



**REGULAR COUNCIL MEETING MINUTES  
JUNE 25, 2018 – 2:00 P.M.  
COUNCIL CHAMBERS**

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**PRESENT:**

<b>Mayor</b>	<b>K. Craig</b>
<b>Councillors</b>	<b>R. Hohm, B. Simpson, D. Lloyd, B. Pauls, B. Chapman, J. Abrey</b>
<b>Administration/Staff</b>	<b>K. Hastings, K. Bly, M. Overbeeke, C. Mills, S. Croil, A. Koester, R. Robinson</b>
<b>Recording Secretary</b>	<b>L. Unger</b>
<b>Media</b>	<b>N. Jamieson – Sunny South News</b>
<b>Gallery</b>	<b>C. Megaw, L. Wehlage, D. Tona, D. Coslovi</b>

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**ITEM 171      1.0      CALL TO ORDER**

- Mayor Craig called the meeting to order at 2:00 p.m.

**ITEM 172      1.1      CONFLICT OF INTEREST DECLARATION**

- Mayor Craig inquired as to any declarations of pecuniary or non-pecuniary interest in the meeting. None declared.

**ITEM 173      2.0      ADDITIONS TO/ADOPTION OF THE AGENDA**

- Mayor Craig requested the addition of Item 12.5 – Land.

**MOTION 207.18      *Councillor Simpson moved that Council accept the June 25, 2018, Agenda as amended.***  
***7-0 Carried***

**ITEM 174      3.1      REGULAR COUNCIL MEETING MINUTES – JUNE 11, 2018**

**MOTION 208.18      *Councillor Chapman moved that Council accept the June 11, 2018, Regular Council Meeting Minutes as circulated.***  
***7-0 Carried***

**ITEM 175      4.1      2018 TAX ASSESSMENT & MILL RATE FOLLOW UP  
– C. MEGAW, L. WEHLAGE, K. HASTINGS**

- CAO Hastings introduced Carol and Logan from Benchmark Assessments and shared that this follow up item was to provide clarification on property values and associated assessments and to share with Council on how the average inflation value is determined.
- C. Megaw, Assessor with Benchmark Assessment Consultants, shared that assessments are based on government regulation.
- C. Megaw further shared that the most variation in value came from bungalows in Cottonwood and Westview, they are generally over 1300 square feet and upgraded finished. These homes had been under-assessed for a number of years and as result had an increase of 7%.
- C. Megaw added that another type of home that was being underassessed and received a significant increase, was manufactured homes located mostly at Garden Grove and Station Grounds. These homes saw an increase of 5%.
- C. Megaw further added that contributing factors to assessment increases could be from exterior renovations including new siding, windows and doors; decks and covered porches, additions, interior renovations (kitchens and bath add the most value), basement finishes, new garages and carports and increases in land values due to developer costs.
- C. Megaw added that all properties in the municipality are inspected either by drive-by or door to door re-inspection throughout a 5-year cycle.
- Councillor Chapman inquired about comments received from residents that are trying to budget for assessment, adding that if a family budgets for a 2% increase based on assessment, with no renovations, how does their budget spike from \$200 to \$500 increase? C. Megaw responded that those are likely located in the markets that had an increase. Councillor Chapman further added that this particular inquiry said that their assessed home value increased by \$40 K and they are concerned on the large increase. They have contacted your office to inquire further.
- C. Megaw welcomed anyone interested in discussing their assessment, to call her office and she would be happy to speak with them.
- Councillor Abrey noted that the information shared was appreciated but should have been shared before mill rates were determined, not after. We were basing mill rate on a 1.8% increase and most are over 2%.
- CAO Hastings responded that in discussion with Benchmark, they would provide an annual presentation to Council prior to mill rate discussions, likely in January.
- Mayor Craig gave thanks to Carol and Logan for their follow-up and work on the assessments.

**MOTION 209.18                      Councillor Lloyd moved that Council accept the report as information.  
7-0 Carried**

- Councillor Chapman inquired if the powerpoint that was reviewed in the presentation, could be shared with Council. C. Megaw noted that administration has her memory stick and is welcome to share it.

