

STARLAND COUNTY

COUNCIL MEETING, APRIL 14th, 2021

A regular meeting of the Council of Starland County was held via Zoom Videoconference on Wednesday, April 14th, 2021, commencing at 9:02 a.m.

Attendance Present: Deputy Reeve: Bob Sargent
Councillors: Murray Marshall, John Rew and Jackie Watts
Absent: Reeve Wannstrom
Staff: CAO Shirley Bremer
Assistant CAO Matthew Kreke
Finance Manager Judy Fazekas

C21-107
Agenda
Approval

[C21-107] MOVED BY COUNCILLOR MARSHALL

that the agenda for the April 14th, 2021 meeting of the Council of Starland County be approved with the following additions: purchase of Ricoh photocopier, Aura Power agreement, and closed session discussion.

CARRIED UNANIMOUSLY.

C21-108
Approval of
Minutes

[C21-108] MOVED BY COUNCILLOR WATTS

that the minutes of the March 24th, 2021 regular meeting of the Council of Starland County be approved.

CARRIED UNANIMOUSLY.

Accounts

Councillors Marshall and Watts checked accounts with Administrative Assistant Laya Montgomery on March 30, 2021.

C21-109
Accounts

[C21-109] MOVED BY COUNCILLOR MARSHALL

that accounts (cheque numbers 51917 to 52077) totalling \$1,044,259.07 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:

- Ryan Hallett has accepted the offer for the position of Ag Fieldman and will commence work on Monday, April 19, 2021. He comes to us from the County of Stettler where he has worked for the past 6 years as Manager of Agricultural Operations.
- The updated assessment for the 2021 levy has resulted in an overall decrease in assessment from 2020 by 2.8% for a total value of \$649,284,230. However, this represents a 21.8% decrease from our one-time high assessment in 2015 of \$830,225,930.
- The 2020 Financial Audit was completed on April 6, 2021. Due to tight fiscal restraints in 2020 and better than forecasted tax collection, the County recognized a surplus at the end of the year sufficient to replenish the reserves that were depleted in 2018 and 2019.
- CAO Bremer and Public Works Supervisor Menage met with WSP regarding the remediation of the contaminated land south of the parking lot. Only two of the test bores showed high levels of contamination, however they were very deep at a level of at least 9 meters. There are two options: one would be to clean up the site and remove all the contaminated soil at an estimated cost of \$300,000.00; or prepare a Risk Management Plan (RMP) which

would have to be accepted by Alberta Environment and would likely require further action in the future such as additional sampling and monitoring. WSP will prepare the RMP and send it to us for review prior to submitting to AE. AE will decide whether this plan will be accepted and what else may be required by us in this regard.

- Administration has been working closely with Tim Duhamel from BLOOM to fine-tune our Strategic Plan document. He will now be contacting Council to get their "Message from Council" so that the Strategic Plan document can be completed.
- The Tolman Bridge lease agreement is now signed, and Administration is planning to meet with the Provincial reps to do a walk-through of the site and discuss any outstanding issues.
- Assistant CAO Kreke's last day of work will be April 15, 2021. CAO Bremer thanked Matthew for his dedicated service over the years and wished him the best of luck in his future endeavours.
- CAO Bremer provided an update on the installation of a bottom load at the Craigmyle Truck Fill. Municipal Services Director Riep has ordered the parts to properly install the bottom load to ensure no possibility of water contamination. He expects that the new bottom-load feature at the Craigmyle Truck Fill will be operational by early May.

Morrin Sod House Campground Proposal

Administration has recently met with the Morrin Historical Park and Sod House Society and has received a written proposal asking for assistance from the County in establishing a campground within the Village of Morrin on the County's railway right-of-way property. The Society is asking that Starland County apply for the development permit from the Village of Morrin, and supply the garbage bin, registration box, gravel, fire pits and picnic tables for 10 – 12 sites. The Society would be responsible for the operation of the campsite and would receive a portion of the revenues.

