

STARLAND COUNTY

COUNCIL MEETING, September 8th, 2021

A regular meeting of the Council of Starland County was held at the Starland County Administration Building in Morrin, Alberta on Wednesday, September 8th, 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

C21-236
Agenda
Approval

[C21-236] MOVED BY COUNCILLOR MARSHALL

that the agenda for the September 8th, 2021 meeting of the Council of Starland County be approved as presented with the addition of one agenda item: Wheatland County's Resolution X-21F Seniors' Foundation Requisitions.

CARRIED UNANIMOUSLY.

C21-237
Approval of
Minutes

[C21-237] MOVED BY COUNCILLOR WATTS

that the minutes of the August 18th, 2021 regular meeting of the Council of Starland County be approved as presented.

CARRIED UNANIMOUSLY.

Accounts

Review of the accounts is tabled to the September 29th, 2021 meeting.

C21-238
Financial
Statements

[C21-238] MOVED BY COUNCILLOR REW

that the financial statement for the period ending August 31st, 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:

- Reeve Wannstrom, Councillor Watts, CAO Bremer and Finance Manager Fazekas met on August 31, 2021 to review the draft Vision Action Plan in relation to the County's Strategic Planning document. Some changes and additions were made including: inclusion of apprenticeship programs in the County Scholarship Program; potential promotion of hamlet properties as summer or weekend get-away homes; an annual volunteer appreciation event during Volunteer Appreciation week in April; research into other municipalities that have transitioned to a regional Fire Department to determine if this is a viable possibility for Starland County and the Villages; establish at least one Service Excellence objective for each department with a focus on continuous improvement or maintenance of a high level of service; create and distribute a pamphlet promoting Starland County campgrounds and recreation areas.
- Bloom CME Inc. has been engaged to prepare Starland County's Long-Term Tax Strategy as part of our Strategic Planning process. Tim Duhamel has commenced a comprehensive analysis of the county's financial situation and will be meeting with Council on September 15, 2021 to discuss the guiding principles of a tax strategy and review of our financial position.

- CAO Bremer and Finance Manager Fazekas met with Councillor Marshall and Alan Hampton regarding the Starland Seed Cleaning Plant Ltd (SSCP). CAO Bremer had provided the Board of the SSCP a detailed list of all the actions required, approximate timelines for completion, and status of items in order to move the Starland Seed Cleaning Plant project forward. The development permit has been completed and has received approval from our MPC members. The proposed development will be advertised as required and the 21-day appeal period can commence. Barring no appeals, final approval can occur on September 29, 2021.
- CAO Bremer requested that Council change the regular September 22, 2021 Council meeting to September 29, 2021. This would allow for two consecutive weeks of advertising Bylaw 1178, a bylaw to rezone the area that the seed plant is to be built on from the Agricultural District to the Commercial/Industrial District, prior to the Public Hearing. This could be advertised in the Drumheller Mail on September 15th and 22nd, and the Public Hearing could then take place on September 29, 2021.
- It has been suggested that the old Community Peace Officer vehicle be repurposed to a fire department rather than tendering it for sale. Glen supports this plan, and if Council agrees, we will move forward with this. It has also been suggested that the Public Works office be repurposed to one of our campgrounds or recreation areas. Until we get a firmer proposal on how this building can be used, it will not be advertised for sale.
- Nomination Day is September 20, 2021 and all nominations must be received by 12:00 p.m. noon on September 20th. Regardless of whether we have to hold municipal elections, we will be conducting the Senate election as well as the Referendum ballots in each Division. Several individuals have been interested in working at the polling stations, and we will be holding advance polls at the County Administration Building on October 12th and 14th, 2021.
- The Annual Fishing Derby is scheduled to be held at the Michichi Dam on Saturday, September 25, 2021.
- Hamlet Clean-Up Days are scheduled for September 21st – 23rd, 2021. Notices will be sent with the September water bills.

