

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
April 28, 2020

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A regular meeting of Rocky View County Council was held electronically in accordance with the Meeting Procedures (COVID-19 Suppression) Regulation, Alberta Regulation 50/2020 on April 28, 2020 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 8	Councillor S. Wright
	Division 9	Councillor C. Kissel

Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- G. Kaiser, Executive Director, Community and Business
- T. Cochran, Executive Director, Community Development Services
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- T. Andreasen, Deputy Municipal Clerk, Municipal Clerk's Office

Call to Order

The Chair called the meeting to order at 9:10 a.m. present electronically through video conference call.

2020-04-28-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Schule that the April 28, 2020 Council meeting agenda be amended as follows:

- Waive the requirement for 10 days' notice in accordance with section 54(1) of the Procedure Bylaw and add emergent item I-2 – High-Speed Internet Servicing for Rocky View County Ratepayers; and
Carried

The Chair called for a recess at 9:19 a.m. and called the meeting back to order at 9:32 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Schule that the April 28, 2020 Council meeting agenda be amended as follows:

- Add emergent item D-13 – Funding for Design Portion of the Langdon Joint Use Facility
Carried

MOVED by Councillor Kamachi that the April 28, 2020 Council meeting agenda be approved as amended.

Carried

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2020-04-28-02

Approval of Minutes

MOVED by Councillor Henn that the March 10, 2020 Council meeting minutes be approved as presented;

AND THAT the March 27, 2020 Special Council meeting minutes be approved as presented.

Carried

Councillor Hanson, Councillor Wright, and Councillor Kissel abstained from voting on the motion as they were not members of the Governance and Priorities Committee for the February 4, 2020 meeting.

MOVED by Councillor Henn that the February 4, 2020 Governance and Priorities Committee meeting minutes be approved as presented.

Carried

Abstained: Councillor Hanson
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that the February 4, 2020 Governance and Priorities Committee meeting minutes be approved as presented.

Carried

2020-04-28-29 (K-1)

All Divisions – Confidential Closed Session Item – SR-1

File: RVC2020-19

2020-04-28-30 (K-2)

All Divisions – Confidential Closed Session Item – CMRB

File: RVC2020-20

MOVED by Councillor Wright that the closed session items be considered at the end of the Council meeting.

Carried

2020-04-28-03 (D-1)

All Divisions – Spring Budget Finalization

File: 0660

MOVED by Councillor Hanson that Administration put a hold on going to tender for the \$9.6 million West Balzac Utility Servicing Project currently being funded out of the the Tax Stabilization Reserve and provide Council with an updated business case and financial model showing financial viability via a positive return on capital employed and fiscally responsible payback periods and the availability of any grants, and do so with assumptions that include the latest economic forecasts for the Calgary Southern Alberta Region.

Defeated

MOVED by Deputy Reeve Schule the budget adjustment be approved as presented in Appendix 'A', and that the budget adjustment representing 3% tax decrease be approved as presented in Appendix 'D'.

Carried

The Chair called for a recess at 10:14 a.m. and called the meeting back to order at 10:23 a.m. with all previously mentioned members present.

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2020-04-28-04 (D-2)

Division 4 – Penalty Cancellation Request – Tax Roll 03222511

File: 0785

MOVED by Deputy Reeve Schule that the request for late tax payment penalty cancellation in the amount of \$364.87 be approved in half and that the County encourage them to sign up on to the TIPP program.

Defeated

MOVED by Deputy Reeve Schule that the request for late tax payment penalty cancellation in the amount of \$364.87 be denied and that Administration encourage the owners to sign up to the TIPP program.

Carried

2020-04-28-05 (D-3)

Division 7 – Budget Adjustment for Dwight McLellan Trail Improvements

File: N/A

MOVED by Councillor Henn that the Budget Adjustment, as described in Attachment 'A', for Dwight McLellan Trail Improvements, be approved.