C21-110
Morrin Sod House Campground Proposal

[C21-110] MOVED BY COUNCILLOR REW

that Starland County proceed with acquiring the development permit from the Village of Morrin for a 10-12 site campground on the County's railway right-of-way property at the south end of the Village of Morrin, and to request quotes for firepits and picnic tables for the new sites.

CARRIED UNANIMOUSLY.

Financial Statement Presentation

Jeff Faupel and Peter Stone of Ascend LLP Chartered Professional Accountants joined the meeting at 9:44 a.m. Jeff Faupel presented the 2020 Audited Financial Statements to Council.

Departure

Jeff Faupel and Peter Stone left the meeting at 10:20 a.m.

C21-111
Restricted Reserves

[C21-111] MOVED BY COUNCILLOR MARSHALL

that \$2,950,000.00 be transferred from the 2020 surplus to restricted reserves as follows: \$1,340,000.00 to the Operating Contingency Reserve; \$560,000.00 to the Fire Truck Reserve; and \$1,050,000.00 to the Capital Reserve.

CARRIED UNANIMOUSLY.

C21-112
Audited Financial Statements

[C21-112] MOVED BY COUNCILLOR WATTS

that Starland County's Audit Committee approve the 2020 Audited Financial Statements as prepared by Ascend LLP Chartered Professional Accountants and authorize the release of the information found therein.

CARRIED UNANIMOUSLY.

McLaren Dam Recreation Area The online registration system for McLaren Dam Recreation Area has been set-up and a site map has been prepared. The Tolman Bridge group campsite will also be available to book online. Patrons can commence using the online booking tool effective May 3, 2021 and campgrounds are tentatively scheduled to open May 20, 2021.

There is a tower at McLaren Dam and Netago will provide wifi free of charge; however, there will be equipment and installation charges for which Jason is waiting for quotes.

Road Use Policy for Industrial/Commercial Truck Hauls Policy 320-6 Road Use for Industrial/Commercial Truck Hauls Policy 320-6 has been revised to change the definition of "major hauls" from 10 or more trips in a 24-hour period to 5 or more trips in a 24-hour period. The County will need to closely monitor who is using our roads and ensure that dust-control measures are addressed in the road use agreements on certain haul roads.

C21-113
Policy 320-6
Road Use
Policy for
Industrial/Com-
mercial Truck
Hauls

[C21-113] MOVED BY COUNCILLOR WATTS

that Starland County approve the amendments to Policy 320-6, the Road Use Policy for Industrial/Commercial Truck Hauls, as submitted by Administration.

CARRIED UNANIMOUSLY.

Annual Overweight Permit (Agriculture) Policy 320-14

Annual Overweight Permit (Agriculture) Policy 320-14 allows Starland County to authorize farms on the light surfaced roadways to obtain an annual permit to allow for the free movement of agricultural goods on these banned surfaces. Paragraphs 9(1)(b) of the Annual Overweight Permit has been revised to align the gross weights allowed with provincial standards. Councillor Rew proposed that paragraph 9(1)(b)(ii) be revised to read "a twin steer with non-mounted equipment exceeds 13,600 kilograms or a twin steer with mounted equipment exceeds 15,200 kilograms."

C21-114
Policy 320-14
Annual
Overweight
Permit
(Agriculture)

[C21-114] MOVED BY COUNCILLOR REW

that Starland County approve the amendments to Policy 320-14, the Annual Overweight Permit (Agriculture), as submitted by Administration, including the proposed change to paragraph 9(1)(b)(ii).

CARRIED UNANIMOUSLY.

Alberta Energy Regulator New Version of Directive 67

The Alberta Energy Regulator (AER) has released revised *Directive 067 Eligibility Requirements for Acquiring and Holding Energy Licences and Approvals*. Changes to the Directive include additional requirements to provide updated financial information at the time of application and throughout the energy development life cycle, including unpaid municipal taxes and surface lease payments. Alberta municipalities can also share their concerns with the AER regarding unpaid municipal taxes by submitting a statement of concern on Directive 067 applications which are posted on the AER website. Starland County will have to determine how this will work going forward and how we will monitor and report our concerns to the AER.

Travel Drumheller AGM Meeting

Starland County received an invitation to attend the 2021 Travel Drumheller Virtual Annual General Meeting on Thursday, April 15, 2021 at 6:00 p.m.

