



Regular Council
Agenda
Leduc County Centre, Nisku, AB
Tuesday, September 14, 2021

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- August 24, 2021 regular council meeting ✓
4. **1:30 p.m. Presentations**
 - a) Public
- Karen and Kevin Neilson re: Aspen Valley Wedding Centre
 - b) Staff Introductions:
- Trisha Galenza, Administrative Assistant/Receptionist
 - c) Recognition of Long Service Awards:
5 years
- Maggie Huang, Accountant
10 years
- Sandra Kerkhoff, FASD Support Specialist
- Danielle Heisler, Family Resource Support Specialist
25 years
- Des Mryglod, Director of Engineering and Utilities
5. **1:45 p.m. Department reports / recommendations**
 - a) Public Hearings
 - i) 1:45 p.m. Bylaw - Road right-of-way land sale - Range Road 32, ✓ A. Kotb & C. Iles
Skemer
 - ii) 2:00 p.m. Bylaw No. 15-21 (*2nd reading*) - Rescind Bylaw No. 14-✓ J. Evans & D. Martin
04 - North Major Area Structure Plan
 - b) 2:15 p.m. Road Operations
 - i) RFQ 21-019 - Gravel Supply and Load 2021-2023 ✓ G. Broadbent
 - c) 2:30 p.m. Community Services
 - i) New Sarepta lands proposal ✓ D. Ohnysty
 - ii) 2020 Recreation cost share agreement - Town of Devon 2020 ✓ D. Ohnysty
final payment
 - d) 2:40 p.m. Finance
 - i) Grants in place of taxes write-off ✓ N. Wice
 - ii) Accounts receivables, utilities, bulk water and septage write-✓ N. Wice
offs

✓ Attachment Provided

Regular Council
Agenda
Tuesday, September 14, 2021

6. **2:50 p.m. In-Camera** *(in accordance with Freedom of Information & Protection of Privacy Act)*
 - a) Budget request - Nisku south station, S. 24(1), FOIP √ K. Lefebvre

7. **Business arising from In-Camera session**
 - a) Budget request Nisku south station

8. **Adjournment**

√ Attachment Provided

Leduc County is dedicated to serving its citizens and will create an enhanced quality of life through effective leadership, committed partnerships and open, transparent communication.





Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, September 14, 2021*

Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, September 14, 2021 by Mayor Tanni Doblanko as Chair and Council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Council member Rick Smith attended via teleconference.

Other attendees

- Duane Coleman, County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Grant Bain, Director - Planning and Development
- Joyce Gavan, Recording Secretary
- Kent Pudlowski, Manager - Human Resources and Corporate Services
- Trisha Galenza, Administrative Assistant/Receptionist
- Maggie Huang, Accountant
- Natasha Wice, Director - Finance
- Brooke Fair, Manager - Financial Services
- Sandra Kerkhoff, FASD Support Specialist
- Danielle Heisler, Family Resource Support Specialist
- Dean Ohnysty, Director - Community Services
- Des Mryglod, Director - Engineering and Utilities
- Amro Kotb, Manager - Engineering
- Chelsey Iles, Municipal Engineer
- Tracy Chipchase, Third Party Utility Coordinator, Public Works
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Katherine Degaust, Communications Coordinator

Agenda adoption

218-21 Councillor Lewis -- that the agenda for the September 14, 2021 regular County Council meeting be adopted with the following addition:

5. b) ii) Regional Landfill Authority letter

Carried Unanimously

Previous Minutes - August 24, 2021 regular meeting

219-21 Councillor Wanchuk -- that the August 24, 2021 regular Council meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation - Kevin and Karen Neilson re: Aspen Valley Wedding Centre

Councillor Smith advised Kevin and Karen Neilson will not in attendance to make their presentation.

Staff introductions

The following staff was introduced to Council members:

- Trisha Galenza, Administrative Assistant/Receptionist

Recognition - long service awards

The following staff were recognized for their years of service:

5 years

- Maggie Huang, Accountant

10 years

- Sandra Kerkhoff, FASD Support Specialist
- Danielle Heisler, Family Resource Support Specialist

25 years

- Des Mryglod, Director - Engineering and Utilities

Staff members Wice, Galenza, Huang, Fair, Mryglod, Kerkhoff, Heisler and Degaust

Staff members Wice, Galenza, Huang, Fair, Mryglod, Kerkhoff, Heisler and Degaust exited the council chamber at 1:39 p.m.

RFQ 21-019 - Gravel Supply and Load 2021-2023

Director of Road Operations and Agricultural Services Garrett Broadbent provided a staff recommendation to award the gravel supply and load contract per RFQ 21-019 for two years - 2021-2022 and 2022- 2023.

