

STARLAND COUNTY

COUNCIL MEETING, June 9th, 2021

A regular meeting of the Council of Starland County was held at the Starland County Administration Building in Morrin, Alberta on Wednesday, June 9th, 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
Media: East Central Review Terri Huxley

C21-172
Agenda
Approval

[C21-172] MOVED BY COUNCILLOR MARSHALL

that the agenda for the June 9th, 2021 meeting of the Council of Starland County be approved as presented.

CARRIED UNANIMOUSLY.

C21-173
Approval of
Minutes

[C21-173] MOVED BY COUNCILLOR WATTS

that the minutes of the May 26th, 2021 regular meeting of the Council of Starland County be approved with the following change in terminology in MOTION C21-170: that the Commercial *Non-Ratepayer Water Agreement Rate Structure* for the Raptor Ridge RV Resort be set as follows: the volume rate be set at 0.75 gallons per minute for a total fee of \$205,200 and the monthly commercial water rate be set at 20% above residential rates, with a minimum monthly rate of \$228.

CARRIED UNANIMOUSLY.

Accounts

Approval of the accounts will be tabled until the June 23, 2021 meeting.

C21-174
Financial
Statements

[C21-174] MOVED BY COUNCILLOR WATTS

that the financial statement for the period ending May 31, 2021 be approved as submitted.

CARRIED UNANIMOUSLY.

CAO Report

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

- The Spring 2021 Newsletter is nearing completion. There is a lot of content, but as this is our first booklet format newsletter, we wanted to include as much information as possible.
- John Booth is scheduled to commence the cement demo at the old Rumsey School site this week. Once this is done, the County can resume regular grass maintenance at that site.
- Municipal Services Director Glen Riep has prepared the Commercial Non-Ratepayer Water Agreement for Raptor Ridge RV Resort. They have reviewed it and he noted that they seem agreeable to the terms and rates set by Council. Theo from MPE is reviewing this new hook-up to ensure there will not be any issues in supplying this commercial client with water. The agreement is to be signed soon with partial payment made now and the balance to be paid upon completion.
- CAO Bremer reported that she has not heard back from the Village of Morrin since the meeting with the Village, the Morrin Historical Park

and Sod House Society and the County regarding the proposed new campground. She did contact Devin with PRMS and he noted that the property was zoned “industrial.” Morrin’s Land Use Bylaw does not appear to include anything like a campground or recreational type use under the “industrial” zoning. Devin suggested that the proper way to address this would be to rezone it to the “Community Service District”, which includes campgrounds as a discretionary use. The whole right-of-way would not have to be rezoned if the Village did not want to but could be rezoned based on arbitrary boundaries. He suggested that the County may want to consider a subdivision in the future to get it on separate titles so that the land could be rezoned separately.

- The new boat launch at the Morrin Bridge is now the County’s responsibility. This was agreed upon in discussions prior to the bridge being replaced. We have noted many people parking on the boat launch and even camping in the area. As such, we will be installing signage to give visitors more direction. If we need to direct people to move or not to camp there, we will have the signage as our backing.
- The final archaeological studies at the Morton Pit will be completed on June 15th and 16th, 2021. We have had inquiries as to whether it would be allowable to observe the digs and Ken is checking with Meghan to see if this would be permitted.
- CAO Bremer and Glen met with the Village of Delia’s Mayor and CAO regarding their fire department and clarification on the Mutual Aid Agreement. Their firehall needs some repairs/upgrades and the fire department is looking at acquiring a rapid response fire truck. They will meet again with members of the fire department included later this month or early next month.
- Bedrock Appraisals is currently in the process of preparing an appraisal of our newly subdivided lots in Craigmyle.

Building of
Laneway into
New Acreage
Development

The County has been approached by a potential acreage owner who would like to build a new house on his property. He is in the process of gathering all the costs involved to get his new residence established and asked for an estimate to build a laneway into his property. It would be about 250 meters long with a new approach. The County’s policy for approaches would allow him an approach built at no cost; however, there is no formal policy regarding building access roads to a new residence. As this would be a new residence in the County and the laneway is only a short distance, Council noted the County would assist this acreage owner in building an access into his property. A formal request will be submitted when the property is purchased.

Naming of New
Boat Launch at
Morrin Bridge

Starland County had agreed to officially name the new Boat Launch area at the Morrin Bridge after the previous landowners to acknowledge their cooperation in restructuring this area. Council requested CAO Bremer contact the family members to seek their input in designating an official name for the new boat launch.

