

REGULAR COUNCIL MEETING AGENDA Tuesday, May 12, 2020

1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting - April 14, 2020 ✓
4. **1:30 p.m. - PUBLIC PRESENTATIONS**
a) 1:30 p.m. - Galib Dharshi, Request Financial Relief, New Sarepta Market
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
a) 1:45 p.m. Planning & Development
i) Development Permit Application D19-288 (Direct Control), Natural Resources Extraction (Clay) ± 4.6 ha (± 11.4 ac), NE 35-49-27-W4, Peterson ✓ C. Richards & G. McGovern
b) 2:00 p.m. Road Operations and Engineering & Utilities
i) Communal Wastewater Treatment Systems Pilot Project Management Policy UT-03 ✓ D. Downey
c) 2:15 p.m. Finance
i) Bylaw - Penalties on Current and Arrears of Property Taxes and Rescind Bylaw No. 4-15 ✓ N. Wice
6. **NEW BUSINESS**
a) 2:30 p.m. Fire Services
i) Status Update - East District Fire Station Design Build Request for Proposals ✓ K. Lefebvre & T. Bennett
7. **INFORMATION ITEM**
a) April 20, 2020 letter of thanks from the Village of Warburg - Nurse Practitioner Support Program ✓
8. **ADJOURNMENT**


✓ Attachment Provided

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, MAY 12, 2020 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.

Order and Roll Call

The meeting was called to order at 1:30 p.m., Tuesday, May 12, 2020 by Mayor Tanni Doblanko as Chair and Council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozer and Ray Scobie present. Council member Rick Smith attended via teleconference after the meeting convened.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Legislative Coordinator
- Kent Pudlowski, Manager of Information Management & Technology
- Greg McGovern, Planner 1

Agenda Adoption

104-20 Councillor Belozer -- that the agenda for the May 12, 2020 regular county council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Council Meeting – May 12, 2020

105-20 Councillor Wanchuk -- that the May 12, 2020 regular county council meeting minutes, be confirmed as circulated.

Carried Unanimously

Information Item - Nurse Practitioner Support Program

106-20 Councillor Belozer – that Leduc County council receives as information the April 20, 2020 letter from the Village of Warburg expressing thanks to Leduc County council for support of the Nurse Practitioner Program in the Warburg area.

Carried Unanimously

Recess

The meeting recessed at 1:33 p.m. and reconvened at 1:35 p.m. by Mayor Tanni Doblanko as Chair and Council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozer and Ray Scobie present. Council member Rick Smith attended via teleconference.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Legislative Coordinator
- Kent Pudlowski, Manager of Information Management & Technology
- Greg McGovern, Planner 1

Present as well via teleconference were:

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- Charlene Haverland, Manager of Development Services
- Colin Richards, Team Lead Development
- Galib Dharshi (Mike), New Sarepta business owner

Public Presentation - New Sarepta Business Owners' Financial Relief Request

Mayor Doblanko called upon Galib Dharshi (Mike), owner of New Sarepta Market, to provide further information as presented to council on December 10, 2019 whereby New Sarepta business owners requested financial relief due to the negative impact by the road construction that occurred in New Sarepta during the 2018 - 2019 construction seasons.

Galib Dharshi (Mike), owner of New Sarepta Market, provided the following information:

- Own the New Sarepta grocery store and restaurant.
- There was lots of construction going on within New Sarepta affecting my business from 2018 - 2019.
- Business has declined considerably and had to use my own money and refinance my home.
- The following information was provided:
 - 2016 sales - \$874,951
 - 2017 sales - \$787,195
 - 2018 sales - \$737,060
 - 2019 sales - \$616,525
- Asking Leduc County council for consideration of financial relief for \$7,000 to \$10,000.
- Taxes amount to ±\$3,312 per year.
- Pictures dated 2017 to 2019 were displayed showing wet and flooded streets, rutted roads which had directly affected access to my store.
- Sales within the last 2-3 months are improving however due to Covid that has not helped.

Mr. Dharshi

Mr. Dharshi disconnected from the teleconference call at 1:44 p.m.

107-20 Councillor Smith -- that Leduc County council refers back to administration to bring back a report to council for a decision relating to the presentation by Galib Dharshi (Mike) requesting compensation due to the negative impact by the road construction that occurred in New Sarepta during the 2018 - 2019 construction seasons.

Carried Unanimously

Mr. Petersen

Mr. Robin Petersen, County resident/landowner, joined the meeting via teleconference at 1:46 p.m.

Staff members Mryglod and Downey

Des Mryglod, Director of Engineering & Utilities, and Dean Downey, Manager of Utilities, entered the council chamber at 1:47 p.m.

Development Permit Application D19-288 (Direct Control) Natural Resources Extraction (Clay) NE 35-49-27-W4, Petersen

Greg McGovern, Planner 1, provided a staff report with respect to Development Permit Application D18-288 by Robin Petersen for a natural resources extraction (clay) operation (±4.6 ha, ±11.6 ac) within the Direct Control district located on NE 35-49-27-W4.

