 9 in the Hamlet of Michichi for \$3,000.00 in order to store his seasonal holiday trailer. Currently this usage is not allowed under the Land-Use Bylaw. Glen was instructed to negotiate with Mark for a one-year lease for the lots.

Michichi Dam
Seasonal Camp
Sites Glen provided a draft of a proposal for the development of 4 seasonal campsites in the Michichi Dam Campground. The cost of \$7,000.00 for the proposal would include the installation of sewage and electrical to make the sites available for long term occupancy. Glen will immediately begin ascertaining community interest in the leasing of these types of lots.

C20-108
Michichi
Campground
Seasonal Lot
Development **[C20-108] MOVED BY REEVE WANNSTROM**
that Starland County initiate the development of 4 seasonal lots in the Michichi Campground at an estimated cost of \$7,000.00 to cover the costs of materials and installation and that advertising begin to ascertain public interest in seasonal leasing of these lots.

CARRIED UNANIMOUSLY.

Land Damage
Claim Starland County has received a damage claim from Pat Hoover for land flooding in 2011 that resulted in lost production over 30 acres for 3 years and damage to equipment. The flooding was the result of a leak on the Starland County Craigmyle North Water Line and resulted in a damage claim by another landowner in the area in 2013. The total damage claim is for \$39,805.00. Concerns were raised as to the timing of this claim and the issues with validating the damages claimed, resulting in Council denying Mrs. Hoover's claim.

Departure At 1:20 p.m. Glen departed from the meeting.

Vehicle Damage
Claim Starland County has received a damage claim of \$288.75 from Joshua Sander of Hanna for windshield damage from a rock that he says came off of Unit #708 while driving on Highway 9 on May 6, 2020 at approximately 9:30 a.m. Highway rock damage is not typically reimbursed by Starland County and Mr. Sander's claim was denied.

Aura Power Starland County has received an application from Aura Power Renewables of Vancouver, Canada for a tax deferral on its proposed Fox Coulee Solar Power Development in Division 2. The deferral request outlines a 50% deferral on all taxes owed to the County for years 1-10 of the agreement with the total deferred being paid back in years 11-15 with the majority being paid in year 15. As per Bylaw 1151, if approved, the applicant will then have to enter into a Tax Incentive Agreement with Starland County that will govern the terms of the tax deferral. The application was also submitted

with a \$1,500.00 application fee.

**C20-109
Aura Power Tax
Incentive
Application**

[C20-109] MOVED BY DEPUTY REEVE SARGENT

that Starland County approve the application of Aura Power Renewables of Vancouver, Canada to enter into a tax deferral agreement with Starland County for their Fox Coulee Solar Project under terms to be determined and approved by Starland County Council.

MOTION CARRIED.

Transtor
Replacement

The Drumheller and District Solid Waste Management Association requires that Starland County pass a motion entering into an agreement to fund the replacement of the transtor waste transfer bins that the association members have around their municipalities. Starland County's contribution is \$62,863.55 and can be paid upfront as a lump sum or through a payment plan.

**C20-110
Transtor
Replacement
Agreement**

[C20-110] MOVED BY COUNCILLOR WATTS

that Starland County enter into an agreement with the municipalities of the Drumheller and District Solid Waste Management Association in order to fund the repair or refurbishment of transtor waste transfer bins operated by the member municipalities with Starland County's portion of the cost being \$62,863.55.

CARRIED UNANIMOUSLY.

RMA Resolutions

Council was issued a copy of the results of the recent Rural Municipalities of Alberta resolution session.

Trident Land
Disposition –
Surface Lease

Notice was received from Ember that they have taken over responsibility for the lease obligations related to the access road located on 29-33-20-W4 as of February 21st, 2020.

MSI Changes

Municipal Affairs has issued updates related to the distribution and use of funds for the Municipal Sustainability Initiative in 2020. Changes to the operating component allow municipalities to have greater flexibility in their application of funds while changes to the capital program encourage municipalities that are not using the funds this year to notify Municipal Affairs so that the funds may be better allocated.

Amateur Team
Grant Request

An Amateur Team Grant Request was received from 18-2 Camps for funding in order to attempt to give regular campers a "remote camp" experience during the Covid-19 Pandemic. This application does not fit with the requirements of Policy 720-31 and was therefore denied.

Morrin Water
Plant Operations

A letter was received from the Mayor of the Village of Morrin outlining concerns with recent comments made by MS Manager Glen Riep in relation to the Village of Morrin Water Plant Back-Up Generator Project. These issues will be dealt with during a meeting of both Councils.

Change Orders

Potential Change Orders were received from Eagle Builders for the installation of surge protection in the new office/shop as well as the installation of daylight harvesting auto lights. Both items will be investigated further by IT/GIS Coordinator Jason Carlson. The last change order carries no cost and is for the installation of additional plugs in the council room to accommodate power blinds. Council agreed to this change.

Council
Committees

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

C20-111
Motion to
Proceed
In-Camera

[C20-111] MOVED BY COUNCILLOR WATTS

that under the exemption granted by Section 17, Division 2, Part 1 of the Freedom of Information and Protection of Personal Privacy Act Reeve Wannstrom, Deputy Reeve Sargent and Councillors Watts, Rew and Marshall along with Staff Bremer, Fazekas and Kreke proceed with the meeting In-Camera at 2:30 p.m.

CARRIED UNANIMOUSLY.

C20-112
Motion to
Proceed Out of
In-Camera

[C20-112] MOVED BY DEPUTY REEVE SARGENT

that the meeting proceed out of In-Camera at 4:00 p.m.

CARRIED UNANIMOUSLY.

Council
Communications

Council Communications:

- i) Aura Power Fox Coulee Solar Park Update
- ii) Hanna and District Medical Corporation re: Physician Remuneration Concerns
- iii) Palliser Regional Municipal Services re: Board of Directors: Meeting Minutes, February 28th, 2020
- iv) Prairie Land Pride Newsletter
- v) Rural Municipalities of Alberta
 - Contact Newsletter (3 Issues)

C20-113
Adjournment

[C20-113] MOVED BY DEPUTY REEVE SARGENT

that the meeting be adjourned at 4:15 p.m.

CARRIED UNANIMOUSLY.

The next meeting of the Council of Starland County is to be held on Wednesday, May 27th, 2020, via ZOOM video conference, commencing at 9:00 a.m.

Reeve:
Steve Wannstrom

Chief Administrative Officer:
Shirley Bremer