

**CITY OF LACOMBE**  
**MINUTES OF COUNCIL MEETING 20-08**

Minutes of the Regular Meeting of Council held on **April 27, 2020** in the Council Chambers of the City Administration Office.

**Present:** Mayor Grant Creasey  
Deputy Mayor Cora Hoekstra (remote)  
Councillor Don Gullekson  
Councillor Thalia Hibbs  
Councillor Jonathan Jacobson (remote)  
Councillor Reuben Konnik  
Councillor Chris Ross (remote)

**Staff Present:** Matthew Goudy, Chief Administrative Officer  
Deborah Juch, Director of Community Services  
Diane Piche, Director of Corporate Services  
Jordan Thompson, Director of Operations and Planning Services  
Mauricio Reyes, Senior Finance Manager  
Guy Lapointe, Community Economic Development Manager  
Ross Pettibone, Legislative Coordinator/Executive Support  
(remote)

**Regrets** Deven Kumar, Communications Coordinator

**Media Present:** None

**Others Present:** Alan Litster, BDO  
Ryan Wachter, BDO  
Steven Sypkes, BDO  
Drayton Bussiere, President, Echo Lacombe Association

**CALL TO ORDER – Regular Meeting of Council**

Mayor Creasey called the meeting to order at 5:02 p.m.

**ADOPTION OF AGENDA**

11/178.08 20MO  
THAT the Monday April  
27, 2020 regular  
meeting agenda be  
adopted as presented.  
20-141

**MOVED BY** Councillor Gullekson:

THAT the Monday April 27, 2020 regular meeting agenda be adopted as presented.

CARRIED UNANIMOUSLY

**PRESENTATIONS**

**Audited 2019 Financial Statements (BDO)**

Ryan Wachter, Steven Sypkes and Alan Litster attended to present the 2019 Audited Financial Statements for the City of Lacombe. Reviewed in more detail for Council were the Consolidated Statement of Financial Position, Consolidated Statement of Operations, Note 17 (Budget), Consolidated Statement of Cash Flows, Note 10 (Accumulated Surplus), Note 15 (Salary and Disclosure) and Note 16 (Debt Limits). Council requested minor updates for a policy disclosure on the self-imposed 75 percent of provincial debt limit and to Note 15.

**MOVED BY** Councillor Hibbs:

THAT Council accept the 2019 audited financial statements presentation as information.

CARRIED UNANIMOUSLY

1/173.08 20MO  
THAT Council accept  
the 2019 audited  
financial statements  
presentation as  
information.  
20-142

**PUBLIC HEARINGS**

**Planning and Development Services**

**Bylaw 400.29 – (University Commercial District)**

City of Lacombe Land Use (Amending) Bylaw 400.29, a Bylaw of the City of Lacombe Bylaw 400.29 to allow "autobody and paint shop" as a permitted use in the University Commercial District (UC) for a two-year period of time, expiring on May 1, 2022, in Unit 11, Plan 062 8084 (at 7102 52 street). The legislative coordinator advised Council the purpose of the public hearing is to hear any public submissions on the amending Bylaw 400.29. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 16, 2020 and Thursday April 23, 2020. It was confirmed two written submissions were received in addition to comments via email and telephone, which were read into the record.

Mayor Creasey advised the order for the public hearing presentations.

Development Officer or Designate

Jordan Thompson, Director of Operations and Planning Services, presented proposed Land Use Bylaw 400 amendments (via Bylaw 400.29) for council consideration to allow autobody and paint shop as a permitted use in the University Commercial District for a two-year period of time.

Those in Favour of the Bylaw

**Lacombe Business Centre Owners/Condominium Board (written submission)**

Condominium Board members Craig Clark, Jordan Jackett, Ken Erickson, and neighboring unit #10 owner Curtis Letniak together provided a written submission expressing support for the bylaw amendment to add autobody and paint shop as a permitted use for FSK paint and body. They indicated FSK Paint and Body was a low volume (2-3 per month) custom vehicle restoration company, and were not a typical collision repair business. Operations were of a light duty manufacturing nature with very low impact to traffic, parking and noise. The owner was a regular supporter of other businesses in the building and the board had not received any concerns or complaints from residential neighbors or other tenants.

