

REGULAR COUNCIL MEETING
Village Office, 7pm
Wednesday, September 11, 2024

READ >>> "Tonight's Regular Council Meeting being live streamed.
 Audio & Visual devices in use and will record this meeting."

1.0	CALL TO ORDER
2.0	AGENDA ADDITIONS
3.0	GUEST
4.0	PUBLIC WORKS & OFFICE REPORTS
5.0	MINUTES 5.1 Regular minutes August 14, 2024
6.0	UNFINISHED BUSINESS, BUSINESS ARISING FROM THE MINUTES 6.1 LUB 2024-02 6.2 Esso Building Pro's & Con's 6.3 a) Lot sales rescind motion b) Advertising intent to sell c) Bare lot purchase agreement 6.4 a) Library lease b) Capital budget c) Waterline/sidewalk Repair 6.5 Meeting-Sportsground Groups 6.6 URW for Ind Park
7.0	FINANCIAL REPORTS 7.1 August 2024 Financials
8.0	CORRESPONDENCE 8.1 NPF Alberta 8.2 Minister Funding Fire Training
9.0	NEW BUSINESS 9.1a) Road Closure Bylaw 2024-10 b) AB Transportation approval c) Cost per Acres 9.2 Disclosure Conflict of Interest 9.3 Bell MCA 9.4 Columbarium Policy 9.5a) Power proposal AB Muni's b) 8760 Energy c) AB Muni's EE Benefits 9.6 Fortis Franchise Fee 9.7 Atco Franchise Fee 9.8 CCBF MOA 9.9 CFWR Invite 9.10 Strathmore Feasibility Study 9.11 ACP Grant 9.12 Organizational Meeting
10.0	REPORTS 10.1 WADEMSA: A. Sommerfeldt 10.2 WHMB: M. Gauthier 10.3 DDSWMA: L. Casey 10.4 WFCSS: R. Bryan 10.5 WRC: M. Gauthier 10.6 CFWR: R. Bryan 10.7 Library: L. Casey 10.8 Asset Management 10.9 Strategic Planning

	10.10 Development Planning 10.11 Solar Proposal
11.0	ONGOING BUSINESS 11.1 Bylaws / Policies a) Community Standard Bylaw b) Fire c) Master Rates d) Animal Control e) Public Utility f)1.Policies submitted Aug 14 2.Policies New Batch g)WREMP Bylaw
12.0	COUNCILORS CONCERNS: 12.1 R. Bryan 12.2 A. Sommerfeldt 12.3 L. Casey 12.4 M. Worthington 12.5 M. Gauthier
13.0	CLOSED SESSION 13.1 Closed Session
14.0	ADJOURN

VILLAGE OF STANDARD REGULAR COUNCIL MEETING

Standard Village Office 7pm
Wednesday, September 11, 2024

PRESENT
Mayor Martin Gauthier
Deputy Mayor Adam Sommerfeldt
Councillor Richard Bryan
Councillor Larry Casey
CAO Yvette April
Admin Jennifer Sommerfeldt
Councillor Mike Worthington

GUESTS
Industrial Subdivision Arcsons Engineering – Al Cowan
Memory Lane - Don Sundgaard, Moe Zaleschuk

1. CALL TO ORDER:

Mayor M. Gauthier called the meeting to order at 7:00 pm

2. AGENDA ADDITIONS:

2024-09-01	R, Bryan moved to adopt the agenda as amended. Add 6.6 URW for Ind Park Add 9.5 Alberta Munis Add 12.10c Ag/Rodeo Meeting CARRIED
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3. GUESTS:

- 7:00pm Industrial Subdivision Arcsons Engineering – Al Cowan:
 - Industrial Subdivision
 - Presented the results of the design of the industrial subdivision which includes a storm water system using ditches to mitigate the spring flooding.
 - Created a two phased approach to completing the development.
 - Next step is registering the lots with land titles
 - Frederick Ave Extension into West Subdivision
 - Suggested a tentative lot plan be devised to include services under the road
 - If the road was built with no subdivision, then street lights would not be required
 - Putting in a gravel road avoids putting services up front
- 8:00pm Memory Lane - Don Sundgaard, Moe Zaleschuk
 - Spoke to the Village's Strategic Plan
 - Summer students did a good job
 - Presented in favour of keeping the Esso Building:
 - Esso Building should be fixed up, not demolished as a point of beautification
 - The Esso Building could be rented out or some other form of economic growth
 - The Esso Building roof could carry solar panels
 - Demolition of the Esso Building would be a lost opportunity