220-21 Councillor Lewis -- that Leduc County Council award the gravel supply and load contract per RFQ 21-019 for two years - 2021-2022 and 2022- 2023 to:

- 1029527 Alberta Ltd. Boden Sand & Gravel Supplies for an estimated 43,000t/year;
- Richardson Bros (Olds) Ltd. for an estimated 74,000t/year.

Carried Unanimously

Leduc and District Regional Landfill Authority letter

Councillor Smith provided background relating to the request for proposal relating to the Leduc and District Regional Landfill Authority management contract expressing concern with respect to the timeline for the County to submit a bid.

221-21 Councillor Smith -- that Leduc County Council sends a letter to Alberta Municipal Affairs and the Leduc and District Regional Landfill Authority expressing concern with unfair practices during the request for proposal process, specifically management of the authority.

Carried Unanimously

Staff member Evans

Manager of Long Range Planning Jordan Evans entered the council chamber at 1:49 p.m.

Public Hearing - Bylaw Road right-of-way land sale - Range Road 32, Skermer

Mayor Doblanko called the public hearing to order at 1:50 p.m. with respect to the proposed partial road closure of Range Road 32.

Mayor Doblanko explained the purpose of the hearing and procedures to be followed.

Mayor Doblanko then called upon designated staff from Engineering to introduce the subject of the hearing.

Manager of Engineering Amro Kotb provided a staff report with respect to the proposed partial road closure of Range Road 32, highlighting the following:

- The purpose of the proposed road closure and sale of a portion of undeveloped government road allowance on Range Road 32, east of SE 10-51-3-W5 and NE 3 -51-3-W5, to be consolidated with the adjacent parcel.
- Advertising occurred on August 20 and August 27, 2021, in accordance with the provisions of the Municipal Government Act.
- There were no adjacent landowner responses received.
- Approval by the Minister of Alberta Transportation is required after the first reading of the road closure bylaw and prior to 2nd and 3rd readings of the bylaw.

Mayor Doblanko asked if Council members had any questions for administration.

In response to a question, clarification was provided with respect to advertising.

Mayor Doblanko noted there was no one in attendance to speak to the proposed road closure.

Mayor Doblanko called upon administrative staff to provide final comments, and there were none.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 1:55 p.m.

Bylaw No. 16-21 (1st reading) - Close and sell a portion of undeveloped road allowance

222-21 Councillor Scobie -- that Bylaw No. 16-21 be given first reading for the purpose of closing public travel and disposing of portions of a public highway as follows:

All that portion of an undeveloped government road allowance adjacent to the east of the SE 10-51-3-W5 and NE 3-51-3-W5 containing a total of ±2.35 ha.

Carried Unanimously

Staff members Kotb, Iles, Chipchase and Broadbent

Staff members Kotb, Iles, Chipchase and Broadbent exited the council chamber at 1:59 p.m.

Public Hearing - Bylaw No. 15-21 (2nd reading) - Rescind Bylaw No. 14-04 - North Major Area Structure Plan

Mayor Doblanko called the public hearing to order at 2:00 p.m. with respect to the rescinding of Bylaw No. 14-04 - North Major Area Structure Plan.

Mayor Doblanko explained the purpose of the hearing and procedures to be followed.

Mayor Doblanko then called upon designated staff from Planning and Development to introduce the subject of the hearing.



Manager of Long Range Planning Jordan Evans provided an update to the staff report submitted with respect to the proposed North Major Area Structure Plan, highlighting the following:

- Council passed 1st reading of Bylaw No. 15-21 to rescind Bylaw No. 14-04 - North Major Area Structure Plan on August 24, 2021. The North Major Area Structure Plan will be replaced by the proposed North Major Employment Centre Area Structure Plan (Nisku MEC) and the current East Vistas Local Area Structure Plan.
- Under provisions of the Municipal Government Act, the notice of public hearing to rescind the North Major Area Structure Plan Bylaw No. 14-04 was advertised on August 20th and 27th, 2021 issues of The Leduc Representative newspaper. It is noted that there were two errors within the advertising:
 - i) the statement “the land was annexed by the City of Edmonton on January 1, 2019”; there was a portion of land annexed by the City of Edmonton”; and
 - ii) the version of the Area Structure Plan proposed for 1st reading was incorrect.
- It is recommended that due to these errors that Council adjourn this Public Hearing and that administration re-advertise and commence the hearing at a later date.

Mayor Doblanko asked if Council members had any questions for administration, and there were none.