**Darryl Hogenson (via telephone)**

Mr. Hogenson, FSK Paint and Autobody owner, provided comments in support of the Bylaw amendments, indicating his operation was not a typical body shop. Because of the low volume, there are not strong vapors emitted from the building, and there had never been damaged vehicles stored in the compound. He commented that they try hard to keep the area clean, including shoveling adjacent driveways. His business works closely with the neighboring community, and he had a business in Red Deer for 12 years. He had worked closely with high school students for the registered apprentice program. His booth was not functioned as often as an oven-bake booth at a similar shop in the same building. The majority of the work is fabrication, preparation and body work, with a very small amount (five percent of time) actual spraying. Paint is not stored but ordered on a per-project basis. He confirmed the presence of a filtered spray booth to deal with emissions. Noise was limited to music listened to by the working staff.

**Craig Clark (via telephone)**

Mr. Clark, adjacent property owner, indicated his support of the amendments and spoke on behalf of the Lacombe business center as the landlord and treasurer for the condominium board. He confirmed the facility was low volume, and that most don't know they're operating, describing it as more of a custom car restoration company rather than a collision center. He stated that hours of operation tended to be staggered with the gymnastic or karate club with no complaints or feedback from anyone in the building.

Those Opposed to the Bylaw

**Gordon and Peggy Hoffman (written submission)**

Gordon and Peggy Hoffman, neighboring property owner, expressed concern this type of business (autobody and paint shop) was unsuitable for its location due to the proximity to their residential community and other businesses in the building, providing four reasons; - exposure to toxic and/or noxious airborne chemicals (caustic, flammable and carcinogenic chemicals); - exposure to irritating and/or bothersome smells, quoting a study on isocyanate exposure; - proximity to seniors (in a condominium development adjacent to the property); - Unsightliness of stored, damaged motor vehicles in proximity to a residential neighborhood. Mention was also made that council might consider that businesses in the multi-

bay building bring in members of the public on a regular basis, like Lacombe Karate and Kickboxing in Bay 20.

**Judy Stang (via email)**

Ms. Stang, neighbouring property owner, referencing the neighboring Henner's Lakeside Villas community, opposed the change due to the impact it would have on the peaceful neighborhood and increased traffic in the quiet residential area. She believed current residents, mostly seniors or students, deserved the right to maintain the current levels of traffic congestion via Beardsley Avenue that are already increased by access to Burman University. She also commented on the prime living location with views of the lake and prairie fields potentially impacted by unsightly parts cars and parking lot debris, asking that the tranquil dynamics of the adjacent community not be changed through unnecessary industrial development.

**Catherine Zacharias (via telephone)**

Mrs. Zacharias expressed concern about noise from the autobody and paint shop especially in warmer months if the bay doors were open, given the doors point towards their deck. She stated that staff playing radios can be loud and disruptive, asking if there will be noise and if they will have the bay/shop door open, and if they will have the right filters and equipment to catch any fumes or chemicals from the paint shop.

**Any Person Deemed to be Affected Who Wishes to be Heard**

**Paulette Kurylo (via telephone)**

Ms. Kurylo, neighbouring landowner, had asked about possible noise from radios and loud music in warmer months, in addition to proper seals to deal with fumes and painting smells, and later confirmed her questions had been answered during the public hearing, commenting that the business had been there for several months with no noticeable traffic increases.

Mayor Creasey declared the Public Hearing for Bylaw 400.29 closed at 5:59 p.m.

**REQUESTS FOR DECISION**

**2019 Operating Surplus Allocation**

Mauricio Reyes, Senior Manager, Financial Services, presented and summarized proposed allocations for the 2019 Operating Surplus shown in Note 17 (Budget) of the Audited Financial Statements. The surplus resulted from revenue and expense changes following adoption of the 2019 operating budget.