4. PUBLIC WORKS & OFFICE MONTHLY REPORT:

Office

- Inquired with AMSC Insurance does not have reduced rates for building with alarm systems installed
- Met with CFWR and did Walk around Village to meet business owners.
- Walk around with Renul Tech for complaint re spraying and spraying was done again this week.
- Palliser hosted a session on issuing development permits
- Conversations with AB Muni's and 8760 for new gas & power tender coming out.
- Met with Ag & Rodeo groups Lions unable to attend /Jason Gauthier said he would update them.
- Met with Library to go over the lease agreement.
- Office lights replaced
- 1st internment for Columbarium done on the weekend,
- purchased 2 hard cover cases for transporting shutters to get engraved.

Admin

- Working on budget, Unsightly properties, Bylaw reviewing and research

Public Works

- Daily Visual inspections

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- Mowing and trimming, Maintaining campgrounds
- General maintenance on the equipment
- Photos of bylaw violations
- Repaired a manhole cover on 9th
- Trimming and mowing at sewage lagoon and rail bed
- Moving equipment between two buildings
- Locating pins at cemetery
- Assisting Lions with water when needed
- Removed 13 loads of tree branches and 5 loads of root balls from the campground
- Help create pros and cons on Esso building
- Repaired picnic tables

2024-09-02	A. Sommerfeldt moved to adopt the Public Works & Office reports as presented. CARRIED
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5. MINUTES:

2024-09-03	L. Casey moved to adopt the minutes of the Regular Council meeting, August 14, 2024 as amended with spelling errors. CARRIED
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6. UNFINISHED BUSINESS, BUSINESS ARISING FROM THE MINUTES, OR RFD's

6.1. LUB 2024-02

2024-09-04	R. Bryan moved to open 3 rd reading of LUB 2024-02. CARRIED
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2024-09-05	R. Bryan moved that Section 16.2 is amended by adding "Dwelling, Detached (existing)" as a permitted use to the HWY-C District. CARRIED
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2024-09-06	A. Sommerfeldt moved that Section 16.3 is amended by adding "Dwelling Units (above the first storey)" and "Dwelling Unit (on the main floor accessory to a commercial use)" as discretionary uses to the HWY-C District. CARRIED
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2024-09-07	L. Casey moved that Section 17.2 is amended by adding "Dwelling, Detached (existing)" as a permitted use to the I District. CARRIED
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2024-09-08	R. Bryan moved 3 rd Reading of LUB 2024-02. CARRIED
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2024-09-09	L. Casey moved to adopt the proposed Telecommunications Structure Policy. CARRIED
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- 6.2. Esso Building Pro's & Con's – CAO presented a list comparing the benefits of repairing the Esso Building or Removing the Esso Building. Admin will continue to gather more information exploring the options.

6.3. A) Lots Sales Rescind Motion

2024-09-10	M. Gauthier moved to rescind motions 2024-08-22 and 2024-C8-23. CARRIED
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B) Advertising intent to sell

2024-09-11	M. Gauthier moved to advertise Council's intent to sell Village owned Land below Market value. CARRIED
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C) Bare Lot Purchase Agreement

2024-09-12	M. Gauthier moved to table the Bare lot purchase agreement till the next meeting. CARRIED
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- 6.4. A) Library Lease – The Library Board submitted a letter.
- the Library budget cannot afford the waterline repair from the beginning of 2024. They want to redo the lease to alleviate the burden of capital expenses.
 - Administration met with members of the Library Board for this purpose and reworked the lease. This lease was presented as a draft to council.
 - Administration also suggested to council alternatives such as an agreement, a loan bylaw, and rethinking the way the Library can use AGLC fundraising.

