

Minutes of the Town of Olds Regular Council meeting held on Monday, April 23, 2019 at 6:00 p.m. in the Council Chambers, Olds Town Office.

PRESENT – ELECTED OFFICIALS:

In the Chair, Mayor Michael Muzychka

Councillor Wanda Blatz; Councillor Heather Ryan; and Councillor Mary Jane Harper; Councillor Wade Bearchell and Councillor Mary Anne Overwater.

ABSENT– ELECTED OFFICIALS:

Councillor Debbie Bennett

PRESENT for the Regular meeting of Council – STAFF:

Michael Merritt, Chief Administrative Officer; Doug Wagstaff, Director of Community Services; Sheena Linderman, Director of Finance; Scott Chant, Director of Operations; Monica Leatherdale, Communications Coordinator and Legislative Clerk, Marcie McKinnon.

1. CALL TO ORDER

Mayor Muzychka called the meeting to order at 6:01 p.m.

A.) ADDED ITEM(s)

Added Item – 7E) Proclamation for Emergency Preparedness Week (Director Wagstaff)

Added Item – 13) Closed Session, FOIP Section 27 Privileged information (Councillor Ryan)

B.) ADOPTION OF THE AGENDA

Moved by Councillor Blatz, “to accept the Regular and Closed Council agenda for April 23, 2019 as amended.”

Motion Carried 19-125

2. ADOPTION OF PREVIOUS MINUTES

2A) Regular Council Meeting Minutes

Moved by Councillor Overwater, “that the minutes from the April 8, 2019 Regular Council meeting be adopted as presented.”

Motion Carried 19-126

3. PRESENTATION AND DELEGATIONS

3A) Delegation: AVAIL CPA 2018 Financial Statements

Mr. Darren Adamson with AVAIL CPA presented a review of the 2018 audit findings and their recommendations to Council. Mr. Adamson spoke on the 2018 Financial Statements of the Town of Olds which entailed Audited Financial Statements, Financial Information Return (FIR), Local Authorities Pension Plan review, Annual Income Tax Return, and an FCSS review as contained in the agenda package.

Moved by Councillor Harper, “that Council move to closed session to discuss economic interests of the municipality as per section 25 FOIP at 6:21 p.m. CAO Merritt and Mr. Darren Adamson in attendance.”

Motion Carried 19-127

Council Chamber was cleared of staff, media and citizens.

Moved by Councillor Ryan, “that this meeting reconvene to the regular Council meeting.”

Motion Carried 19-128

Staff, media and citizens were allowed back into chambers.

Chair Muzychka reconvened meeting at 6:34 p.m.

Mr. Adamson then presented the Town of Olds report *Indicators of Financial Condition* which he provided copies of for Council. (A copy of this report will be held with the meeting minutes.)

Moved by Councillor Overwater, "that the Town of Olds 2018 Audited Financial Statements and the 2018 Province of Alberta Financial Information Return be approved as presented."

Motion Carried 19-129

Chair Muzychka recessed meeting at 6:48 p.m.

Town of Olds 2018 Alberta Financial Information Return was signed accordingly.

Chair Muzychka reconvened meeting at 6:51 p.m.

Director Linderman left the meeting at 6:52 p.m.

Director Linderman returned to the meeting at 6:57 p.m.

3B) Delegation: L.I.O.N.S. Garbage Cleanup Day Committee

Henry Czarnota, Dennis Wilkins, and Marty Konsmo with Olds Lions Club were in the Chambers. Mr. Czarnota spoke on behalf of the committee, he provided an update to Council on the coordination of the many partners in the Town for garbage cleanup day. The Lions Club of Olds, with support from the Town of Olds, proposes to undertake the fourth annual Town Clean Up Day on Friday, May 10, 2019. The Lions Club will take the initiative to coordinate the P.U.G Day. The Town of Olds is being asked to lend its support in the following ways:

- Provide a \$1000 grant, the bulk of which will pay for newspaper advertising and the purchase of five tablets to be used as prizes at each of the four schools in Olds
- Provide garbage bags and gloves to members of the public and the Lions Club
- Arrange to pick up garbage bags at selected sites
- Support the initiative by providing advertising in Town newsletters and mail outs

The goal is to be the "CLEANEST TOWN IN ALBERTA".

