



**REGULAR COUNCIL MEETING MINUTES
FEBRUARY 10, 2020 – 2:00 P.M.
COUNCIL CHAMBERS**

PRESENT:

Mayor	K. Craig
Councillors	D. Lloyd, J. Abrey, R. Hohm, B. Pauls, B. Simpson, B. Chapman
Administration/Staff	K. Hastings, S. Croil, K. Beauchamp, J. Radford, C. Mills
Recording Secretary	J. Garbutt
Media	N. Jamieson – Sunny South News
Delegates	D. Sinclair
Gallery	D. Bergen, S. Davidson, T. Schear, R. Malard, L. Megyes, T. Megyes, D. Gale, G. Gale, T. Friesen, J Thompson, D. Erdos, R. Hopf, T. Bos, T. Tams, J. Dehaas, K. Pitcher, A. Lanser, M. Lanser

ITEM 030 1.0 CALL TO ORDER

- Mayor Craig called the meeting to order at 2:00 p.m.
- Councillor Abrey entered Council Chambers at 2:01 p.m.

ITEM 031 1.1 CONFLICT OF INTEREST DECLARATION

- Mayor Craig inquired as to whether there were any pecuniary or non-pecuniary conflicts of interest to be declared at the meeting. Councillor Simpson will excuse herself for Item 12.1.

ITEM 032 2.0 ADDITIONS TO/ADOPTION OF THE AGENDA

MOTION 032.20 *Councillor Simpson moved that Council accept the Agenda as presented.*

6-0 Carried

Councillor Abrey arrived after the vote.

ITEM 033 0.1 PUBLIC HEARING - 2:01 PM, REZONING BYLAW #773-P-01-20

- Mayor Craig declared the public hearing open at 2:01 p.m.
- S. Croil presented the Proposed Land Use Re-Designation Bylaw #773-P-01-20 amendment to the Land Use Bylaw #677-P-04-13.

- D. Bergen, T. Schear and R. Malard presented the Fieldston Manor Senior’s Home Package, a residential care facility. The rezoning would allow for the proposed lot to be developed for any of the uses listed in the permitted uses section of the proposed land used district.
- Councillor Hohm questioned the square footage, D. Bergen informed him it is 8400 square feet, and is about 300 square feet per unit.
- T. Bos, 1217 33 Avenue - does not think development fits on this site and should not be approved.
- A. Lanser, 3001 13 Street - concerned with the size of the streets and deep ditches, no parking, and does not think the development fits on this site and should not be approved.
- D. Gale, 2006 Applewood Road - the roads are not good, there are not sidewalks and the ditches are deep. Parking is an issue, there will be visitors and staff, opposed.
- K. Pitcher, 3004 13 Street - this is not the lot for the Senior’s Home, it is too far away from downtown, it is Country Residential with no sidewalks and deep ditches. Parking is an issue with staff and visitors. Opposed.
- J. Dehaas, 3125 12 Street - rezoning issues, the Senior’s Home should be in an area where safety is the number one priority.
- J. Thompson, 3121 13 Street – the facility is too large, not enough parking, traffic issues, deep ditches, lots of traffic, not a good fit, opposed.
- D. Erdos, 3008 13 Street – should find a more suitable area, not Country Residential, opposed.
- G. Gail, 2006 Applewood Road – agrees with above, opposed.
- Mayor Craig questioned the criteria for finance, D. Bergen stated the math is done on full occupancy of the building.
- M. Lanser questioned who would be funding the project – D. Bergen, T. Shear and Montera would be funding the project.
- T. Megyes, 3133 12 Street – is there intent to build more facilities like this? Mayor Craig informed the gallery this is the only application.
- After discussion, S. Croil will review the process of receipt of the application process, and will look at reviewing and improving the advertising portion the process.
- Mayor Craig declared the public hearing closed at 3:36 p.m.

ITEM 034 3.1 REQUEST FOR AMENDMENT – APPROVED REGULAR COUNCIL MEETING MINUTES OF JANUARY 13, 2020

- Item 6.3, Councillor Pauls was opposed.

MOTION 033.20 *Councillor Pauls moved that Council accept the clerical amendment to the January 13, 2020 Regular Council Meeting Minutes.*
7-0 Carried

Councillor Abrey refrained as he was absent from the January 13, 2020 Regular Council Meeting.

ITEM 035 3.2 REGULAR COUNCIL MEETING MINUTES – JANUARY 27, 2020

MOTION 034.20 *Councillor Abrey moved that Council accept the January 27, 2020 Regular Council Meeting Minutes as circulated.*

7-0 Carried

ITEM 036 5.1 COMMUNITY FUTURES BUSINESS IMPROVEMENT LOAN PROGRAM
– C. MILLS & D. SINCLAIR

MOTION 035.20 *Councillor Simpson moved that Council modify the regulations governing the Business Improvement Loan (BIL) program to position Coaldale as the most business- friendly program in the Southern Alberta region by*

a. Increasing the maximum loan value from \$10,000 to \$25,000.

b. Increasing the eligible businesses from the existing downtown area to include all non home-based businesses within Town of Coaldale corporate limits.

c. To broaden the scope of work allowable under the program to include greenscaping as well as to allow for downtown business owners to utilize the program to fund private infrastructure improvements during the redevelopment of main street.

d. To allow businesses to use the BIL more than once.