Pine Cliff Energy
Request for Tax
Payment
Schedule

Due to the sharp decline of natural gas prices in 2020, Pine Cliff Energy has submitted a proposal to Starland County Council allowing it to pay its 2021 municipal taxes over a seven-month period commencing September 30, 2021 and ending March 31, 2022 without being subject to any late penalties. With the recent recovery of natural gas prices, Pine Cliff Energy is working towards payment of their 2022 municipal taxes, in full, and on time.

C21-239
Pine Cliff
Energy - Tax
Payment
Schedule

[C21-239] MOVED BY COUNCILLOR MARSHALL

that Starland County Council accept Pine Cliff Energy Ltd.'s proposal to pay their 2021 municipal tax levy over seven equal monthly payments commencing September 30, 2021 and ending March 31, 2022 without being subject to any late penalties.

CARRIED UNANIMOUSLY.

Grader Man
Evaluation
Presentation

Public Works Supervisor Menage and Assistant Public Works Supervisor Black attended the meeting at 9:25 a.m. APWS Black presented the individual grader man evaluations to Council highlighting areas of improvement and how the 2019 grader training had contributed to the overall improvement of road maintenance in the County. Each councillor provided the Public Works managers with feedback on the condition of the roads in their respective divisions and of any related concerns raised by their ratepayers.

CAT Grader Bit
System

APWS Black reviewed the new CAT grader bit system with Council and the merits of the bit system in contrast to traditional grader blades. County grader men have been using the bit system on a trial basis over the last few months and

are very happy with the product as it is easier to maintain a crown on the roads. Although initial set-up is more expensive, the bits have greater longevity than regular blades. Furthermore, if a bit breaks, an individual tooth/teeth can be replaced in a fraction of the time compared to a traditional grader blade and does not require two men. This eliminates lengthy equipment and labour downtime and is a more efficient method of road maintenance. The demo kit will be purchased this year for the reduced price of \$4,348.18. Public Works Supervisor Menage and Finance Manager Fazekas will review the budget to determine if there is enough flexibility in the 2021 budget to outfit two additional graders this year or if it should be included in the 2022 budget. Cost per grader is \$9,037.56.

Tender Opening- Contract Road Grading Maintenance and Snow Ploughing, Division 4 One sealed tender for contracted road grading maintenance and snow ploughing services for Division 4 was received by the deadline. The tender was opened at 10:15 a.m. and was received from 3D Patch Work Ltd. for a 2021 John Deere 772G motor grader and operator at the rate of \$125.00 per hour.

C21-240
Tender Award – Contract Grader Operator, Division 4

[C21-240] MOVED BY REEVE WANNSTROM

that Starland County accept the bid from 3D Patch Work Ltd. for 12 months per year for a three-year term at a rate of \$125.00 per hour commencing on October 16, 2021.

CARRIED UNANIMOUSLY.

Departure PWS Menage and APWS Black departed the meeting at 10:25 a.m.

Resolution CAO Bremer reviewed the revised Resolution for *Awareness Campaign for Small Modular Reactors (SMRs)* with Council for the Fall RMA Convention. Small Modular Reactors are nuclear fission reactors, small in size and power output, portable, and function as a power source. They produce more energy while using a smaller footprint without emitting greenhouse gases during generation. SMRs provide an opportunity to power remote communities, provide economic diversification and job creation, and reduce greenhouse gas emissions. Since the Province of Alberta is a signatory to the *Small Modular Reactor (SMR) Memorandum of Understanding* together with the Provinces of Saskatchewan, Ontario, and New Brunswick, it is imperative that the Province of Alberta conduct an educational campaign for Albertans outlining the merits, benefits, and safety of this emerging and innovative form of energy.

C21-241
Resolution – Awareness Campaign for Small Modular Reactors

[C21-241] MOVED BY COUNCILLOR WATTS

that Starland County pass a resolution on *Awareness Campaign for Small Modular Reactors (SMRs)* requesting that the RMA lobby the Government of Alberta to conduct an educational campaign for Albertans outlining the merits, benefits, and safety of Small Modular Reactors as a power source in Alberta.