July 2nd, 2021
Closure

The July 1st statutory holiday falls on a Thursday this year. In response to many inquiries from staff, several of the managers have requested consideration of allowing a four-day weekend, with operations being shut down on July 2nd as well. Full time employees would need to take a vacation day and seasonal workers would not be paid for this day. Council is not opposed to this request and Administration will ensure that this closure is adequately advertised in advance.

Unit #601 –
Major Repair

Public Works Supervisor Ken Menage and Shop Foreman Gary Collins attended the meeting at 9:30 a.m. Gary reported that Unit #601 2012 John Deere 872GP Motor Grader blew the engine and requires a major repair. Various options were presented to Council including having the repair completed by Brandt in Calgary, to purchasing a complete drop-in engine, to a long-box installation in our own shop. It was decided that the County mechanics would do a long-box installation in our own shop with the oversight of a Brandt mechanic for the entire

repair. This will ensure that we get a full year's warranty on the engine, and it will provide an opportunity for our mechanics to get experience on these types of major repairs.

Departure Ken and Gary departed the meeting at 9:45 a.m.

C21-175

Motion to Proceed in Closed Session

[C21-175] MOVED BY COUNCILLOR REW

that under the exemption granted by Section 17, Division 4 of the Freedom of Information and Protection of Personal Privacy Reeve Wannstrom, Deputy Reeve Sargent, Councillors Rew, Watts and Marshall along with staff Bremer, Fazekas, Carlson and Riep and Blu Earth Renewables representatives proceed with the meeting in Closed Session at 9:58 a.m.

CARRIED UNANIMOUSLY.

C21-176

Motion to Proceed Out of Closed Session

[C21-176] MOVED BY COUNCILLOR REW

that the meeting proceed out of Closed Session at 11:05 a.m.

CARRIED UNANIMOUSLY.

Departure

Jason Carlson and Glen Riep departed the meeting at 11:05 a.m.

Starland Seed Cleaning Plant Limited Borrowing and Lending Bylaws

The Borrowing and Lending Bylaws for the Starland Seed Cleaning Plant Limited, Bylaws 1169 and 1170 respectively, were advertised in the local newspaper on May 5th and 12th, 2021 after the first reading. The petition period of 15 days ended on May 27th, 2021 and no inquiries or petitions were received. As the scope of the project has changed significantly since the first readings of Bylaws 1169 and 1170, some Council members have requested a review of the amended business plan for the new Seed Cleaning Plant prior to giving second and third readings. This item will be tabled to the June 23rd, 2021 meeting.

Farmer's Gravel Days

CAO Bremer reviewed the advertisement for the 2021 Farmer's Gravel Days with Council. Gravel days from the Moench stockpile will be held on July 14th and 15th, 2021 and will be sold at a price of \$13.00 per cubic yard for ratepayers and \$14.00 per cubic yard for non-ratepayers and/or non-residents. Gravel days from the Scollard stockpile will be held on July 16th, 2021 and will be sold at a price of \$17.25 per cubic yard for ratepayers and \$18.25 per cubic yard for non-ratepayers and/or non-residents. Hauling will be done by contract gravel haulers.

C21-177

Farmer's Gravel Days

[C21-177] MOVED BY COUNCILLOR MARSHALL

that Farmer's Gravel Days proceed as per the advertisement and with the rates and terms contained in the advertisement and Policy 320-5.

CARRIED UNANIMOUSLY.

Drumheller Mail Contract Renewal

Ossie Sheddy and Pat Kolafa of The Drumheller Mail attended the meeting at 11:25 a.m. Mr. Sheddy presented on the value that The Drumheller Mail brings to Starland County communities. He reviewed Starland County stories covered over the years and noted that there were more than 900 subscriptions to Starland County ratepayers at the present time. The contract is now up for renewal, and he would like to amend the terms of the agreement to include a discounted rate for advertising rather than including it in the contract price for subscriptions. Further discussions are required to determine the scope of any future contract agreement.

Starland Seed Cleaning Plant Update

CAO Bremer reviewed with Council the most recent investor update from the Starland Seed Cleaning Plant. They are running various scenarios with a downsized version of the plant to see if the project is still viable without the export component of the operation. LMC is working on a revised business plan and will be presenting to the board shortly. The board will then present this information to the investors to see if there is support to move forward.