**ITEM 176      5.1      2:15pm, DELEGATION, ALBERTA TRANSPORTATION – DONNA TONA**

- Delegation started at 2:20pm.
- D. Tona, Team Lead for Office of Traffic Safety with Alberta Transportation.
- D. Tona, encouraged the Town to apply for the Alberta Traffic Safety Fund, which provides funds to support communities with local traffic safety. Could be used for decals on municipal trucks, speed boards, bike rodeos and anything related to traffic safety education. The small grant is \$10 K, the large grant is \$25 K and the next grant call is August 30<sup>th</sup>.
- D. Tona shared she is sending School Resource Officer, J. Gurr, a training kit for Graduated Drivers' Licenses.
- Councillor Lloyd inquired if flashing lights would be eligible for the Safety Fund? D. Tona confirmed that yes, that would qualify.
- Mayor Craig shared thanks for information and delegation.
- Delegation concluded at 2:42pm.

**MOTION 210.18      *Councillor Chapman moved that Council receive the delegation as information.***

***7-0 Carried***

- Councillor Chapman requested permission from Mayor Craig to be excused from Council Chambers. Left at 2:43pm.
- Councillor Chapman entered back into Council Chambers at 2:44pm.

**ITEM 177      5.2      2:25pm, DELEGATION, GREEN ACRES FOUNDATION  
– DAWNA COSLOVI**

- Delegation started at 2:44pm.
- D. Coslovi provided update and summary of Green Acres in the Coaldale community.
- Mayor Craig requested clarity on what requisition is and the increases? D. Coslovi shared that requisition rises with the same levels as expenses. The last increase we had was a 5% increase and is designated for capital projects only. The Board reviews for the good of the whole town.
- Mayor Craig noted that there was an expansion in 2011, how does Green Acres assess the needs moving forward for the next expansion? D. Coslovi responded that they look to the town to find out what resident's needs are.
- Councillor Hohm noted that feedback from residents is that Green Acres has excess funds in reserves. Further adding that it makes it difficult to accept the increases in requisitions, when there are funds sitting there? Is it possible to get copies of the Green Acres financials? Maybe they will show how those funds are designated for other things. D. Coslovi responded that they currently have three capital projects coming up. These reserve funds allow us to not take out mortgages. Currently, our #1 capital project is in Picture Butte, we are also working on project in Coaldale and Golden Acres in Lethbridge.



- Councillor Chapman inquired about the follow up on the recommendation from AHS, what is the rationale for the wide distinction from AHS recommendations? S. Croil noted that there is no preference over one or the other. Today's discussion is to determine that.
- C. Mills shared findings on the consumption aspect.
- Councillor Simpson inquired if the bylaw could be read to include that if smoking indoors, can we add something about kids under the age of 18? Second hand smoke is not beneficial.
- C. Mills responded that this could be difficult to enforce as it would require forced entry to private homes. We can research though doubt a 100% clear answer on that.
- Councillor Hohm inquired about the same inquiry as Councillor Simpson, with the issue involving children. It is a concern that adults will be limited to smoke cannabis indoors and will do so with their underage children in the home.
- Mayor Craig added that the opinion is quite divided on Council. It was assumed that we have no choice.
- Councillor Chapman shared his concern with the outdoor component that it would be debated as what you do on your own property, is your own business.
- Councillor Abrey asked for clarification on Councillor Chapman's comment, noting that we have bylaws that relate to unsightly premise and fire pits and those are on private property, yet our bylaws allow us to regulate that regardless. Councillor Chapman agreed that this was a good point.
- Councillor Simpson noted how hard it will be to regulate people smoking and not everyone has a garage as an option in order to keep it away from their children. As a neighbor, I would not want to smell it either. I think if its going to be too hard to enforce, then I don't think we should include it in the bylaw.
- Councillor Lloyd shared agreement with Councillor Abrey, noting that we have more time now until October. Why don't we try to explore the prohibition option? Mayor Craig added that he is unsure of the cost of the legal opinion on this issue.
- S. Croil offered clarity to the issue, sharing that they did have discussions with AGLC, they are first to say that there are many unknowns on this issue. He also noted that if we prohibit entirely on sale and consumption, it becomes very difficult to enforce as it is already being obtained online. We would need to seek legal advice on how to deal with that.
- Councillor Abrey inquired if this would provide RCMP the same authority today to enforce it? Further adding that if someone orders cannabis product online and it is prohibited, and is within the RCMP area, they can enforce it? C. Mills responded that consumption and possession are not one of the same. By creating a bylaw that prohibits consumption does not prohibit someone from possessing it.
- Councillor Hohm added that in the MD of Cardston, that I can possess alcohol and consume it, I just can't purchase it anywhere. For Coaldale to make it illegal, it will still be here regardless.
- Councillor Abrey shared that at the recent workshop, an AHS official shared that kids see storefronts of the same retail products repeatedly, statistically, they will want to frequent those establishments.