Moved by Councillor Bearchell, "that Council receive the Olds Lions Club presentation for information; and further that Council direct the CAO to work with the Olds Lions Club to coordinate a community garbage clean-up project within the month of May 2019."

Motion Carried 19-130

4. BUSINESS ARISING OUT OF MINUTES

5. BYLAWS

5A) Bylaw 2019-10 Amendment to Miller Meadows ASP Bylaw 2019-11 Amendment to Land Use Bylaw

A joint public hearing was held for Bylaw 2019-10 and Bylaw 2019-11 to amend the Town's Land Use Bylaw.

Mayor Muzychka explained that Section 172 of the *MGA* says that you may not take part in the discussion and decision-making on any matter in which you have a pecuniary interest. The legislation attempts to ensure that you are not discriminated either for or against by virtue of your membership on council. If you have a pecuniary interest:

- You are to disclose that you have an interest and its general nature.
- You are to abstain from any discussion of the matter and from voting.

- You are to leave the room until the matter has been dealt with and you should make sure that your abstention is recorded in the minutes.

You are not to be discriminated against and are entitled to participate in a public hearing as a member of the public.

Mayor Muzychka declared this joint public meeting for Bylaw 2019-10 Amendment to Miller Meadows ASP Bylaw 2019-11 Amendment to Land Use Bylaw, open at 6:59 p.m.

Mayor Muzychka then asked Natasha Wright with Parkland Community Planning Services (PCPS), to explain the purpose and effect of the proposed bylaw.

Ms. Wright gave PowerPoint presentation on information as contained in the agenda package. Also, Ms. Wright indicated she had received 2 written comments for inclusion in the public hearing; one from Mountain View County and Alberta Transportation, she provided copies to Council. (Copies of the PowerPoint presentation and copies of the 2 letters will be held with the meeting minutes.)

Mayor Muzychka explained that presentations before Council shall be brief and to the point and limited to five (5) minutes; Council shall not allow cross examination of persons giving information and it will not be necessary for the persons giving information to verify his or her qualifications; Council may ask questions of the speakers after each presentation for clarification purposes; no debating or questions from the floor will be allowed and no written or verbal submissions will be received by Council after the Public Hearing is closed. Person addressing Council will: state their name and address. Indicate if they are speaking on their own behalf or for a client, company or citizens group.

Mayor Muzychka called for all those in support of the proposed Bylaw to come forward. Mr. Doug Bender from High River spoke on behalf of Enzo Developments Inc and spoke in favor of the proposed bylaw.

Mayor Muzychka called for a second time for all those in support of the proposed Bylaw to come forward.
No one came forward.

Mayor Muzychka called for all those opposed to the proposed Bylaw to come forward. Mr. Richard Bodnar from Olds came forward and spoke in opposition of the proposed bylaw, he has concerns with the sewer system, line size and capacity. Would like to see the developer pay for all issues if/when they arise.

Mayor Muzychka called for a second time for all those opposed to the proposed Bylaw to come forward.

Mr. Darryl Witcher from Olds came forward and spoke in opposition to the proposed bylaw, he has concerns of decreased property values with increased population density, as well as pressures on our current infrastructures like hospitals, doctors, roads and schools and expressed further concerns of children's safety from increased traffic.

Mayor Muzychka called for all those deemed affected by the proposed Bylaw to come forward.
No one came forward.

Mayor Muzychka called for a second time for all those deemed affected by the proposed Bylaw to come forward.
No one came forward.

Mayor Muzychka opened the floor to Council for comments or questions.

General council discussion ensued on point 18/19 on recreational park sites and municipal reserves. Direct Chant indicated that the MGA says we can only ask for 10% and this developer is giving 13.8 %.