2024-09-13	M. Gauthier moved to accept the Library Board letter as information. CARRIED
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2024-09-14	L. Casey moved to table the Library Lease until the next meeting. CARRIED
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B) Capital Budget

2024-09-15	M. Gauthier moved to table the Capital Budget until the next meeting. CARRIED
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C) Waterline/Sidewalk Repair

2024-09-16	A. Sommerfeldt moved to repair the sidewalk on Broadway in front of the Library. CARRIED
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- 6.5. Meeting – Sportsground Groups
See 10.12

- 6.6. URW for Industrial Park

2024-09-17	R. Bryan moved to register Utility Right of Way for the Industrial Park with Land Titles Office. CARRIED
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7. FINANCIAL REPORTS

2024-09-18	M. Worthington moved to adopt the August Financials as presented. CARRIED
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8. CORRESPONDENCE

2024-09-19	R. Bryan moved to accept the correspondence as information. CARRIED
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9. NEW BUSINESS

- 9.1. A) Road Closure Bylaw 2024-10 – regarding the future purchase of the defunct alleyway at 234 7th Ave E.

2024-09-20	R. Bryan moved first reading of Bylaw 2024-10. CARRIED
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- B) AB Transportation Approval – First Reading passed for Bylaw 2024-10; now it goes to Alberta Transportation for approval.

2024-09-21	M. Worthington moved to send Bylaw 2024-10 to Alberta Transportation for approval. CARRIED
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C) Cost per Acre – regarding the sale price of the land referred to in Bylaw 2024-10.

2024-09-22	M. Gauthier moved to table Cost per Acre until Alberta Transportation approval. CARRIED
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9.2. Disclosure of Conflict of Interest – Getz Collins and Associates is the Village's legal representative. Councillor Worthington informed council that his wife works at Getz Collins and Associates as a family lawyer.

2024-09-23	M. Gauthier moved to acknowledge Councillor Worthington's affiliation with the Village's legal Getz Collins & Associates. CARRIED
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9.3. Bell MCA

2024-09-24	R. Bryan moved to sign the Master Communication Agreement with Bell to allow the Village to communicate with Bell. CARRIED
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9.4. Columbarium

2024-09-25	M. Gauthier moved to put Cemetery Columbarium sales into a restricted reserve for the purchase of the next Columbarium when needed. CARRIED
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9.5. A) Power proposal AB Muni's – presented the current rate for power and gas if agreement is signed.
B) 8760 Energy – presented the current rate for power and gas if agreement is signed this fall.

2024-09-26	M. Worthington moved to accept the power discussion as information. CARRIED
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C) AB Muni's EE Benefits – CAO presented some savings by switching to AB Muni's EE Benefits.

2024-09-27	R. Bryan moved to switch employee benefits to AB Muni's starting December 1, 2024. CARRIED
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9.6. Fortis Franchise Fee

2024-09-28	M. Gauthier moved to leave the Fortis Franchise fee for 2025 at 4%. CARRIED
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9.7. Atco Franchise Fee

2024-09-29	L. Casey moved to leave the ATCO Franchise fee for 2025 at 4%. CARRIED
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9.8. CCBF MOA

2024-09-30	A. Sommerfeldt moved to sign the Canada Community Building Fund Memorandum of Agreement. CARRIED
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9.9. CFWR Invite

2024-09-31	R. Bryan moved to accept the CFWR Invite as information. CARRIED
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9.10. Strathmore Feasibility Study

2024-09-32	M. Gauthier moved to participate in the Feasibility Assessment for a modified Senior's Lodge based on the current proposed lodge. CARRIED
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9.11. ACP Grant

2024-09-33	R. Bryan moved that the Village of Standard supports the submission of a 2024-25 Alberta Community Partnership grant application in support of the Regional Infrastructure Master Plan Project and is prepared to manage the Grant project and related compliance requirements. There is no matching contribution required. CARRIED
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2024-09-34	M. Gauthier moved to have administration send a letter to the County requesting resolution to partner with the Village in the Alberta Community Partnership Grant. CARRIED
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9.12. Organizational Meeting

2024-09-35	M. Gauthier moved to have the organizational meeting on October 9 th , 2024. CARRIED
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10. REPORTS

