



**REGULAR COUNCIL MEETING MINUTES  
MAY 14, 2018 – 2:00 P.M.  
COUNCIL CHAMBERS**

---

**PRESENT:**

<b>Mayor</b>	<b>K. Craig</b>
<b>Councillors</b>	<b>J. Abrey, R. Hohm, B. Simpson, D. Lloyd, B. Pauls, B. Chapman</b>
<b>Administration/Staff</b>	<b>K. Hastings, K. Bly, K. McKeown, M. Overbeeke</b>
<b>Recording Secretary</b>	<b>L. Unger</b>
<b>Media</b>	<b>N. Jamieson – Sunny South News</b>
<b>Gallery</b>	<b>W. Zobell, A. Crabb, B. Gal, M. Hurley, M. Marsh, J. Hulstein, T. Widmer</b>

---

**ITEM 115      1.0      CALL TO ORDER**

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

**ITEM 116      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 117      2.0      ADDITIONS TO/ADOPTION OF THE AGENDA**

**MOTION 143.18**      *Councillor Simpson moved that Council accept the May 14, 2018, Agenda as presented.*

*7-0 Carried*

**ITEM 118      3.1      BUDGET MEETING MINUTES – FEBRUARY 15, 2018**

**MOTION 144.18**      *Councillor Chapman moved that Council accept the February 15, 2018, Budget Meeting Minutes as presented.*

*7-0 Carried*

**ITEM 119      3.2      BUDGET MEETING MINUTES – FEBRUARY 21, 2018**

**MOTION 145.18**      *Councillor Lloyd moved that Council accept the February 21, 2018, Budget Meeting Minutes as presented.*

*7-0 Carried*

**ITEM 120      3.3      SPECIAL COUNCIL MEETING MINUTES – APRIL 16, 2018**

**MOTION 146.18      *Councillor Simpson moved that Council accept the April 16, 2018, Special Meeting Minutes as presented.***

***7-0 Carried***

**ITEM 121      3.4      REGULAR COUNCIL MEETING MINUTES – APRIL 24, 2018**

**MOTION 147.18      *Councillor Hohm moved that Council accept the April 24, 2018, Regular Council Meeting Minutes as presented.***

***7-0 Carried***

**ITEM 122      7.1      APPROVAL OF AUDITED 2017 FINANCIAL STATEMENTS –  
M. OVERBEEKE**

- M. Overbeeke, Director of Financial Services, provided highlights to the 2017 Financial Statements; purchase of land for future development, investment in GIC's have increased by 1 million dollars, debt load increased by \$100K from result of high interest loans paid off, we paid off 4 loans early with interest rates of 4.5% to 8%. We are well within our debt limit. Our current debt is 4.3M compared to our allowed limit of 26.8M.
- Overall, 2017 was a good financial year for the Town of Coaldale due to a high number of land sales, extra investment income and offsite levies we ended the year with approximately \$650K surplus. All surplus funds have been transferred to reserves for future improvements to the Town.

**MOTION 148.18      *Councillor Chapman moved that Council approve the Audited 2017 Financial Statements as presented.***

***7-0 Carried***

**ITEM 122      5.1      DELEGATION, 2:15PM, AUDITOR FINANCIAL OVERVIEW 2017, ASHLEY  
CRABB & WILL ZOBELL, BDO**

- W. Zobell, and A. Crabb, Auditors from BDO, presented findings and opinion on the 2017 Financial Statements.
- W. Zobell further stated that in our opinion the financial statements present fairly in non-material respects. The financial position of the Town of Coaldale, as at December 31, 2017, and the results of its operations, changes in its net, financial assets and its cash flows for the year, then ended in accordance with the public-sector accounting standards. Resulting in a clean opinion.
- Councillor Chapman inquired about 24 of 26, in the Commitments section. Item A references the R.C.M.P. Agreement with the wording referencing 100%. Mayor Craig added that the agreement is accurate currently.