108-20 Councillor Vandenberghe – that Leduc County council approves Development Permit Application D18-288 by Robin Petersen for a natural resources extraction (clay) operation (±4.6



ha; ± 11.4 ac) within the Direct Control (DC) district located on NE 35-49-27-W4, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development only and no other development.
2. The approved development shall be located as shown on the approved site plan. Any new approaches represented on the site plan are regarded as conceptual only and shall be applied for through a separate approval process.
3. Approval is granted for a period of three (3) years. On or before three (3) years from the date of issuance of this development permit all extraction, haul and reclamation activities shall be completed, unless a new development permit allowing for an extension of these activities is issued.
4. The hauling of material will require a Road Use Agreement with the county. The applicant must contact public works and engineering prior to the movement of material to discuss this requirement.
5. The applicant must complete all requirements of Alberta Environment and Parks under the Environmental Protection and Enhancement Act prior to undertaking any excavation or hauling activity.
6. The applicant must apply for and obtain any necessary approvals under the Water Act.
7. The applicant shall submit pre and post-grading drainage plans to the satisfaction of Leduc County public works and engineering prior to continuation of extraction activities.
8. No further development, expansion or change in use is permitted unless approved by Leduc County.
9. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of the development authority.
10. Hours of operation shall be limited to 8am to 6pm Monday to Friday and 10am to 5pm on Saturdays. No activity is permitted on Sundays or statutory holidays.
11. Site reclamation shall be carried out immediately following the completion of excavation activities and in accordance with an approved reclamation plan. Materials used for filling on the site shall be free of contaminants and debris to the satisfaction of the development authority and the province. The applicant shall submit a reclamation plan for consideration within six months from the approval of this application.
12. Site grading activities shall be carried out in accordance with the approved final grade plans.
13. Infilling and site grading shall not be permitted to impede or interfere with the natural flow of surface water onto adjacent lands or public ditches.
14. No use or operation shall cause or create any significant impact or nuisance during normal operation which, in the opinion of the development authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:
 - i. odorous and/or toxic matter
 - ii. water quality deterioration
 - iii. dust, fly ash or other particulate matter
 - iv. groundwater quality or quantity deterioration
 - v. noise
 - vi. glare
 - vii. vibrations
 - viii. radiation emission
 - ix. air pollution
 - x. high brightness light source
 - xi. industrial waste
15. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County fire services.

Carried Unanimously

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Staff members McGovern, Haverland and Richards

Staff members McGovern exited the council chamber and staff members Haverland and Richards disconnected from the teleconference call at 2:05 p.m.

Communal Wastewater Treatment Systems Pilot Project Management Policy UT-03

Dean Downey, Manager of Utilities, presented an updated version of Policy UT-03 Communal Wastewater Treatment Systems Pilot Project Management for approval.

109-20 Mayor Doblanko -- that Leduc County council approves the updated Communal Wastewater Treatment Systems Pilot Project Management Policy UT-03, as presented.

Carried Unanimously

Staff members Mryglod and Downey

Staff members Mryglod and Downey exited the council chamber at 2:12 p.m.

Staff Member Wice

Natasha Wice, Director of Finance, entered the council chamber at 2:13 p.m.

Penalties on Current and Arrears of Property Taxes and Rescind Bylaw No. 4-15

Natasha Wice, Director of Finance, provided a staff recommendation for approval of a bylaw for the cancellation of tax penalties until September 30, 2020 and that Bylaw No. 4-15 be rescinded.

Bylaw No. 09-20 Penalties on Current and Arrears of Property Taxes and Rescind Bylaw No. 4-15

110-20 Councillor Lewis -- that Bylaw No. 09-20 be given first reading to provide for penalties on current and arrears of property taxes and that Bylaw No. 4-15 be rescinded.

Carried Unanimously

111-20 Councillor Smith – that Bylaw No. 09-20 be given second reading.

Carried Unanimously

112-20 Councillor Vandenberghe – that Bylaw No. 09-20 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

113-20 Councillor Belozer – that Bylaw No. 09-20 be given third reading.

Carried Unanimously

Staff member Wice

Staff member Wice exited the council chamber at 2:14 p.m.

Staff members Lefebvre and Bennett

Fire Chief Keven Lefebvre and Deputy Chief Tylor Bennett entered the council chamber at 2:15 p.m.

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Status Update - East District Fire Station Design Build Request for Proposals

Fire Chief Keven Lefebvre and Deputy Chief Tylor Bennett provided an update on the East District Fire Station Design Building request for proposals.

114-20 Councillor Smith -- that Leduc County council accepts the East District Fire Station Design Building request for proposals (RFP) status update as information.

Carried Unanimously

Adjournment

115-20 Councillor Vandenberghe -- that the regular county council meeting be adjourned.

Carried Unanimously

The regular council meeting concluded 2:28 p.m.



Mayor



County Manager