Council has concerns with density in this development and spoke on point 14 speaking to Medium density as well as what affect this increase in population will have on traffic. Director Chant indicated that the in phase I, 295 homes will be completed and estimates round 708 people and that is under phase I and will cover about 40 acres and confirmed that the Storm water pond will be built in Phase I. Director Chant spoke on the traffic study that was completed and Alberta Transportation has approved, also he mentioned that 57th was and has always been designed as a collector road.

Director Chant further advised Council that Phase II will see completion of the walking paths. And that all sanitary and water lines were and are installed to the industry standards/regulations of the day.

Mayor Muzychka asked Natasha Wright with PCPS with for any final comments. Ms. Wright stated that she had none.

Mayor Muzychka declared the public hearing for Bylaw 2019-10 Amendment to Miller Meadows ASP Bylaw 2019-11 Amendment to Land Use Bylaw, closed at 8:00 p.m.

Moved by Councillor Bearchell, "that Council amend Bylaw No. 2019-10 Amendment to Miller Meadows Area Structure Plan by replacing Schedule H and Schedule I with those marked Revised Schedule H and Revised Schedule I."

Motion Carried 19-131

Moved by Councillor Ryan, "that second reading be given to Bylaw 2019-10 Amendment to Miller Meadows Area Structure Plan as amended."

Motion Carried 19-132

Moved by Councillor Overwater, "that third reading be given to Bylaw No. 2019-10 Amendment to Miller Meadows Area Structure Plan as amended."

Motion Carried 19-133

Moved by Councillor Harper, "that second reading be given to Bylaw No. 2019-11 Amendment to Town of Olds Land Use Bylaw."

Motion Carried 19-134

Moved by Councillor Blatz, "that third reading be given to Bylaw No. 2019-11 Amendment to Town of Olds Land Use Bylaw."

Motion Carried 19-135

5B) Bylaw 2019-09 Tax Rate Bylaw

Director Linderman spoke on legislative requirements for a Tax Rate Bylaw.

Moved by Councillor Harper, "that Tax Rate Bylaw 2019-09 is given first reading."

Motion Carried 19-136

Moved by Councillor Bearchell, "that Tax Rate Bylaw 2019-09 is given second reading."

Motion Carried 19-137

Moved by Councillor Ryan, "that Council give unanimous consent for presentation of the third reading of Tax Rate Bylaw 2019-09."

Motion Carried 19-138

Councillor Overwater requested it noted that she is not in favor of this and hopes we don't have to increase to 3 or 4 % next year.

Moved by Councillor Harper, "that Tax Rate Bylaw 2019-09 is given third and final reading."

Motion Carried 19-139

*Chair Muzychka recessed meeting at 8:12 p.m.
Councillor Bearchell left the meeting at 8:12 p.m.
Chair Muzychka reconvened meeting at 8:21 p.m.*

6. UNFINISHED BUSINESS

7. NEW BUSINESS

To accommodate developers in gallery that were here for item 7C) it was moved up to 7A).

7A) Development Permit 19-036

Town of Olds, Development Officer II, Carey Keleman presented to Council a proposed development application as contained in the agenda package.

Moved by Councillor Harper, "that council approve Development Permit application 19-036 subject to the conditions listed in the attached draft Development Permit."

Motion Carried 19-140

7B) Olds Regional Exhibition Signage

Director Wagstaff updated Council on the collaboration between the Town and Olds Regional Exhibition to design and operate a community event sign.

Council asked if there was a definition for "community" events and will ORE advise the Town of advertising? Director Wagstaff spoke to the list provided by ORE in their PowerPoint and indicated he and ORE will work to define the meaning of "community" to be advertised and yes that is the intent, ORE is to notify the Town when advertising events.

Moved by Councillor Blatz, "that Council direct Administration to collaborate with the Olds Regional Exhibition (ORE) to design, locate, and operate temporary/portable community event signage as part of Town of Olds wayfinding signage implementation to promote community event activities at the ORE."

Motion Carried 19-141

7C) Mountain View Regional Mutual Aid Agreement for Fire Services

CAO Merritt advised one of the deliverables on the Alberta Community Partnership (ACP) grant for the fire review it was agreed to update the Mutual Aid Agreement, as the current agreement has expired. The recommended changes to the dates and added an extension clause changes are noted in red in the attached document.