**MOVED BY** Councillor Ross:

THAT Council direct Administration to transfer \$165,637 surplus to the General Operating Reserve (in consideration of Table 1 on Memo page 3).

13/941.01 21MO  
THAT Council direct  
Administration to  
transfer \$165,637  
surplus to the General  
Operating Reserve (in  
consideration of Table 1  
on Memo page 3).  
20-143

**AGAINST:**

Councillor Hibbs  
Councillor Hoekstra  
Councillor Jacobson

**FOR:**

Mayor Creasey  
Councillor Gullekson  
Councillor Konnik  
Councillor Ross

CARRIED

**Audited 2019 Financial Statements (BDO)**

Mauricio Reyes, Senior Manager, Financial Services, presented the Audited Financial Statements for approval, with minor updates to incorporate Council comments following the presentation.

**MOVED BY** Councillor Hibbs:

THAT Council approve the 2019 Audited Financial Statements as presented.

13/964.01 20MO  
THAT Council approve  
the 2019 Audited  
Financial Statements as  
presented.  
20-144

CARRIED UNANIMOUSLY

**Lagoon Reclamation Options (Amended Next Steps)**

Jordan Thompson, Director of Operations and Planning Services, presented amended next steps for Council approval towards the development of a plan for lagoon reclamation.

**MOVED BY** Councillor Hoekstra:

44/742.03 20MO  
THAT Council endorses the recommended amended next steps as outlined in this report.  
20-145

THAT Council endorses the recommended amended next steps as outlined in this report.

CARRIED UNANIMOUSLY

### **Affordable Housing Strategy Steering Committee – Project Selection**

Guy Lapointe, Economic Development Manager, presented two project proposals for Council consideration, following the Affordable Housing Committee's recommendations.

**MOVED BY** Councillor Konnik:

67/951.01 20MO  
THAT Council approves the Central Alberta Youth Unlimited Girls' Supportive Housing project for an \$80,000 affordable housing grant, and the Tricon Developments Inc. Lacombe Hotel Redevelopment project for a \$380,000 affordable housing grant as recommended by the Affordable Housing Steering Committee.  
20-146

THAT Council approves the Central Alberta Youth Unlimited Girls' Supportive Housing project for an \$80,000 affordable housing grant, and the Tricon Developments Inc. Lacombe Hotel Redevelopment project for a \$380,000 affordable housing grant as recommended by the Affordable Housing Steering Committee.

CARRIED UNANIMOUSLY

### **Bylaw 400.29 – (University Commercial District)**

Jordan Thompson, Director of Operations and Planning Services, presented proposed Land Use Bylaw 400 amendments (via Bylaw 400.29) for council consideration to allow autobody and paint shop as a permitted use in the University Commercial District for a two-year period of time, and recommended second and third reading.

**MOVED BY** Councillor Gullekson:

11/175.20 20MO  
THAT Council give second reading to Bylaw 400.29 as presented.  
20-147

THAT Council give second reading to Bylaw 400.29 as presented

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Konnik:

61/201.29 20BL  
THAT Council give third reading to Bylaw 400.29 as presented.  
20-148

THAT Council give third reading to Bylaw 400.29 as presented

CARRIED UNANIMOUSLY

### **Bylaw 476 – Central Alberta Regional Assessment Review Board**

Mauricio Reyes, Senior Manager, Financial Services, presented Bylaw 476 (Central Alberta Regional Assessment Review Board) for second and third reading. The Bylaw would establish a joint assessment review board with partner municipalities that will enable those municipalities to provide a mechanism for citizens to appeal their property assessment and tax notices.

**MOVED BY** Councillor Hoekstra:

11/175.21 20MO  
THAT Council give second reading to Bylaw 476 – Central Alberta Regional Assessment Review Board.  
20-149

THAT Council give second reading to Bylaw 476 – Central Alberta Regional Assessment Review Board.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Gullekson:

13/417.01 20BL  
THAT Council give third reading to Bylaw 476 as presented.  
20-150

THAT Council give third reading to Bylaw 476 as presented.

