

CITY OF LACOMBE
MINUTES OF COUNCIL MEETING 20-09

Minutes of the Regular Meeting of Council held on **May 11, 2020** in the Council Chambers of the City Administration Office.

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

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
Deven Kumar, Communications Coordinator
Ross Pettibone, Legislative Coordinator/Executive Support
(remote)

Regrets

Media Present: None

Others Present: Craig Teal, Director, Parkland Community Planning Services, (PCPS) (remote)
Merry Kuchle, Board Chair, Lacombe Regional Tourism (remote)
Angelique Hand, Executive Director, Lacombe Regional Tourism (remote)

CALL TO ORDER – Regular Meeting of Council

Mayor Creasey called the meeting to order at 5:00 p.m.

ADOPTION OF AGENDA

MOVED BY Councillor Gullekson:

THAT the Monday May 11, 2020 regular meeting agenda be adopted as presented.

11/178.09 20MO
THAT the Monday May
11, 2020 regular
meeting agenda be
adopted as presented.
20-164

CARRIED UNANIMOUSLY

PRESENTATIONS

Lacombe Regional Tourism

Merry Kuchle, Board Chair, Lacombe Regional Tourism, and Angelique Hand, Executive Director, Lacombe Regional Tourism, shared the strategic plan for the Lacombe Regional Tourism organization, highlighting plans for a mobile tourism van, new office space, 2021 event targets, increased brand recognition and outreach with groups external to Lacombe, and budget.

MOVED BY Councillor Ross:

THAT Council receive the 2021-22 Strategic Plan presentation as information.

11/173.11 20MO
THAT Council receive
the 2021-22 Strategic
Plan presentation as
information
20-165

CARRIED UNANIMOUSLY

PUBLIC HEARINGS

Mayor Creasey opened the public hearing at 5:40 p.m.

Planning and Development Services

Bylaws 405.1 and 400.30 (Chamber of Commerce Lands)

City of Lacombe (Amending) Bylaws 405.1 and 400.30: Bylaw 405.1 is to amend the Municipal Development Plan to allow commercial use of Part of Lot P, Block 50, Plan 3583NY (at 6005 50 Avenue) and a portion of service road that is proposed to be closed. Bylaw 400.30 proposes to amend the Land Use Bylaw to re-zone the same area to the (C4) Highway Commercial District. The legislative coordinator advised Council the purpose of the public hearing is to hear any public submissions on the amending Bylaws. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 30, 2020 and Thursday May 7, 2020. It was confirmed two written submissions were received (opposed) and one from a person deemed to be affected, which were read into the record (below). Mayor Creasey advised the order for the public hearing presentations.

Development Officer or Designate

Craig Teal, Director, PCPS, presented two amending Bylaws (405.1 and 400.30) for council consideration to support the creation of commercial lands for development at the former Chamber of Commerce site. He commented that the nature of the decisions in all three public hearings were interrelated, with the Municipal Development Plan (MDP) dealt with first followed by the rezoning via the Land Use Bylaw. Bylaw 405.1 amends the Future Land Use Concept Map of the Municipal Development Plan to identify "Commercial Lands" on Part of Lot P, Block 50, Plan 3583NY. Bylaw 400.30 rezones Part of Lot P, Block 50, Plan 3583NY from (CS) Community Services District to (C4) Highway Commercial District and zones portions of the road proposed to be closed as (C4) Highway Commercial District.

Those in Favour of the Bylaw

None came forward

Those Opposed to the Bylaw

Scott Lewis and Roberta Williamson, Lacombe Residents

Scott Lewis and Roberta Williamson provided a written submission opposing the development of Lot P, commenting that their residence overlooks it. They stated there are already many commercial service offerings to drivers, campers and athletes who use Michener Park or the golf course as they enter or leave Lacombe in the vicinity of Lot P. They believed the remaining park would be negatively affected by noise and activity from the two new commercial lots if the amendment was passed and the strip of land developed, asking what developments were appropriate for the two highway commercial parcels, and why the city would consider removing a green space that adds to the attractiveness of the busy city entrance. They suggested council would be making a decision that will detract from a useful and welcoming park and from the city entrance. They believed quiet parks used by families and urban aesthetics were components of a simpler, healthier lifestyle that should both be part of council's decision process.