Road Program Meeting

The annual Road Program Meeting has been rescheduled for April 20, 2021 at 1:00 p.m. The road gravelling program will have to be finalized at that time and to what extent a dust control program will be implemented so that this cost can be included in the final budget. Public Works will prepare dust control estimates to address priority areas.

A road tour will tentatively be planned for later in the year using a larger bus.

Purchase of New Photocopier The Public Works photocopier is requiring replacement as it is approximately 12 years old, and parts are no longer available for repairs. Digital Connections has extended a sale on their Ricoh copiers to the end of April 2021. We have received two quotes: Ricoh IM C6000 (60 ppm) for \$11,680 and the Ricoh IM C8000 (80 ppm) for \$17,869. Both models have 4 trays, booklet finisher, duplex, auto toner order, and installation/delivery included. The service rates are competitive with rates we are currently paying on the Canon copiers.

C21-115
Purchase of Ricoh Photocopier

[C21-115] MOVED BY COUNCILLOR WATTS

that Starland County purchase the Ricoh IM C6000 photocopier for \$11,680.00.

CARRIED UNANIMOUSLY.

Tax Incentive Agreement with Subra Limited Partnership

The tax incentive agreement between Starland County and Subra Limited Partnership has been finalized for the Fox Coulee Solar Project development. The agreement allows for a fifteen (15) year deferral on property taxes commencing on the Property Tax Payment Date in 2021 and remains in effect until the Property Tax Payment Date in 2036. The extent of the Deferral for the Qualifying Property is fifty (50%) percent of the assessed value of the Qualifying Property for 2021 – 2031 (ten years), and the repayment of the accrued deferred property taxes in 2032 – 2036 (five years).

Aura Power had agreed to pay for the legal costs of drafting the agreement up to an amount of \$15,000.00. However, the actual legal costs to date are more than \$36,000.00. Matthew has contacted Aura Power to see if they would consider paying a portion of the additional legal costs.

C21-116
Tax Incentive Agreement with Subra Limited Partnership

[C21-116] MOVED BY COUNCILLOR WATTS

that Starland County enter into the tax incentive agreement with Subra Limited Partnership for the period of 2021 to 2036.

CARRIED UNANIMOUSLY.

C21-117
Motion to Proceed in Closed Session

[C21-117] MOVED BY COUNCILLOR REW

that under the exemption granted by Section 17, Division 4 of the Freedom of Information and Protection of Personal Privacy Deputy Reeve Sargent and Councillors Rew, Watts and Marshall along with staff Bremer, Fazekas, Hampton, Carlson and Kreke proceed with the meeting in Closed Session at 11:14 a.m.

CARRIED UNANIMOUSLY.

C21-118
Motion to Proceed Out of Closed Session

[C21-118] MOVED BY COUNCILLOR WATTS

that the meeting proceed out of Closed Session at 12:28 p.m.

CARRIED UNANIMOUSLY.

C21-119
Starland Seed Cleaning Plant Borrowing and Lending Bylaws

[C21-119] MOVED BY COUNCILLOR REW

that Starland County prepare the applicable borrowing and lending bylaws to authorize Starland County to borrow \$2,500,000.00 for a twenty (20) year term from the Alberta Treasury Board which will, in turn, be lent to the Starland Seed Cleaning Plant; and that Starland County will pay the interest payments on the first eight (8) years of the loan in exchange for which the Starland Seed Cleaning Plant will issue each year to Starland County the equivalent value of the interest payment in redeemable shares.

CARRIED UNANIMOUSLY.

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

Council Communications Council Communications:

- i) Drumheller RCMP re: Quarterly Report
- ii) Prairie Land Public School Division
 - Board Highlights
 - Prairie Land Pride
 - News Release (2)
- iii) Drumheller & District Solid Waste Management Association
 - Minutes
 - Submission from Alberta Plastics Recycling Association to Standing Committee on Environment & Sustainable Development
- iv) Rural Municipalities of Alberta
 - Municipal Elected Leaders Certificate (MELC)
 - RMA District Update March 2021
 - Contact Newsletter (3 issues)

Accounts Accounts - see prior motion.