CARRIED UNANIMOUSLY

### **2019 Year in Review**

Deborah Juch, Director of Community Services, presented the draft 2019 Year in Review document for Council consideration prior to public release. Document formatting had been corrected in the latest version.

12/016.01 20MO  
THAT Council accepts  
the City of Lacombe  
2019 Year in Review as  
information with  
direction to  
administration for  
council to provide input  
prior to finalization in  
future.  
20-151

**MOVED BY** Councillor Hoekstra:

THAT Council accepts the City of Lacombe 2019 Year in Review as information with direction to administration for council to provide input prior to finalization in future.

CARRIED UNANIMOUSLY

**Council Board Appointment**

Matthew Goudy, Chief Administrative Officer, presented a recommended appointment of a citizen-at-large for ratification, to the City of Lacombe Municipal Library Board.

**MOVED BY** Councillor Gullekson

11/117.05 20MO  
THAT Council appoint  
Larry Mousseau to the  
Municipal Library Board  
with a term ending  
December 31, 2022.  
20-152

THAT Council appoint Larry Mousseau to the Municipal Library Board with a term ending December 31, 2022.

CARRIED UNANIMOUSLY

**Letter to Lacombe Doctors**

Councillor Ross presented a Motion to deliver a letter of support for the City of Lacombe's Doctors, and subsequently recommended an amending motion to change its wording.

**MOVED BY** Councillor Ross:

THAT Council direct Administration to send a letter to Lacombe area doctors (cc'd to Ron Orr, MLA and Honourable Tyler Shandro, Minister of Health), identifying the high value our community places on their services, and Council's support as they continue to negotiate with the Provincial government."

**AMENDING MOTION MOVED BY** Councillor Ross:

12/011.01 20MO  
THAT Councillor Ross'  
original Motion be  
amended to delete "and  
council's support as  
they continue to  
negotiate with the  
provincial government"  
– and insert in its place  
"and council's support  
for ongoing  
collaborative  
discussions that  
continue a high  
standard of service in  
Lacombe.  
20-153

THAT Councillor Ross' original Motion be amended to delete "and council's support as they continue to negotiate with the provincial government" – and insert in its place "and council's support for ongoing collaborative discussions that continue a high standard of service in Lacombe.

AGAINST:

Councillor Hoekstra  
Councillor Jacobson

FOR:

Mayor Creasey  
Councillor Gullekson  
Councillor Hibbs  
Councillor Konnik  
Councillor Ross

CARRIED

**MOVED BY** Councillor Ross:

12/011.02 20MO  
THAT Council direct  
Administration to send a  
letter to Lacombe area  
doctors (cc'd to Ron  
Orr, MLA and  
Honourable Tyler  
Shandro, Minister of  
Health), identifying the  
high value our  
community places on  
medical services in our  
community, and  
Council's support for  
ongoing, collaborative  
discussions that  
continue a high  
standard of service in  
Lacombe.  
20-0154

THAT Council direct Administration to send a letter to Lacombe area doctors (cc'd to Ron Orr, MLA and Honourable Tyler Shandro, Minister of Health), identifying the high value our community places on medical services in our community, and Council's support for ongoing, collaborative discussions that continue a high standard of service in Lacombe.

AGAINST:

Councillor Gullekson  
Councillor Jacobson  
Councillor Hibbs  
Councillor Hoekstra

FOR:

Mayor Creasey  
Councillor Konnik  
Councillor Ross

DEFEATED

**ITEMS FOR INFORMATION**

1. CAO Report
2. Gov AB Memo – Seniors and Housing – Apr 9
3. Gov AB Letter – Re: Assessment – Apr 17
4. Gov AB Memo – Seniors and Housing – Apr 18
5. Lacombe Police Commission Minutes – Mar 19
6. Lacombe Police Service/Commission Annual Report - 2019

Council invited the Police Commission to present their 2019 Annual Report (Item 6) to them at a subsequent council meeting.

**MOVED BY** Councillor Konnik:

THAT Council receive all reports and items as information.