Offer to Purchase Rumsey Lots	CAO Bremer has received an expression of interest to purchase lots in Rumsey. The lots in question are W½ 7, 8 and 9 Block 3 Plan 5120AM. These lots are zoned Hamlet Commercial. There was no offer price mentioned nor the intended use for the lots. Council instructed CAO Bremer to write a letter to them asking what their intended use of the lots is and whether they are planning to develop the properties.
Grand Opening of Starland County Administration Building and PW Shop	The Grand Opening for the Starland County Administration Building and Public Works Shop is tentatively scheduled for August 5, 2021, from 11:00 am. to 2:00 p.m., Covid restrictions permitting. Administration will establish a planning committee to come up with some ideas to present to Council. Neighbouring rural municipalities, villages and towns, and local politicians will be invited. Possible activities include a ribbon cutting ceremony, luncheon, and facility tours.
Starland County Family BBQ	The annual Starland County Family BBQ is tentatively scheduled for Friday, July 23 rd , 2021, Covid restrictions permitting. Council would like to see more participation from senior managers and to ensure all employees are invited. Administration will see what venues and caterers are available on that date.
<u>C21-178</u> Summer Council Meeting Dates	<u>[C21-178] MOVED BY DEPUTY REEVE SARGENT</u> that the July 14th and 28th, 2021 regular Council meetings be cancelled and changed to July 21st, 2021 and the August 11th and 25th, 2021 regular Council meetings be cancelled and changed to August 18th, 2021.
	CARRIED UNANIMOUSLY.
Quick Guide to the 2021 Budget	Council reviewed the <i>Quick Guide to the 2021 Budget</i> and asked that the format on page 2 of the document be changed from an average per capita rate to a per every \$1,000 of taxes levied so that it is easier for readers to understand. The changes will be made and then the <i>Quick Guide</i> will be printed and included with the 2021 tax notices.
Starland County Spring Newsletter	The draft Spring Newsletter was reviewed. Once the final design document is received from the contractor, it will be printed here at the County office and included with the 2021 tax notices.
Council Committees	All councillors present reported briefly on the committees to which they are appointed.
Council Communications	Council Communications: <ol style="list-style-type: none">i. Prairie Land Public School Division re: Board Highlightsii. Shannon Stubbs, MP Lakeland re: Bill C-21 (A bill that makes changes to the Criminal Code and the Firearms Act, targeting law abiding firearms owners)iii. Village of Caroline/Town of Falher/ID9/Mayerthorpe/Village of Milo/Smoky Lake County re: Support for RCMPiv. Rural Municipalities of Alberta re:<ul style="list-style-type: none">• RMA Contact Newsletter (2 issues)
Starland Recreation Area	Councillor Watts reported that on a recent visit to the Starland Recreation Area, she noticed that the weeds were up to the bleachers at the ball diamonds. She was wondering if consideration should be given to repurposing some of the diamonds to something that would require less maintenance (i.e. beach volleyball, horseshoe pits, grassy area for bocci ball or croquet). It might be time to modernize and offer more recreational opportunities for families visiting the campground.
Accounts	Accounts – tabled to June 23, 2021 meeting.
Departure	CAO Bremer, Finance Manager Fazekas, and Terri Huxley departed the meeting at 2:05 p.m.

C21-179
Motion to
Proceed in
Closed Session

[C21-179] MOVED BY COUNCILLOR REW

that under the exemption granted by Section 17, Division 4 of the Freedom of Information and Protection of Personal Privacy Reeve Wannstrom, Deputy Reeve Sargent, and Councillors Rew, Watts and Marshall proceed with the meeting in Closed Session at 2:05 p.m.

CARRIED UNANIMOUSLY.

C21-180
Motion to
Proceed Out of
Closed Session

[C21-180] MOVED BY DEPUTY REEVE SARGENT

that the meeting proceed out of Closed Session at 2:40 p.m.

CARRIED UNANIMOUSLY.

C21-181
Adjournment

[C21-181] MOVED BY COUNCILLOR REW

that the meeting be adjourned at 2:45 p.m.

CARRIED UNANIMOUSLY.

The next meeting of the Council of Starland County is to be held on Wednesday, June 23th, 2021, at the Starland County Administration Building, commencing at 9:00 a.m.

Reeve:
Steve Wannstrom

Chief Administrative Officer:
Shirley Bremer