CARRIED UNANIMOUSLY.

Resolution - Secunder Councillor Watts will contact RMA District 2 Director, Amber Link, regarding a seconder for the SMR Resolution prior to the CRMA meeting in October.

Confirmation of 2020 MAP Review Compliance CAO Bremer advised Council that Municipal Affairs have sent correspondence confirming that all non-compliant items that were identified in the Municipal Accountability Program (MAP) review conducted in 2020 have now been addressed and rectified.

2021 Capital Purchase – Microphones for Council Chambers The cost of the microphone system for Council Chambers does not meet the threshold for capital equipment expenditures, and as such, does not require a motion for approval.

Road Closure

CAO Bremer reviewed with Council an old request from Robert and Sandra Grenville regarding prior motion C18-067 to close a portion of an old road plan diversion in the SE ¼ 18-31-19-W4 which was replaced with a new road plan. A small portion of the road plan diversion was missed in Plan 0910846 and a new motion to replace the 2018 motion (C18-067) is required for a new application to Alberta Transportation. The request also includes a plan for Starland County to sell the portion of closed road to Mr. Grenville so that the newly created parcel could meet municipal road setbacks for potential development.

C21-242

**Motion to
Approve
Closure of a
Portion of Road
Plan 0910846**

[C21-242] MOVED BY DEPUTY REEVE SARGENT

that Starland County Council approve the following resolution to close a portion of Road Plan 0910846 in the SE ¼ 18-31-19-W4, with the intention of selling this portion of old roadway to the adjacent landowner, Robert and Sandra Grenville;

WHEREAS, a resolution is required for the purpose of closing to public travel and cancelling a public highway or portion thereof in accordance with Section 24, of the Municipal Government Act, Chapter M26 Revised Statutes of Alberta, 2000, as amended;

AND WHEREAS, the lands hereafter described and shown on the attached Schedule "A" are no longer required for public travel;

NOW THEREFORE BE IT RESOLVED that the Council of Starland County does hereby close the following described road, subject to rights of access granted by other legislation:

All that portion of road shown on Plan 0910846 lying south-easterly of a line drawn from statutory iron post R-4 to statutory iron post R-2 as shown on abandoned Road Plan 1364 E.Z. containing 0.39 ha. (0.96 acres) more or less, as shown on the Attached Schedule "A."

CARRIED UNANIMOUSLY.

C21-243

**Adjourn
Meeting**

[C21-243] MOVED BY COUNCILLOR WATTS

that the Council meeting be temporarily adjourned at 11:00 a.m. to allow for a public hearing regarding Bylaw 1177.

CARRIED UNANIMOUSLY.

C21-244

**Resume
Meeting**

[C21-244] MOVED BY COUNCILLOR WATTS

that the Council meeting be resumed at 11:15 a.m.

CARRIED UNANIMOUSLY.

C21-245

**Bylaw 1177 –
2nd Reading**

[C21-245] MOVED BY DEPUTY REEVE SARGENT

that Bylaw 1177, a bylaw to amend Land Use Bylaw 1125 as follows: "In Part VIII, Land Use District Maps, amend by re-designating SE ¼ 18-29-18-W4 from "AG" – Agricultural General district to "CR" – Country Residential District as shown on Schedule A below," be given second reading.

CARRIED UNANIMOUSLY.

C21-246
Bylaw 1177 –
3rd and Final
Reading

[C21-246] MOVED BY COUNCILLOR MARSHALL

that Bylaw 1177, a bylaw to amend Land Use Bylaw 1125 as follows: “In Part VIII, Land Use District Maps, amend by re-designating SE ¼ 18-29-18-W4 from “AG” – Agricultural General District to “CR” – Country Residential District as shown on Schedule A below,” be given third and final reading.

CARRIED UNANIMOUSLY.