Mayor Doblanko called noted there was no one in attendance to speak to the matter, and there were no submissions received.

Mayor Doblanko asked council members if they had any final questions, and there were none.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:02 p.m.

Staff member Evans, Mryglod and Pudlowski

Staff member Evans, Mryglod and Pudlowski exited the council chamber at 2:03 p.m.

New Sarepta lands proposal

Director of Community Services Dean Ohnysty provided a staff recommendation for the purchase of property located at SW 34-49-22-W4 (New Sarepta ball diamond).

223-21 Councillor Smith -- that Leduc County Council authorizes administration to enter into a land purchase for property located at SW 34-49-22-W4 (New Sarepta ball diamond) at a value of \$1.

Carried Unanimously

2020 Recreation cost share agreement - Town of Devon 2020 final payment

Director of Community Services Dean Ohnysty provided a staff recommendation for approval of the 2020 recreation and library cost share contribution to the Town of Devon.

224-21 Mayor Doblanko -- that Leduc County Council approves the 2020 recreation and library cost share contribution in the amount of \$21,257.00 to the Town of Devon.

Carried Unanimously

Staff member Ohnysty

Staff member Ohnysty exited the council chamber at 2:04 p.m.

Staff member Wice

Director of Finance Natasha Wice entered the council chamber at 2:05 p.m.



Grants in place of taxes write-off

Director of Finance Natasha Wice provided a recommendation for approval of grants in place of taxes write-off.

225-21 Councillor Belozer -- that Leduc County Council approves the write-off of the following grants in place of taxes balances for the years 2019 to 2021 for \$1,948.60:

Roll Number	Year	Tax Levy	Penalty	Balance	Description
9203000	2019	291.27	-	291.27	2019 Grants in Place of Taxes - 25% uncollectable
9203000	2020	534.50	-	534.50	2020 Grants in Place of Taxes - 50% uncollectable
9203000	2021	534.57	-	534.57	2021 Grants in Place of Taxes - 50% uncollectable
9212000	2019	133.60	-	133.60	2019 Grants in Place of Taxes - 25% uncollectable
9212000	2020	229.71	-	229.71	2020 Grants in Place of Taxes - 50% uncollectable
9212000	2021	224.95	-	224.95	2021 Grants in Place of Taxes - 50% uncollectable
Total		1,948.60	-	1,948.60	

Carried Unanimously

Accounts receivables, utilities, bulk water and septage write-offs

Director of Finance Natasha Wice provided a recommendation for approval of write-offs for accounts receivables, utilities, bulk water and septage accounts for 2012 to 2021.

226-21 Councillor Wanchuk -- that Leduc County Council approves the write-offs for accounts receivables, utilities, bulk water and septage accounts for 2012 to 2021 in the amount of \$4,805.89, as presented.

Carried Unanimously

Staff member Wice

Staff member Wice exited the council chamber at 2:10 p.m.

In-Camera session

227-21 Councillor Lewis -- that Leduc County Council meet In-Camera in accordance with the *Freedom of Information and Protection of Privacy Act* (F.O.I.P.) as follows:

1. Nisku South Station funding request - *in accordance with s. 24(1) FOIP; and*
2. Regional Mayor letter - protection of electronic signature - *in accordance with s. 18 and 24, FOIP.*

Carried Unanimously

The in-camera session commenced at 2:10 p.m.

Staff member Lefebvre

Fire Chief Keven Lefebvre entered the council chamber at 2:11 p.m.

Revert to regular council open session

228-21 Councillor Belozer -- that the In-Camera session revert to the regular Council open session.

Carried Unanimously

The In-Camera session reverted to the open session of Council at 2:35 p.m.

20

Business arising from In-Camera session -Nisku South Station funding request

229-21 Councillor Vandenberghe-- that Leduc County Council approves \$634,788 in the 2022 budget for full time permanent (FTE's) to start January 4, 2022 and necessary equipment for the Nisku South temporary station.

Carried Unanimously

Business arising from In-Camera session - Regional Mayor letter - protection of electronic signature

230-21 Councillor Lewis -- that Leduc County Council authorize legal counsel to draft a letter to the Town of Stony Plain with a copy to Edmonton Metropolitan Region Board regarding the unapproved use of the Mayor's signature on the letter sent to the Minister of Health relating to the position of Alberta in navigating the fourth wave of COVID-19.

Carried Unanimously

Adjournment

231-21 Councillor Belozer -- that the regular County Council meeting be adjourned.

Carried Unanimously

The regular County Council meeting adjourned at 2:39 p.m.



Mayor



County Manager

2P