- Councillor Chapman further inquired if it should have an expiry date added to the reference? Mayor Craig added that the wording is our current reality.
- Councillor Abrey added that even though we are the only town in Canada that pays 100%, the reference to it should be left in the agreement until such time that it changes. Councillor Chapman added that this was satisfactory.
- Mayor Craig added that the Auditors were pleased with the cooperation from Administration in their audit process.
- Councillor Chapman added to the reference of the R.C.M.P. Agreement, adding that the wording says “will pay”, sounds like we are in acceptance of that agreement.
- M. Overbeeke stated that the agreement cannot be changed from the wording and the agreement is in place until December 31<sup>st</sup>. Councillor Chapman responded that this was satisfactory.

**MOTION 149.18**            ***Councillor Hohm moved that receive the Auditor Financial Statement delegation as information.***

***7-0 Carried***

**ITEM 123            7.2            MILL RATE BYLAW #740-C-05-18 – M. OVERBEEKE**

- M. Overbeeke presented on the proposed Mill Rate bylaw, sharing that the proposed has a 1% increase from previous years for residential and 4% for non-residential. When inflation is accounted for, residential becomes 2.18 and non-residential becomes 5.78. This equates approximately \$8.54 per residential property with \$41.00 per non-residential property.
- A Budget Breakdown was presented; the Province takes 22.36% for education, Green Acres and FCSS. There is 10.11% allocated to policing, Fire & Emergency Services is 11%, Public Works is 33.68%, Snow Removal is 0.76%, Planning, Development & Infrastructure and Economic Development is 7.34%, Parks & Recreation is 7.77%, Cultural & Events is 4.79%, and Administration is 2.19%.
- Councillor Chapman inquired about Maintenance & Equipment (M&E) tax. M. Overbeeke responded that we do not collect for M&E in the Town of Coaldale. Councillor Chapman added that the report stated that the M&E was included. M. Overbeeke responded that M&E is excluded fully.

**MOTION 150.18**            ***Councillor Pauls moved that receive the Mill Rate Bylaw report as information.***

***7-0 Carried***

**ITEM 124            7.3            TELUS CELLULAR TOWER SITE LEASE AGREEMENT – M. OVERBEEKE**

- M. Overbeeke shared that you attempted to negotiate with Telus, but noted that in research of other towers, it was noted that they do not bring in very much revenue.
- Councillor Chapman inquired if the agreement can be reconsidered before 20 years has lapsed? M. Overbeeke responded that it could be opened up yearly as the CPI

increases or decreases, Telus is required to pay us at that point. M. Overbeeke further shared that the price can be negotiated every 5 years.

- If approved, the rent would be as follows:
  - 2018 - 2022      \$6,600 annually      \$33,000 5-year total
  - 2022 - 2027      \$7,260 annually      \$36,300 5-year total
  - 2027 - 2032      \$7,986 annually      \$39,930 5-year total
  - 2032 - 2037      \$8,784.60 annually      \$43,923 5-year total

**MOTION 151.18**      ***Councillor Chapman moved that Council approve the 20-year agreement.***

***7-0 Carried***

**ITEM 125**      **7.4**      **AUMA LETTER OF SUPPORT – TRANS MOUNTAIN EXPANSION PROJECT – K. CRAIG**

**MOTION 152.18**      ***Councillor Chapman moved that Council direct administration to confirm support from the Mayor, Town and use of Town logo, via an email to AUMA regarding the Trans Mountain Expansion Project.***

***7-0 Carried***

**ITEM 126**      **7.5**      **DECLARATION OF SENIOR'S WEEK JUNE 3 – 9, 2018**

**MOTION 153.18**      ***Councillor Simpson moved that Council declare June 3 – 9, 2018, as Seniors' Week.***

***7-0 Carried***

**ITEM 127**      **5.3**      **DELEGATION, 2:35PM, ST. JOSEPH'S STUDENTS – TEACHER BRUCE GAL AND GRADE 6 STUDENTS: MADELEINE, MADISON, JESSICA, TRINITY**