REACT FIRST AID & SAFETY SERVICES	CK# 51917	2,126.00
TAQA NORTH	CK# 51918	21.00
VILLAGE OF MUNSON	CK# 51919	2,590.44
Sub-Total:	\$	4,737.44

A.H. GRADER SERVICE LTD.	CK# 51920	8,232.00
ACKLANDS-GRAINER INC.	CK# 51921	1,607.55
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 51922	829.15
AGROMAX DISTRIBUTORS INC.	CK# 51923	5,580.00
ALBERTA FIRE CHIEF'S ASSOCIATION	CK# 51924	189.00
APEX UTILITIES INC.	CK# 51925	8,603.58
AUTO VALUE PARTS – DRUMHELLER	CK# 51926	917.51
BAR W PETROLEUM & ELECTRIC LTD.	CK# 51927	866.30
BURT, EDWIN L.	CK# 51928	150.00
CARLSON, JASON J	CK# 51929	271.71
CERTIFIED TRACKING SOLUTIONS, INC.	CK# 51930	3,598.88
CERVUS EQUIPMENT	CK# 51931	354.85
CINTAS CANADA LIMITED	CK# 51932	286.25
DIGITAL CONNECTION INC.	CK# 51933	414.68
DIGITEX CANADA INC.	CK# 51934	49.82
EAST CENTRAL GAS CO-OP LTD.	CK# 51935	526.43
ENMAX	CK# 51936	18,730.52
FINNING (CANADA)	CK# 51937	3,435.93
FLAMAN, HEATHER	CK# 51938	85.02
FRESON BROS DRUMHELLER	CK# 51939	34.49
FRONTIER CONSTRUCTION PROD.	CK# 51940	40,920.60
GRIFFITH, SHERRY	CK# 51941	348.76
HENRY KROEGER REGIONAL WATER	CK# 51942	307.84
HI-WAY 9 EXPRESS LTD.	CK# 51943	121.03
KNEEHILL COUNTY	CK# 51944	237.60
LAPP	CK# 51945	19,553.25
MUNICIPAL INFORMATION SYSTEM	CK# 51946	78.75
NETAGO	CK# 51947	320.00
PUROLATOR INC.	CK# 51948	154.49
RECEIVER GENERAL OF CANADA	CK# 51949	43,903.61
ROADATA SERVICES LTD.	CK# 51950	1,840.65
SEED CHECK TECHNOLOGIES INC.	CK# 51951	553.35
SHRED-IT INTERNATIONAL ULC	CK# 51952	523.86
TELUS	CK# 51953	315.93
TELUS MOBILITY INC.	CK# 51954	186.28
THE DRUMHELLER MAIL	CK# 51955	467.40
TKNT MECHANICAL LTD.	CK# 51956	223.65