11/173.09 20MO  
THAT Council receive  
all reports and items as  
information  
20-155

CARRIED UNANIMOUSLY

### **ADOPTION OF MINUTES**

**MOVED BY** Councillor Hoekstra:

THAT the April 14, 2020 regular council meeting minutes be confirmed as presented.

11/179.08 20MO  
THAT the April 14, 2020  
regular council meeting  
minutes be confirmed  
as presented.  
20-156

CARRIED UNANIMOUSLY

### **NOTICES OF MOTION**

Councillor Ross:

A Notice of Motion was submitted to administration which read:

*“In light of the current pandemic, and possible changes to provincial funding, halt further spending on the Public Works Building until quarter 3, 2020, with the expectation that the future financial position of the City will be more certain at that time.”*

*Any submitted Notices of Motion are dealt with at a subsequent regular meeting of Council per City of Lacombe Procedural Bylaw No. 370 Section 6.14(10).*

**MOVED BY** Councillor Konnik:

THAT the April 27, 2020 regular council meeting continue beyond 9:00 p.m.

11/177.29 20MO  
THAT the April 27, 2020  
regular council meeting  
continue beyond 9:00  
p.m.  
20-157

AGAINST:

Councillor Hoekstra

FOR:

Mayor Creasey  
Councillor Gullekson  
Councillor Hibbs  
Councillor Jacobson  
Councillor Konnik  
Councillor Ross

CARRIED

### **IN CAMERA**

**MOVED BY** Councillor Konnik:

THAT Council with Administrative staff attending to support Council (Matthew Goudy, Diane Piche, Deborah Juch, Guy Lapointe, Drayton Bussiere, and Ross Pettibone) move In Camera at 8:31 PM to discuss the following items:

11/177.30 20MO  
THAT Council with  
Administrative staff  
attending to support  
Council (Matthew  
Goudy, Diane Piche,  
Deborah Juch, Guy  
Lapointe, Drayton  
Bussiere, and Ross  
Pettibone) move In  
Camera at 8:31 PM to  
discuss the following  
items:  
20-158

Legal (FOIP Section 16)  
Legal (FOIP Section 19)  
Legal (FOIP Section 24)  
Legal (FOIP Section 24)  
Labour (FOIP Section 17)

*Meeting recessed at 8:30 p.m.  
Meeting resumed at 8:40 p.m.*

*Guy Lapointe and Drayton Bussiere left Council Chambers at 8:58 p.m.*

CARRIED UNANIMOUSLY

11/177.31 20MO  
THAT Council return to  
Open Meeting at 7:51  
PM.  
20-159

**MOVED BY** Councillor Konnik:

THAT Council return to Open Meeting at 9:32 PM.

CARRIED UNANIMOUSLY

74/462.01 20MO  
THAT Council approves  
the Echo Lacombe  
Association proposal to  
purchase the naming  
rights to Arenas 1 and 2  
for Echo Energy as  
presented and directs  
Administration to  
finalize the five-year  
agreement.  
20-160

**MOVED BY** Councillor Gullekson:

THAT Council approves the Echo Lacombe Association proposal to purchase the naming rights to Arenas 1 and 2 for Echo Energy as presented and directs Administration to finalize the five-year agreement.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Hoekstra:

THAT Council approves the renewal of the Lacombe Curling Association lease of the curling complex from April 1, 2020 to March 31, 2025, including the granting of facility naming rights.

CARRIED UNANIMOUSLY

74/721.01 20MO  
THAT THAT Council  
approves the renewal of  
the Lacombe Curling  
Association lease of the  
curling complex from  
April 1, 2020 to March  
31, 2025, including the  
granting of facility  
naming rights.  
20-161

**MOVED BY** Councillor Hibbs:

THAT Council receive this report as information.

CARRIED UNANIMOUSLY

11/173.10 20MO  
THAT Council receive  
this report as  
information.  
20-162

**ADJOURNMENT**

**MOVED BY** Councillor Hoekstra

THAT the meeting be adjourned at 9:34 PM.

11/177.22 20MO  
Adjournment  
20-163

CARRIED UNANIMOUSLY

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Mayor

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Chief Administrative Officer