- Teacher B. Gal was present with four Grade 6 students from St. Joseph's School to present two delegations to Council.
- The first delegation by Madeleine and Madison, presented the Dog Park Mission proposal to Council.
- The proposal included agility equipment for dogs at the existing dog park on the east side of Town made from tires, pipes, wood, rocks and trees.
- CAO Hastings inquired of what would the most important piece of equipment be that would appeal to dogs? The students responded that the obstacles that the dogs can walk up or down on, like a see saw would likely be best.
- Once installed, there would be no costs involved.
- Ideas could be borrowed from the Lethbridge Police Dog Agility Park.
- Students, Jessica and Trinity presented their delegation to Council on a proposed Animal Adoption Centre.

- Councillor Chapman inquired if the adoption centre would be used as a dog pound? The students responded that yes, it would and also used for strays.
- Councillor Chapman further inquired if the adoption centre would be used for residents to board their pets while on vacation? The students responded that yes, it would provide that service.
- Mayor Craig gave thanks to the students for their delegation and ideas.

**MOTION 154.18**            ***Councillor Hohm moved that Council direct administration to work with the delegates to discuss potential programming improvements to the Coaldale Dog Park AND FURTHER THAT a letter of thanks be drafted and sent to Mr. Gal and his students at St. Joseph's School.***  
***7-0 Carried***

**ITEM 128**            **5.2**            **DELEGATION, 2:25pm, R.C.M.P. – Quarterly Report**  
**– Staff Sgt. G. Henry**

- Staff Sgt. Henry provided summary of his report, including performance plan and three initiatives for 2017-18 fiscal year.
- Looking ahead for 2018, focus for K Division is to look at employee wellness. This may include tools, training and the proper equipment in place for officers to do their jobs more effectively.
- Priority will continue to be mandated to keep the habitual crime reduction in Coaldale.
- Staff Sgt. Henry presented a K Division initiative, shared from St. Albert, to provide timely crime updates to communities. The idea is to partner with municipal websites to provide the tool for updates to residents. Staff Sgt. Henry said he would share the link to St. Albert's website for Council to review and to see where the crimes are happening.
- Staff Sgt. Henry shared that accommodation costs for the Town of Coaldale have now been stopped. Those costs were for file storage, exhibit storage, vehicle parking, etc.
- CAO Hastings gave thanks to Staff Sgt. Henry helping facilitate contact with the Government decision makers. This is a savings of \$12 K to \$15 K per quarter to the Town.
- Staff Sgt. Henry provided update on the R.C.M.P. building. The construction documents are about 50% complete, should be done by fall. It is anticipated to have a spring 2019 ground breaking.
- Councillor Lloyd inquired if the upcoming G7 will affect Coaldale. Staff Sgt. Henry responded that one rural member will be sent to Quebec for support of this event. It will not impact the Town.
- Councillor Hohm inquired if the crime mapping website was perceived in a positive way from the community of St. Albert? Staff Sgt. Henry responded that he has not received feedback yet.
- Councillor Simpson shared that it's a nice option for those that want to view it.

- Councillor Chapman inquired if this same report is presented to Coalhurst and Lethbridge County and further inquiring if the amount of traffic tickets reported are for all areas included? Staff Sgt. Henry responded that this is correct.
- Staff Sgt. Henry shared that he would forward the website and information link from St. Albert for Council to review.

**MOTION 155.18**            ***Councillor Hohm moved that Council receive the R.C.M.P. report as information AND FURTHER direct administration to contact St. Albert on how the successful the initiative is.***  
***7-0 Carried***

**ITEM 124            6.1            PROPOSED MILL RATE BYLAW #740-C-05-18 – M. OVERBEEKE**

- M. Overbeeke presented her report reflective of the 1% residential increase and 4% non-residential increase.