UFA CO-OPERATIVE LIMITED	CK# 51957	149.63
UNIFIED ALLOYS	CK# 51958	2,364.73
VILLAGE OF DELIA	CK# 51959	189.54
WATER PURE & SIMPLE	CK# 51960	45.00
WESTVIEW CO-OPERATIVE ASSN LTD.	CK# 51961	1,546.16
WOLF, TRACY	CK# 51962	2,100.00
WOLSELEY WATERWORKS	CK# 51963	146.19
Sub-Total:	\$	171,361.97
ANSWER TRAILER RENTALS & LEASING LT	CK# 51964	83,475.00
Sub-Total:	\$	83,475.00
A.H. GRADER SERVICE LTD.	CK# 51965	9,408.00
A.P.I. ALARM INC.	CK# 51966	220.50
ACKLANDS-GRAINGER INC.	CK# 51967	1,648.99
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 51968	932.53
AIR LIQUIDE CANADA INC.	CK# 51969	381.61
ALBERTA FIRE CHIEF'S ASSOCIATION	CK# 51970	189.00
ALBERTA GOVERNMENT SERVICES	CK# 51971	65.00
ALBERTA MUNICIPAL SUPERVISOR'S ASSO	CK# 51972	800.00
ALBERTA ONE-CALL CORPORATION	CK# 51973	26.46
ALTALIS LTD.	CK# 51974	1,077.30
ATB FINANCIAL MASTERCARD	CK# 51975	21,615.45
AUTO VALUE PARTS – DRUMHELLER	CK# 51976	244.87
BEARCOM CANADA CORP.	CK# 51977	1,021.13
BIG COUNTRY GAS CO-OP	CK# 51978	813.10
BROWNLEE LLP BARRISTERS & SOLICITOR	CK# 51979	7,192.50
CANADA POST CORPORATION	CK# 51980	11.67
CINTAS CANADA LIMITED	CK# 51981	82.95
DIGITEX CANADA INC.	CK# 51982	501.26
DIRECTDIAL.COM	CK# 51983	154.35
DRUMHELLER & DISTRICT SOLID WASTE M	CK# 51984	47.82
DRUMHELLER EQUIPMENT SALES AND RENT	CK# 51985	755.43
FRESON BROS DRUMHELLER	CK# 51986	26.44
HECK, BRIAN	CK# 51987	170.80
HENRY KROEGER REGIONAL WATER	CK# 51988	8,112.12
HI-WAY 9 EXPRESS LTD.	CK# 51989	103.36
IMAGE CRAFTER SIGNS INC.	CK# 51990	259.88
RECEIVER GENERAL FOR CANADA	CK# 51991	3,039.86
O/A J.C. INDUSTRIES LTD.	CK# 51992	62.99
LAPP	CK# 51993	19,553.25
LOOMIS EXPRESS	CK# 51994	80.37
PUROLATOR INC.	CK# 51995	88.68
REACT FIRST AID & SAFETY SERVICES	CK# 51996	304.50
RECEIVER GENERAL OF CANADA	CK# 51997	42,451.87
RED DEER RIVER MUNICIPAL USERS	CK# 51998	516.50
RMA FUEL	CK# 51999	14,722.18
ROADATA SERVICES LTD.	CK# 52000	100.81
SEED CHECK TECHNOLOGIES INC.	CK# 52001	198.45
SHARPE, KERRY	CK# 52002	147.52
STETTLER TELEPHONE ANSWERING	CK# 52003	367.50
SUN LIFE ASSURANCE COMPANY	CK# 52004	17,716.46
SUN LIFE ASSURANCE COMPANY	CK# 52005	146.48
SUNRISE AUTO SALES LTD.	CK# 52006	1,669.50
TELUS	CK# 52007	1,316.06
TELUS MOBILITY INC.	CK# 52008	1,163.24
THE DRUMHELLER MAIL	CK# 52009	5,309.49
TOWN OF DRUMHELLER	CK# 52010	1,858.78
VILLAGE OF MORRIN	CK# 52011	250.10
WANNSTROM, STEVE	CK# 52012	3,812.81