Jin Kim, Country Club Inn

Following an initial inquiring with the City about illustrations for car entrance, exits, and parking, Jin Kim provided a written submission opposed to the closure of the service road. He commented that the Lacombe Country Club Inn and its customers use the service road which was proposed to be closed with the rezoning of Lot P, and that he would be directly impacted as a business owner. He believed this would cause great inconvenience to customers who are arriving from the east, since the service road is used to arrive at the Country Club Inn and to the Park. He believed it would be best that the service road remain open to allow for easy access to westbound traffic. Mr. Kim commented that although access is available through 63 street, drivers do not like to wait at the traffic signal when taking a left turn from 50th Avenue, believing that westbound customers prefer easier access via the existing service road. He requested Council consider keeping the service road open.

Any Person Deemed to be Affected Who Wishes to be Heard

Tyler Erb, representing Lacombe Petro Canada ownership

Mr. Erb provided a written submission containing concerns on modifications to vehicle access, believing he would stand to lose westbound traffic from the proposed service road closure. He requested a through-road be connected to 50th Avenue where the proposed "dead-end" would be, to allow westbound traffic access to the new commercial property, the Country Club Inn, and the Petro

Canada location. He also commented that commercial traffic would be better focused further from a residential zone.

Mayor Creasey declared the Public Hearing for Bylaws 405.1 and 400.30 closed at 5:49 p.m.

Planning and Development Services

Mayor Creasey opened the public hearing at 5:50 p.m.

Removal of Reserve Designation

The City of Lacombe proposes to remove the municipal reserve designation for a portion of Lot P, which is to be used to create the commercial lands, to be zoned C4, Highway Commercial District. The legislative coordinator advised Council the purpose of the public hearing is to hear any public submissions on the removal of reserve designation from the part of Lot P used to create the commercial lands, in accordance with Sections 606, 674 and 675 of the MGA. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 30, 2020 and Thursday May 7, 2020. Mayor Creasey advised the order for the public hearing presentations.

Development Officer or Designate

Craig Teal, Director, PCPS, provided no additional comments.

Those in Favour of the Bylaw

None came forward.

Those Opposed to the Bylaw

It was noted that the prior two submissions opposed to the Bylaw amendments also applied to the removal of reserve designation.

Any Person Deemed to be Affected Who Wishes to be Heard

It was noted that the prior submission from a person deemed to be affected also applied to the removal of reserve designation.

Mayor Creasey declared the Public Hearing for the removal of municipal reserve designation closed at 5:52 p.m.

Planning and Development Services

Mayor Creasey opened the public hearing at 5:53 p.m.

Bylaw 481 (Road Closure)

City of Lacombe road closure Bylaw 481. Bylaw 481 proposes to close a portion of the service road along the north boundary of Lot P (at 6005 50 Avenue). The legislative coordinator advised Council the purpose of the public hearing is to hear any public submissions on Bylaw 481. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday April 30, 2020 and Thursday May 7, 2020. Mayor Creasey advised the order for the public hearing presentations.

Development Officer or Designate

Craig Teal, Director, PCPS, provided no additional comments.

Those in Favour of the Bylaw

None came forward.

Those Opposed to the Bylaw

It was noted that the prior two submissions opposed also applied to the service road closure.

Any Person Deemed to be Affected Who Wishes to be Heard

It was noted that the prior submission from a person deemed to be affected also applied to the service road closure.

Mayor Creasey declared the Public Hearing for Bylaw 481 closed at 5:55 p.m.

REQUESTS FOR DECISION

Bylaw 405.1 (MDP) and 400.30 (LUB) Amendments

Craig Teal, Director, Parkland Community Planning Services, presented amending Bylaws 405.1 and 400.30 to facilitate commercial development at the former Chamber of Commerce site for second and third reading.