**MOTION 156.18**            ***Councillor Lloyd moved that Council approve FIRST Reading of Bylaw #740-C-05-18.***  
***7-0 Carried***

**MOTION 157.18**            ***Councillor Hohm moved that Council approve SECOND Reading of Bylaw #740-C-05-18.***  
***7-0 Carried***

**MOTION 158.18**            ***Councillor Chapman moved that Council approve to give UNANIMOUS CONSENT to give all THREE readings of Bylaw #740-C-05-18.***  
***7-0 Carried***

**MOTION 159.18**            ***Councillor Chapman moved that Council approve THIRD and FINAL Reading of Bylaw #740-C-05-18.***  
***6-1 Carried***  
***Councillor Hohm, Councillor Chapman, Councillor Simpson, Mayor Craig, Councillor Pauls, Councillor Lloyd all in favor.***  
***Councillor Abrey opposed.***

**ITEM 125            8.1            APRIL 2018 DEVELOPMENT STATISTICS**

**MOTION 160.18**            ***Councillor Simpson moved that Council accept the April 2018 Development Statistics as information.***  
***7-0 Carried***

**ITEM 126      10.1      LETHBRIDGE CHAMBER, LETTER OF SUPPORT – SYSTEMS APPROACH FOR REGIONAL TRANSPORTATION SYSTEM**

- Councillor Hohm stated that he did not understand what the request from the Chamber is in support of.

**MOTION 161.18**      *Councillor Hohm moved that Council direct administration to seek clarification from the Lethbridge Chamber of Commerce on what they are asking the Town to support. FURTHER, that upon receiving this clarification, administration draft a letter of support in plain language for the Inter-Model Transportation System.*

**6-1 Carried**

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

**ITEM 127      8.2      EMERGENCY SERVICES 1<sup>st</sup> QUARTER UPDATE – K. McKEOWN**

- Chief McKeown presented the 1<sup>st</sup> Quarter Report update and provided thanks to Council and CAO for supporting their department.
- Chief shared that they received 15 applications for volunteer firefighters, the most ever received. Volunteer positions were offered to 6 of those applicants and 3 were put on a deferred list. They are now working on their training.
- Mayor Craig inquired about the code red reference. Chief confirmed that there were 11 up until April 30, 2018.
- Councillor Chapman inquired about truck E106, if it has the new afrax radio in it? Chief confirmed that it does.
- Councillor Chapman further inquired if it is a mutual aid agreement that we have with Taber? Chief shared that we do not have a signed agreement with Taber yet. We have spoken and we have both agreed to help each other.
- Mayor Craig gave thanks to Chief McKeown and the entire Fire department for the service to our community.

**MOTION 162.18**      *Councillor Lloyd moved that Council receive the Emergency Services 1<sup>st</sup> Quarter Update as information.*

**7-0 Carried**

**ITEM 128      11.1      PARTICIPATION CERTIFICATE – COALDALE FAMILY FUN RUN 2018**

**11.2      CHINOOK ARCH LIBRARY BOARD – YEAR-END FINANCIAL STATEMENTS DEC. 31, 2017**

**11.3      CANADIAN BLOOD SERVICES – CERTIFICATE OF RECOGNITION**

**11.4      SAEWA MEETING SUMMARY – APRIL 27, 2018**

11.5 SAEWA PROJECT STATUS SUMMARY UPDATE

11.6 WINMAC – REMOVAL OF LAST PAYPHONE IN COALDALE

**MOTION 163.18** *Councillor Pauls moved that Council receive items 11.1 to 11.6 as information.*

*7-0 Carried*

ITEM 129 12.0 IN CAMERA

**MOTION 164.18** *Councillor Simpson moved that Council go in-camera at 3:15 p.m.*

*7-0 Carried*

*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: none.*

**MOTION 165.18** *Councillor Simpson moved that Council come out of camera at 4:26 p.m.*

*7-0 Carried*

ITEM 130 12.1 CAO REPORT – K. HASTINGS (FOIP SECTIONS 16, 17, 23 AND 24)

**MOTION 166.18** *Councillor Hohm moved that Council adjourn at 4:30 p.m.*

*7-0 Carried*

---

Kim Craig, MAYOR

---

KALEN HASTINGS, CAO