The Mountain View Regional Mutual Aid Agreement for Fire Services as presented is between the Town of Carstairs, the Village of Cremona, the Town of Didsbury, the Town of Olds, the Town of Sundre and Mountain View County to provide mutual assistance to the parties for control of fire, fire prevention, emergency medical services, hazardous materials control, and/or other emergency support in the event of a major fire disaster or other emergency.

It is was requested that the agreement be presented for consideration. Upon approval from all municipalities after each Council has passed the Agreement it will be prepared with copies to be signed.

Moved by Councillor Harper, "that Council authorizes the Mayor and Chief Administrative Officer to sign the Mountain View Regional Mutual Aid Agreement for Fire Services for the ten (10) year period May 1, 2019 to April 30, 2029."

Motion Carried 19-142

7D) Proclamation Day of Mourning

Moved by Councillor Overwater, "that April 28, 2019 be proclaimed 'National Day of Mourning' in the Town of Olds."

Motion Carried 19-143

Added Item:

7E) Proclamation – Emergency Preparedness Week

Moved by Councillor Harper, "that Monday May 6 to Saturday May 11th, 2019 be proclaimed as Emergency Preparedness Week in the Town of Olds."

Motion Carried 19-144

8. REPORTS FROM COUNCIL, BOARDS AND COMMITTEES

8A) Reports from Council, Boards and Committees

Moved by Councillor Ryan, "that the reports from Council, Authorities, Boards, Commissions, and Committees, ending April 23, 2019 be received for information."

Councillor Ryan attended the Olds College Homestead Feast, the Library Board Fundraiser and Board meeting and reminded everyone that June 6th from 3 to 8 pm the Library will celebrate it's 60th Anniversary. She also attended the Volunteer Appreciation Night, the Mountain View Seniors Housing Volunteer Appreciation Night and went to the ASHA Conference on Seniors Housing.

Councillor Overwater attended the IDP Update Session, Volunteer Appreciation Night, Olds College Homestead Feast and the Mountain View Regional Waste Management Commission meeting.

Councillor Blatz attended the IDP Update Session, Volunteer Appreciation Night, Olds College Homestead Feast and the Sundial Meeting.

Councillor Harper attended many of the already mentioned events, as well as the Chamber of Commerce meeting,

Mayor Muzychka also attended many of the already mentioned events and wanted to kudos to the Volunteer Appreciation Night committee, it was a great event and he is still getting comments about it!

Motion Carried 19-145

9. QUARTERLY FINANCIAL POSITION UPDATE

10. ACCOUNTS PAYABLE

11. CORRESPONDENCE AND INFORMATION

11A) Correspondence and Information

Moved by Councillor Overwater, "that the Correspondence and Information Report ending April 23, 2019 be received for information."

Motion Carried 19-146

12. QUESTION PERIOD

13. Added Item - CLOSED SESSION

FOIP Section 27, Privileged information

Moved by Councillor Bearchell, that Council move to closed session to discuss privileged information as per section 27 FOIP at 9:05 p.m. CAO Merritt in attendance.

Motion Carried 19-147

Directors Wagstaff, Chant and Linderman along with Monica Leatherdale and Marcie McKinnon all left the meeting. (No one was in chamber gallery.)

Moved by Councillor Blatz, "that this meeting reconvene to the regular Council meeting."

Motion Carried 19-148

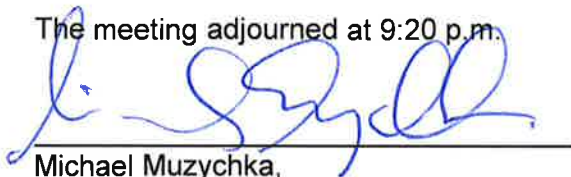
Chair reconvened meeting at 9:19 p.m.

14. ADJOURNMENT

Moved by Councillor Overwater, "that this meeting adjourn."

Motion Carried 19-149

The meeting adjourned at 9:20 p.m.



Michael Muzychka,
Mayor



Michael Merritt,
Chief Administrative Officer

These minutes approved this 13 day of May, 2019.