- 10.1. WADEMSA: A. Sommerfeldt last: 6/17 next: 9/20
- No report – in recess until September
- 10.2. WHMB: M. Gauthier next: 9/19
- No report – in recess until September
- 10.3. DDSWMA: L. Casey last: 8/15 next: 10/17
- No report
- 10.4. WFCSS: R. Bryan last: next:
- No report – in summer recess
- 10.5. WRC: M. Gauthier last: 8/24 next: 10/16
- Ongoing talks with a new Hutterite colony coming in north of hwy 564
- 10.6. CFWR: R. Bryan last: 9/5 next: 10/3
- New style loans to do part ownership to help secure loans
 - Working on projects to bring in new clients
 - Youth initiative was successful
- 10.7. Library: L. Casey last: 9/9 next: 10/11
- Lori Bach has stepped down as chair; new chair is Connie Harder effective immediately
- 10.8. Asset Management : J. Sommerfeldt
- Newest water meter replacements have been added to the GIS
- 10.9. Strategic Planning: J. Sommerfeldt
- Waiting on the result of the ATCO Community Energy Fund grant
- 10.10. Development Planning: Y. April
- Presented the tax incentive that the Village of Chauvin is implementing to consider something similar for Standard.
- 10.11. Solar Proposal
- Waiting on the result of the ATCO Community Energy Fund grant
- 10.12. AG/Rodeo Meeting
- Cleared up which groups manage what facilities at the sports grounds
 - Rodeo and Ag looking forward to using Sea Cans as storage
 - Ag looking forward to solar power; holding off on purchasing electric Zamboni to see if the solar comes through.
 - Ag is adding a door to the outside of the arena for outdoor rink access.

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2024-09-36	R. Bryan moved to accept the Reports as information. CARRIED
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2024-09-37	R. Bryan moved to approve the Ag Society's proposal to modify the building on the north side by adding a door. CARRIED
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Meeting Time 10:00pm

2024-09-38	R. Bryan moved to extend past 10pm to complete the agenda. CARRIED
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11. ONGOING BUSINESS

11.1. Bylaws/Policies

a) Community Standard Bylaw 2024-04

2024-09-39	M. Worthington moved to table Bylaw 2024-04 till there is more time to read it. CARRIED
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b) FIRE

2024-09-40	R. Bryan moved the third reading of the Fire Bylaw 2024-08. CARRIED
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c) MASTER RATES

2024-09-41	M. Gauthier moved the third reading of the Master Rates Bylaw 2024-05. CARRIED
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d) ANIMAL CONTROL

2024-09-42	L. Casey moved the third reading of the Animal Control Bylaw 2024-06. CARRIED
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e) PUBLIC UTILITY

2024-09-43	R. Bryan moved the third reading of the Public Utility Bylaw 2024-07. CARRIED
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f) Policies submitted August 14

2024-09-44	R. Bryan moved to adopt and rescind the policies as presented in the Aug 14 th Regular Council Meeting. Rescind: 5000 Health and Welfare Services 5100 Family and Community Support Services 5200 Blank 5300 Public Health (blank) 5400 Pollution and Noise Control (blank) 5500 Senior Housing 5600 Cemetery 5601 Fee Schedule (Cemetery) 7100 Recreation Board 7101 Community Lottery Board 7200 Recreation/Parks Facilities & Programs 7201 Campground 7300 Blank 7400 Culture 7401 Library 7402 Seniors Drop in Centre
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	7500 Blank 7600 Parks Construction, Maintenance, Operation Adopt: 5000 Community Services 5200 Family & Community Support Services (WFCSS) 5300 Wheatland Housing Management Body 5100 Cemetery 5500 Public Facilities CARRIED
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g) WREMP Bylaw

2024-09-45	L. Casey moved the third reading of the WREMP Bylaw #2024-09. CARRIED
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12. COUNCILORS CONCERNS

- 12.1. R. Bryan: none
- 12.2. A. Sommerfeldt: none
- 12.3. L. Casey:
 - Make sure the Bare Lot agreement or development permit includes sidewalk care and keeping the building materials on their own property.
- 12.4. M. Worthington: Does Admin provide a report on who gets notices from the Village?

2024-09-46	M. Worthington moved to request that staff inquire if reporting on violations, tags and letters to council is overstepping. CARRIED
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- 12.5. M. Gauthier:
 - o Centennial Park is very dark and recently vandalized. The Village should add lighting out there.

2024-09-47	M. Gauthier moved to accept Councillor Concerns. CARRIED
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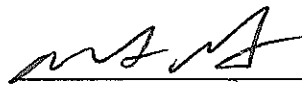
13. CLOSED SESSION – no closed session, but a motion was required for legal.

2024-09-48	A. Sommerfeldt moved to accept BrownLee letter as information closing the file on the Human Rights Complaint due to no response from claimant following the Human Rights Commission’s decision to dismiss. CARRIED
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14. ADJOURN

R. Bryan moved to adjourn at 10.44 pm.

These minutes approved this 9th day of October, 2024.



Mayor



CAO

October 9 / 24

Date