- Councillor Simpson shared concern about having it outside, but yet not wanting kids to be around it at home. I want to protect the kids above all else.
- Councillor Simpson inquired if AHS had an opinion about indoor or outdoor consumption? S. Croil shared that there wasn't anyone at his workshop table that was from AHS. C. Mills shared that AHS was clear about the Tobacco Reduction Act which references where you can smoke cigarettes or cannabis. There is legislation outside of the Town's scope that will come into force and will limit how cannabis is consumed.

**MOTION: 212.18**      ***Councillor Hohm moved that Council provide 1<sup>st</sup> Reading to Cannabis consumption Bylaw 742-R-06-18 to allow for consumption on private property, with the amendment to EXCLUDE that a person must not smoke, vape or consume cannabis in any public place and a person must not smoke, vape or consume cannabis outdoors in any place, be it public or private.***

***2-5 Defeated***

***Councillor Hohm, Councillor Pauls, in favor.  
Councillor Lloyd, Councillor Abrey, Mayor Craig, Councillor Simpson,  
Councillor Chapman, opposed.***

**MOTION 213.18**      ***Councillor Abrey moved that Council direct administration to obtain a legal opinion on the Town's prohibition options as it relates to the Federal Government's legalization of cannabis. Further, that this opinion be obtained and presented to Council on or before July 30, 2018.***

***5-2 Carried***

***Councillor Lloyd, Councillor Abrey, Mayor Craig, Councillor Simpson,  
Councillor Chapman, in favor.  
Councillor Hohm and Councillor Pauls, opposed.***

**ITEM 179      4.3      PUBLIC PARTICIPATION POLICY #C-017-0618 – DRAFT FOR CONSIDERATION – S. CROIL**

- S. Croil presented the draft policy on the Public Participation, as per MGA requirements that municipalities must have in place by July 23, 2018.

**MOTION 214.18**      ***Councillor Simpson moved that Council approve Public Participation Policy #C-017-0618 as presented.***

***7-0 Carried***

**ITEM 180      6.1      PROPOSED AMENDMENTS TO COMMUNITY STANDARDS BYLAW #741-R-06-18 – L. UNGER**

- Councillor Lloyd inquired about vegetation on corner lots, would not like to see them cut down. Can we make any exceptions to that? L. Unger inquired if this particular tree referenced, is blocking the yield sign? Councillor Lloyd responded that yes, it does but that there is another sign before the tree to indicate the yield sign.