11/175.22 20MO
THAT Council give
second reading to
Bylaw 405.1.
20-166

MOVED BY Councillor Ross:

THAT Council give second reading to Bylaw 405.1.

CARRIED UNANIMOUSLY

61/912.01 20BL
THAT Council give third
reading to Bylaw 405.1.
20-167

MOVED BY Councillor Konnik:

THAT Council give third reading to Bylaw 405.1.

CARRIED UNANIMOUSLY

11/175.23 20MO
THAT Council give
second reading to
Bylaw 400.30.
20-168

MOVED BY Councillor Hibbs:

THAT Council give second reading to Bylaw 400.30.

CARRIED UNANIMOUSLY

61/201.30 20BL
THAT Council give third
reading to Bylaw
400.30.
20-169

MOVED BY Councillor Gullekson:

THAT Council give third reading to Bylaw 400.30.

CARRIED UNANIMOUSLY

66/271.01 20MO
THAT Council authorize
Administration to notify
the Registrar of Land
Titles of the decision to
remove the municipal
reserve designation
from all that portion of
Lot P (Reserve), Block
50, Plan 3583NY which
lies within Plan
_____.
20-170

MOVED BY Councillor Jacobson:

THAT Council authorize Administration to notify the Registrar of Land Titles of the decision to remove the municipal reserve designation from all that portion of Lot P (Reserve), Block 50, Plan 3583NY which lies within Plan _____ (TBD).

CARRIED UNANIMOUSLY

Bylaw 481 (Road Closure)

Craig Teal, Director, Parkland Community Planning Services, presented Bylaw 481 to close portions of road used as a service road along the south side of 50th Avenue to allow for consolidation with lands from Lot P, Block 50, Plan 3583NY to create parcel(s) for future commercial use and development,

1/175.24 20MO
THAT Council give
second reading to
Bylaw 481.
20-171

MOVED BY Councillor Jacobson:

THAT Council give second reading to Bylaw 481.

CARRIED UNANIMOUSLY

MOVED BY Councillor Gullekson:

THAT Council give third reading to Bylaw 481.

CARRIED UNANIMOUSLY

Policy Clean Up Project

Diane Piche, Director of Corporate Services, presented a recommendation to Council for rescinding a number of Council policies that have been identified as inoperative, obsolete, expired, spent, superseded, or otherwise ineffective.

11/005.01 20PO
THAT Council rescind
all policies identified as
inoperative, obsolete,
expired, spent,
superseded, or
otherwise ineffective, in
the attached listing.
20-173

MOVED BY Councillor Hibbs:

THAT Council rescind all policies identified as inoperative, obsolete, expired, spent, superseded, or otherwise ineffective, in the attached listing.

CARRIED UNANIMOUSLY

Solid Waste Review – Project Selection

Jordan Thompson, Director of Operations and Planning, presented a request to Council to select their preferred options to receive the results of the Solid Waste Review in subsequent meetings. Council chose to schedule an additional meeting.

43/661.01 20MO
THAT Council directs
Administration to
prepare a pre-recorded
presentation and allow
for questions and
comments (from both
Council and the public)
to be received prior to
Council's official
discussion and debate
at a June Council
meeting.
20-174

MOVED BY Councillor Hoekstra:

THAT Council directs Administration to prepare a pre-recorded presentation and allow for questions and comments (from both Council and the public) to be received prior to Council's official discussion and debate at a June Council meeting.

AGAINST:

Councillor Ross

FOR:

Mayor Creasey
Councillor Gullekson
Councillor Hibbs
Councillor Hoekstra
Councillor Jacobson
Councillor Konnik

CARRIED

11/112.04 20MO
THAT Council schedule
a regular council
meeting for June 15 at
5:00 p.m. for the solid
waste review
20-175

MOVED BY Councillor Hibbs:

THAT Council schedule a regular council meeting for June 15 at 5:00 p.m. for the solid waste review.

CARRIED UNANIMOUSLY

Social Resiliency Task Team – Terms of Reference

Deborah Juch, Director of Community Services, presented a draft terms of reference following earlier direction from Council to develop a social resiliency task team.