WARWICK PRINTING CO. LTD	CK# 52013	2,626.83
WATER PURE & SIMPLE	CK# 52014	81.00
WATTS, JACKIE	CK# 52015	3,689.93
WESTVIEW CO-OPERATIVE ASSN LTD.	CK# 52016	40.50
WILD ROSE ASSESSMENT SERVICE	CK# 52017	9,537.50
Sub-Total:	\$	186,715.68
BROWNLEE LLP BARRISTERS & SOLICITOR	CK# 52018	916.13
PUROLATOR INC.	CK# 52019	111.37
Sub-Total:	\$	1,027.50
RMA TRADE	CK# 52020	8,962.43
Sub-Total:	\$	8,962.43
A.H. GRADER SERVICE LTD.	CK# 52021	11,760.00
ACKLANDS-GRAINER INC.	CK# 52022	1,620.03
ACTIVE GLASS	CK# 52023	336.80
ADAMS INDUSTRIAL SUPPLIES INC.	CK# 52024	2,530.40
AGROMAX DISTRIBUTORS INC.	CK# 52025	11,160.00
APEX UTILITIES INC.	CK# 52026	6,308.99
AUTO VALUE PARTS – DRUMHELLER	CK# 52027	1,963.91
BENOIT, PELAGIOUS P.	CK# 52028	100.00
BLACK, COLBY	CK# 52029	200.00
BLOOM	CK# 52030	5,906.25
BURT, EDWIN L.	CK# 52031	150.00
CERVUS AG EQUIPMENT LP	CK# 52032	1,367.20
CHAMCO INDUSTRIES LTD.	CK# 52033	1,762.95
CHAMPION COMMERCIAL PRODUCTS	CK# 52034	2,506.31
CHRIST THE REDEEMER C.S.R.D #3	CK# 52035	4,003.64
COLLINS, GARY E.	CK# 52036	461.95
CONTACT SAFETY SERVICE LTD.	CK# 52037	2,778.98
DIGITEX CANADA INC.	CK# 52038	65.33
DIRECTDIAL.COM	CK# 52039	950.26
DRUMHELLER CHRYSLER	CK# 52040	112.77
DRUMHELLER COMMUNITY LEARNING	CK# 52041	1,125.00
DRUMHELLER DISTRICT SENIOR FOUNDATION	CK# 52042	400,235.00
EAST CENTRAL GAS CO-OP LTD.	CK# 52043	699.93
ENMAX	CK# 52044	12,673.64
EVOLUTION INSPECTIONS & MANUFACTURING	CK# 52045	1,330.09
EVOLVE SURFACE STRATEGIES INC.	CK# 52046	4,615.43
FOUNTAIN TIRE LTD.	CK# 52047	2,899.83
FRESON BROS DRUMHELLER	CK# 52048	166.87
FRONTIER CONSTRUCTION PRODUCTS LTD.	CK# 52049	38,067.23
GOVERNMENT OF ALBERTA	CK# 52050	59.80
GREATWEST KENWORTH LTD.	CK# 52051	318.66
WESTVIEW CO-OP	CK# 52052	5,625.98
HANNA WELDING RODS LTD.	CK# 52053	110.25
HENRY KROEGER REGIONAL WATER SERVICE	CK# 52054	306.81
HI-WAY 9 EXPRESS LTD.	CK# 52055	369.27
HOTSY WATER BLAST MANUFACTURING LP	CK# 52056	175.73
KNASUS LTD.	CK# 52057	1,496.58
MPE ENGINEERING LTD.	CK# 52058	2,205.00
NETAGO	CK# 52059	320.00
PITNEYWORKS	CK# 52060	4,600.25
PUMPS & PRESSURE INC.	CK# 52061	174.20
PUROLATOR INC.	CK# 52062	98.27
RMA FUEL	CK# 52063	28,566.62
SHRED-IT INTERNATIONAL ULC	CK# 52064	266.52
TELUS	CK# 52065	526.91

TELUS MOBILITY INC.	CK# 52066	184.89
THE CITY OF CALGARY	CK# 52067	220.50
VILLAGE OF DELIA	CK# 52068	364.54
WATER PURE & SIMPLE	CK# 52069	45.00
WELDCO-BEALES MFG. INC.	CK# 52070	2,442.21
WESTERGARD MOTORS DRUMHELLER	CK# 52071	23.66
WESTVIEW CO-OPERATIVE ASSN LTD.	CK# 52072	7,172.92
WHEATLAND COUNTY COUNSELLING	CK# 52073	8,500.00
WOLF, TRACY	CK# 52074	2,100.00
WOLSELEY WATERWORKS	CK# 52075	1,146.94
WSH LABS (1992) LTD.	CK# 52076	2,472.75
1325856 ALBERTA LTD.	CK# 52077	226.00
Sub-Total:	\$	587,979.05

TOTAL: \$ 1,044,259.07

C21-120
Adjournment

[C21-120] MOVED BY COUNCILLOR REW

that the meeting be adjourned at 12:51 p.m.

CARRIED UNANIMOUSLY.

The next meeting of the Council of Starland County is to be held on Wednesday, April 28th, 2021, at the Starland County Administration Building, commencing at 9:00 a.m.

Deputy Reeve:
Bob Sargent

Chief Administrative Officer:
Shirley Bremer