- S. Croil assisted the inquiry to add that it depends on where the priority would be; to the tree or to the traffic safety. L. Unger added that the addition of the vegetation cutback was to mirror the land use bylaw that already references this.
- CAO Hastings added that the primary purpose of the vegetation guidelines is for safety purposes and not esthetics. If Council so wishes to make esthetics the priority over safety, then I would recommend to exclude the exemption all together.
- Councillor Lloyd responded that this particular corner has two yield signs, so feels there is a way around this situation.
- Councillor Simpson agreed that even though there are two yield signs on this corner, you need to see the one that is actually on the corner and you cannot right now. My concern would be for safety over the tree. They can trim it down without removing the tree entirely.
- Councillor Chapman inquired about the burning permit for the annexed residents. L. Unger responded that those residents have been making calls to the fire department to inquire of what they are allowed for burning, so they have been reaching out. The bylaw is worded to allow them a three-year period before phasing out the burning all together. The bylaw states that it can be reviewed at the end of the three-year period.
- S. Croil brought forward a suggestion on the corner vegetation discussion, sharing that it could be an option to alter the sidewalk to include a bump out so that the yield sign would be more visible. It could also be an option for our staff or contracted staff to investigate other options before the tree is damaged or altered. Councillor Lloyd was favorable of this.
- Councillor Pauls added that the yield sign on that corner is not the problem, it's the tree. You cannot see around the corner safely for oncoming traffic.
- CAO Hastings noted that the cost of altering the intersection would be at the cost of the landowner.

**MOTION 215.18**      ***Councillor Hohm moved that Council approve FIRST reading of Community Standards Bylaw #741-R-06-18, as presented, and proceed with a Public Hearing scheduled for July 9, 2018.***

***6-1 Carried***

***Councillor Pauls, Councillor Abrey, Mayor Craig, Councillor Simpson, Councillor Chapman, Councillor Hohm, in favor.  
Councillor Lloyd, opposed.***

**MOTION 216.18**      ***Councillor Lloyd moved that Council direct administration to explore intersectional improvements that can be made to retain trees that encroach a clear vision area.***

***7-0 Carried***

**ITEM 181      7.1      THREE FOR FREE PROGRAM – M. OVERBEEKE**

- M. Overbeeke, Director of Financial Services, presented on the Three for Free program, a program that is not used anymore. Three of the four will be done this year and the fourth will be done the following year.

- Councillor Simpson inquired why this program is not offered anymore?
- Councillor Hohm added that he spoke highly against this program during last term. Adding that we have taxes for everyone, why should we give away to get someone to come to Coaldale. Mayor Craig noted that it wasn't overwhelmingly oversubscribed. It is an MGA requirement to pass motion before we can offer the program.

**MOTION 217.18**      **Councillor Chapman moved that Council approve the following motion:**  
**WHEREAS section 347 (1), (2), of the Municipal Government Act, (2018), allows Council to cancel or refund all or part of a tax;**  
  
**AND WHEREAS Council believes it is equitable to cancel or reduce non-residential taxes for the purpose of stimulating economic development in Coaldale;**  
  
**AND WHEREAS Council believes increased commercial and industrial development will benefit the community by diversifying its tax base;**  
  
**NOW THEREFORE, be it resolved that Council exempt the following properties from municipal taxation for 2018:**  
**Roll # 225122100 (NC Wine and Spirits)**  
**Roll # 1000010427 (Nadura)**  
**Roll # 225152100 (Fas Gas)**  
**Roll # 1000010427 (Societe Immobilier Confort)**  
**7-0 Carried**

**ITEM 182      7.2      PROCLAMATION OF AB DEVELOPMENT OFFICERS WEEK – L. UNGER**

- Mayor Craig shared that all our staff contribute and play an important role to our municipality.

**MOTION 218.18**      **Councillor Hohm moved that Council receive Item 7.2 for information.**  
**7-0 Carried**

**ITEM 183      7.4      LETHBRIDGE CORRIDOR VICTIM SERVICES 7<sup>TH</sup> ANNUAL CHARITY GOLF TOURNAMENT – L. UNGER**

**MOTION 219.18**      **Councillor Hohm moved that Council receive Item 7.4 for information.**  
**7-0 Carried**

**ITEM 184      9.0      COUNCIL REPORTS**

- Mayor Craig encouraged Council members to verbally share a brief recap of any meetings or training attended over the past month.
- Councillor Abrey shared that he and Councillor Hohm attended Emergency Management Act, Bill 8. Will forward Council the link to share comments on how it will impact the Act. Feedback deadline is July 8<sup>th</sup>.