51/918.03 20MO
THAT Council accepts
this report as
information.
20-176

MOVED BY Councillor Ross:

THAT Council accepts this report as information.

CARRIED UNANIMOUSLY

Meeting recessed at 6:30 p.m.

Meeting resumed at 6:40 p.m.

2020 Operating Budget Adjustments

Mauricio Reyes, Senior Manager, Financial Services, presented annual budget adjustments prior to the adoption of the annual tax rate bylaw, in accordance with the annual budget and taxation preparation policy. Updated estimates for revenue and expenditures remained based on a tax increase of one percent, as approved in the 2020 budget.

13/938.01 20MO
THAT Council approves
the spring budget
amendments as
presented.
20-177

MOVED BY Councillor Konnik:

THAT Council approves the spring budget amendments as presented.

CARRIED UNANIMOUSLY

Bylaw 479 (2020 Tax Rate Bylaw)

Mauricio Reyes, Senior Manager, Financial Services, presented the city's annual property tax bylaw for first reading.

11/175.25 20MO
THAT Council give first
reading to Bylaw 479.
20-178

MOVED BY Councillor Hoekstra:

THAT Council give first reading to Bylaw 479.

CARRIED UNANIMOUSLY

Spending Motion – Public Works

Councillor Ross presented his motion for debate and resolution. Council discussed the public works building as a capital requirement.

MOVED BY Councillor Ross

31/621.01 20MO
THAT 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 (DEFEATED).
20-179

THAT 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.

AGAINST:

Mayor Creasey
Councillor Gullekson
Councillor Hibbs
Councillor Hoekstra
Councillor Jacobson
Councillor Konnik

FOR:

Councillor Ross

DEFEATED

ITEMS FOR INFORMATION

1. CAO Report
2. Shovel-ready Projects Information Brochure
3. Gov AB Memo – Ministerial Order FCSS – Apr 14
4. Gov AB Letter – FCSS – Apr 27
5. Gov AB Memo – Seniors and Housing – Apr 24
6. AUMA Morishita Letter – Physician Funding – Apr 29
7. Gov AB Memo – Seniors and Housing – May 1

MOVED BY Councillor Hibbs:

11/173.12 20MO
THAT Council receive
all reports and items as
information
20-180

THAT Council receive all reports and items as information.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED BY Councillor Hoekstra:

11/179.09 20MO
THAT the April 27, 2020
regular council meeting
minutes be confirmed
as presented.
20-181

THAT the April 27, 2020 regular council meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

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).

IN CAMERA

11/177.33 20MO
THAT Council with
Administrative staff
attending to support
Council (Matthew
Goudy, Jordan
Thompson) move In
Camera at 7:40 PM to
discuss the following
items (Legal s.24,
Monthly Update s.16).
20-182

MOVED BY Councillor Hoesktra:

THAT Council with Administrative staff attending to support Council (Matthew Goudy, Jordan Thompson) move In Camera at 7:40 PM to discuss the following items:

Legal (*FOIP Section 24*)
Monthly Update (*FOIP Section 16*)

CARRIED UNANIMOUSLY

11/177.34 20MO

MOVED BY Councillor Gullekson:

THAT Council return to
Open Meeting at 8:12
PM.
20-183

THAT Council return to Open Meeting at 8:12 PM.

CARRIED UNANIMOUSLY

MOVED BY Councillor Ross:

44/741.01 20MO
THAT Council approves
an expenditure up to
\$35,000 to undertake
necessary legal review,
specialized
consultation,
environmental
sampling, or
geotechnical
assessments, in
support of the proposed
arrangement.
20-184

THAT Council approves an expenditure up to \$35,000 to undertake necessary legal review, specialized consultation, environmental sampling, or geotechnical assessments, in support of the proposed arrangement.

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY Councillor Hibbs

THAT the meeting be adjourned at 8:13 PM.

CARRIED UNANIMOUSLY

11/177.35 20MO
Adjournment
20-185

Mayor

Chief Administrative Officer