7-0 Carried

ITEM 037 6.1 RE-ZONING LUB 773-P-01-20 (2ND AND 3RD READINGS) – S. CROIL

MOTION 036.20 *Councillor Hohm moved that Council move the SECOND reading of Land Use-re-designation Bylaw 773-P-01-20.*

0-7 Defeated

MOTION 037.20 *Councillor Simpson moved that administration work with applicant to work to find a location better suited for the Micro Seniors Housing Facility.*

Carried 7-0

ITEM 038 7.1 COUNCIL STRATEGIC PLAN UPDATE – K. HASTINGS

- Councillor Abrey would like a facts page with links to specific projects and pictures to make searching for a specific project more user friendly.

- MOTION 038.20** **Councillor Hohm moved that Council receive the Strategic Plan Update as information.**
7-0 Carried
- ITEM 039** **7.2** **OLDMAN RIVER REGION GIS UPDATE – C. MILLS**
- MOTION 039.20** **Councillor Hohm moved that Council proceed with the Alberta Community Partnership Application and Resolution.**
7-0 Carried
- ITEM 040** **8.1** **2019 AUDIT LETTER – AVAIL CPA – K. BEUACHAMP**
- MOTION 040.20** **Councillor Chapman moved that Council receive the 2019 Audit Letter as information.**
7-0 Carried
- ITEM 041** **8.2** **JANUARY 2020 DEVELOPMENT STATISTICS – C. L'HIRONDELLE**
- MOTION 041.20** **Councillor Chapman moved that Council receive the Development Statistics as information.**
7-0 Carried
- ITEM 042** **11.1** **EMERGENCY ADVISORY COMMITTEE MEETING MINUTES – SEPTEMBER 25, 2019**
- MOTION 042.20** **Councillor Simpson moved that Council receive the Emergency Advisory Committee Meeting Minutes - September 25, 2019 as information.**
7-0 Carried
- ITEM 043** **12.0** **CLOSED MEETING**
- MOTION 043.20** **Councillor Pauls moved that Council go into closed meeting at 4:36 p.m.**
7-0 Carried

In addition to Council and the CAO, the following persons were in attendance during the closed meeting session to provide information and/or administrative support: S. Croil, K. Beauchamp, A. Koester.

- In response to agenda item 12.1, Councillor Simpson and A. Koester left Council Chambers at 4:41 p.m.
- Following the conclusion of the discussion of agenda item 12.1, Councillor Simpson and A. Koester returned to Council Chambers at 5:08 p.m.
- K. Beauchamp left Council Chambers at 5:10 p.m.

- A. Koester left Council Chambers at 5:44 p.m.
- S. Croil left Council Chambers at 5:53 p.m.

MOTION 044.20 ***Councillor Pauls moved that Council come out of closed meeting at 6:13 p.m.***

7-0 Carried

ITEM 044 12.1 REQUEST FOR EXPRESSIONS OF INTEREST – SUBMISSIONS UPDATE – CIVIC SQUARE (FOIP SECTIONS 23, 24, 25 AND 27)

- Councillor Simpson recused herself from Council Chambers due to a potential pecuniary interest with respect to Agenda Item 12.1. Following her recusal from Council Chambers, Council made the following resolution:

MOTION 045.20 ***Councillor Chapman moved that Council appoint Councillors Hohm, Lloyd, and Pauls to the Civic Square Request for Expression of Interest Evaluation Review sub-committee.***

6-0 Carried

Councillor Simpson returned to Council Chambers at 6:14 p.m. following the conclusion of Agenda Item 12.1.

ITEM 045 12.2 LAND MATTER (FOIP SECTIONS 23, 24, 25 AND 27)

MOTION 046.20 ***Councillor Chapman moved that Council authorize the purchase of the land parcel under the terms discussed. Further, that it be understood that the funding source for said land purchase be in the form of an internal loan to be paid back in twelve months from the date of purchase.***

6-1 Carried

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

ITEM 046 12.3 SOUTHERN REGIONAL STORMWATER COMMITTEE UPDATE - (FOIP SECTIONS 21,23)

MOTION 047.20 ***Councillor Hohm moved that Council support the Southern Regional Stormwater Drainage Committee for the project costs outlined in the October 2019 Southern Regional Stormwater Management Plan Report and agrees in principle to provide financial support to aid in funding project costs not covered by grant funding.***

7-0 Carried

**ITEM 047 12.4 LEGAL MATTER – SUBDIVISION – S. CROIL
(FOIP SECTIONS 23, 24, 25 AND 27)**

***MOTION 048.20 Councillor Abrey moved that Council grant the subdivision extension
request for the parcel as discussed.***

7-0 Carried

MOTION 049.20 Councillor Pauls moved that Council adjourn at 6:21 p.m.

7-0 Carried

Kim Craig, MAYOR

Kalen Hastings, CAO