- Mayor Craig shared that Council had a meeting with Palliser last week. The community is appreciative of the two organizations talking and encouraging dialogue. We also had a great soft opening of the HUB today, great things happening in our community.

**ITEM 185      11.1      BEW-FCSS BOARD MEETING MINUTES – MAY 2, 2018**

**11.2      APPROVED FLAG DISPLAY POLICY #C-016-0418**

**11.3      AUMA – AMSC REBATE**

**MOTION 220.18      *Councillor Lloyd moved that Council receive items 11.1 to 11.3 as information.***

***7-0 Carried***

**ITEM 186      12.0      CLOSED MEETING**

**MOTION 221.18      *Councillor Simpson moved that Council go into closed meeting at 4:02 p.m.***

***7-0 Carried***

***Mayor called a 5-minute recess. Reconvened at 4:08pm.***

*In addition to Council and the CAO, the following persons were in attendance during the in-camera session to provide information and/or administrative support: S. Croil, C. Hoffman, M. Overbeeke, L. Unger, R. Robinson, A. Koester, K. McKeown, K. L'Hirondelle.*

**MOTION 222.18      *Councillor Hohm moved that Council come out of closed meeting at 5:56 p.m.***

**ITEM 187      7.3      BIRDS OF PREY – POST-ANNEXATION TAXATION COMMITMENTS – K. HASTINGS (FOIPP SECTIONS 23, 24, 25 AND 27)**

**MOTION 223.18      *Councillor Simpson moved that Council grant the tax relief as discussed.***

***6-1 Carried***

***Councillor Lloyd, Councillor Pauls, Mayor Craig, Councillor Simpson, Councillor Chapman, Councillor Hohm, in favor.  
Councillor Abrey, opposed.***

**ITEM 188      12.1      COMMUNITY GRANT APPLICATION REVIEW – C. HOFFMAN (FOIPP SECTIONS 17, 23, 24 AND 27)**

**MOTION 224.18      *Councillor Hohm moved that Council provide funds from its Community Grant Program to the following organizations, totalling \$40,050.40:***

- **Coaldale Granite Club \$2,363**
- **Coaldale Spartans Football \$5,000**
- **BEW-FCSS \$10,000**
- **Copperheads \$10,000**
- **Coaldale Soccer Association \$4,287.40**
- **Coaldale Kinsmen \$3,000**
- **Project Playground Coaldale East \$4,000**
- **Coaldale Dry Grad \$1,400**

**7-0 Carried**

*Andrea Koester left at 4:53pm. Returned at 4:57. Left again at 4:57pm, returned at 4:59pm.  
Kevin McKeown left at 4:57pm. Returned at 4:58pm.*

**ITEM 189      12.2      LAND – DOWNTOWN DEVELOPMENT OPPORTUNITIES – K. HASTINGS  
(FOIPP SECTIONS 23, 24, 25 AND 27)**

**MOTION 225.18      *Councillor Pauls moved that Council proceed with Option 3 and  
FURTHER direct administration to return back to the July 9, 2018,  
Regular Council Meeting with proposed funding.***

**7-0 Carried**

*Kevin McKeown and Kelly L’Hirondelle left the meeting at 5:35pm.*

**ITEM 190      12.3      BIRDS OF PREY – POST-ANNEXATION TAXATION COMMITMENTS  
– K. HASTINGS, (FOIPP SECTIONS 23, 24 AND 27)**

**MOTION 226.18      *Councillor Lloyd moved that Council receive the report as  
information.***

**7-0 Carried**

**ITEM 191      12.4      CAO REPORT – K. HASTINGS (FOIP SECTIONS 16, 17, 23 AND 24)**

**ITEM 192      12.5      LAND (FOIP SECTIONS 23, 24, 25 AND 27)**

**MOTION 227.18      *Councillor Abrey moved that Council decline the verbal offer.***

**7-0 Carried**

**MOTION 228.18      *Councillor Chapman moved that Council adjourn at 5:58 p.m.***

**7-0 Carried**

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**Kim Craig, MAYOR**

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**KALEN HASTINGS, CAO**