C21-247
September 22nd,
2021 Council
Meeting

[C21-247] MOVED BY COUNCILLOR REW

that the September 22nd, 2021 regular meeting of the Starland County Council be changed to September 29, 2021.

CARRIED UNANIMOUSLY.

Amendment to
Land Use Bylaw
1125

Barry Mason has applied to Palliser for a Land Use Bylaw 1125 amendment. He would like to subdivide a parcel of land on the SW ¼ 17-31-17-W4 to sell to the Starland Seed Cleaning Plant Ltd. where they plan to construct a new seed cleaning plant facility. It will require this parcel to be rezoned from “AG” Agricultural General District to “C/I” Commercial/Industrial District. This will require a Public Hearing which will need to be advertised.

C21-248
Bylaw 1178
Amendment to
Land Use Bylaw
1125

[C21-248] 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 established.

CARRIED UNANIMOUSLY.

C21-249
Bylaw 1178 –
1st Reading

[C21-249] MOVED BY COUNCILLOR MARSHALL

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 first reading.

CARRIED UNANIMOUSLY.

C21-250
Bylaw 1178 –
Public Hearing

[C21-250] MOVED BY COUNCILLOR REW

that a Public Hearing be held in regard to Bylaw 1178, a bylaw to amend Land Use Bylaw 1125, on September 29, 2021 at 11:00 a.m. at the Starland County Administration Building in Morrin, AB.

CARRIED UNANIMOUSLY.

RCMP Follow-Up

CAO Bremer shared an update from Staff Sergeant Bourke of the Drumheller RCMP Detachment regarding the work that the RCMP are doing in the County pertaining to the issues that were raised by Council at the August 18th, 2021 meeting. He asked if Council would be interested in meeting with the K-Division in Edmonton at the RMA Fall Convention. Council advised that they were satisfied with the local response to their concerns.

Resolution
Support

Starland County has received a request from Wheatland County to support its resolution for the upcoming RMA Fall Convention. The resolution asks the Ministry of Seniors and Housing to provide parameters for how housing management bodies may requisition member municipalities for operating deficits and reserve funds, and to improve oversight and enhance training for these same housing management bodies.

C21-251
Resolution –
Wheatland

[C21-251] MOVED BY REEVE WANNSTROM

that Starland County support Wheatland County's resolution for *Seniors' Foundation Requisitions* asking RMA to lobby the Ministry of Seniors and Housing to provide clearer guidelines on how housing management bodies may requisition member municipalities for operating deficits and reserve funds, and to improve oversight and enhance training for these same housing management bodies.

CARRIED UNANIMOUSLY.

Council
Committees

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

Council
Communications

Council Communications:

- i. Hon. Devin Dreeshen re: Declaration of Agricultural Disaster.
- ii. Alberta Health Emergency Operations re: Immunization Data by Age.
- iii. Elections Alberta re: Orders Issued for Two Referendum Questions.
- iv. Prairie Land School Division re: Board Highlights.
- v. Rural Municipalities of Alberta (RMA) re:
 - Contact Newsletter – 3 issues.

Greenhouse
Operation
Proposal

Sandi Checkel attended the meeting at 12:55 p.m. She presented a proposal to Council to build a residence and establish a greenhouse operation in Craigmyle in the new residential subdivision. She is proposing that one lot (for the greenhouse) be rezoned from residential to commercial as well as moving the boundary for same lot to include a treed shelterbelt to protect from plough winds. Council advised that the lots have yet to be appraised.

Departure

Sandi Checkel departed the meeting at 1:50 p.m.

C21-252
Adjournment

[C21-252] MOVED BY DEPUTY REEVE SARGENT

that the meeting be adjourned at 1:54 p.m.

CARRIED UNANIMOUSLY.

The next meeting of the Council of Starland County is to be held on Wednesday, September 29th, 2021, at the Starland County Administration Building, commencing at 9:00 a.m.

Reeve:
Steve Wannstrom

Chief Administrative Officer:
Shirley Bremer