Carried

2020-04-28-06 (D-4)

Divisions 4 & 5 – Glenmore Trail Area Structure Plan – Status Update

File: 1013-280

MOVED by Deputy Reeve Schule that Administration return to Council with feedback regarding landowner contributions, terms of reference, and a budget adjustment, on or before May 26, 2020.

Carried

2020-04-28-07 (D-5)

Division 8 – Council Direction – Residential Subdivision Condition

File: PL20190098 (06713066)

MOVED by Councillor Wright that condition #7 of Subdivision Application PL20190098 (Option #2) be amended to defer the Transportation Offsite Levy as per the Municipal Planning Commission's recommendation.

Carried

2020-04-28-08 (D-6)

Division 5 – Council Direction – Development Permit Conditions

File: PRDP20190022 (03330005)

MOVED by Councillor Gautreau that the collection of the Transportation Offsite Levy be for the amount of \$196,134.64 and that the Stormwater Offsite Levy be collected in the amount of \$101,143.84.

Carried

2020-04-28-09 (D-7)

Division 7 – Development Permit Item – Offal Processing Addition (Harmony Beef) Continuation of PRDP20173352

File: PRDP20200125 (36401004)

The Chair called for a recess at 11:08 a.m. and called the meeting back to order at 11:19 a.m. with all previously mentioned members present.

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MOVED by Councillor Henn that Development Permit Application PRDP20200125 be approved in accordance with the conditions noted in Appendix B.

Carried

2020-04-28-10 (D-8)

All Divisions – Traffic Safety Act Enforcement on Primary Highways

File: N/A

MAIN MOTION:

MOVED by Councillor Kamachi that Administration be directed to request permission from the Province of Alberta to allow County CPO-1's to conduct Traffic Safety Act enforcement on primary highways.

TABLING MOTION:

MOVED by Deputy Reeve Schule that the main motion be tabled.

Carried

MOTION ARISING:

MOVED by Deputy Reeve Schule that Administration be directed hold a workshop on this item.

Carried

2020-04-28-11 (D-9)

All Divisions – Guidelines to Evaluate Commercial Communication Facilities Policy, C-308

File: N/A

MOVED by Councillor Henn that Guidelines to Evaluate Commercial Communication Facilities Policy C-308 be rescinded.

Carried

2020-04-28-12 (D-10)

All Divisions – Utility Fee Deferral Program Assessment

File: N/A

MOVED by Councillor Kissel that the Utility Fee Deferral Program Assessment report be received for information.

Carried

2020-04-28-13 (D-11)

All Divisions – Response to Council Directive - Exploration of the creation of a Rocky View County Recreation and Parks Foundation

File: N/A

MAIN MOTION:

MOVED by Councillor McKylor that Administration be directed to cease exploration for the creation of a Recreation and Parks Foundation at this time.

AMENDING MOTION:

MOVED by Councillor Hanson that the main motion be amended as follows:

THAT Administration be directed to cease exploration for the creation of a Recreation and Parks Foundation at this time **and revisit the creation within six months of approval of the Rocky View County's Master Recreation Plan.**

Carried

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The Chair called for a vote on the main motion as amended:

MAIN MOTION AS AMENDED:

MOVED by Councillor Hanson that Administration be directed to cease exploration for the creation of a Recreation and Parks Foundation at this time and revisit the creation within six months of approval of the Rocky View County's Master Recreation Plan.

Carried

2020-04-28-14 (D-12)

Division 2 – Municipal Sustainability Initiative (MSI) Funding – Springbank Recreational Initiatives

File: N/A

MOVED by Councillor McKylor that Administration be directed to make application to the Municipal Sustainability Initiative in the amount of \$1,160,000 to implement lifecycle improvements to the Springbank Park for All Seasons facility, and for the implementation of an off-leash dog park on Lot:6 MR; Block:2; Plan: 0413544;

AND THAT the Budget Adjustment contained in Appendix "A" be approved.

Carried

The Chair called for a recess at 12:24 p.m. and called the meeting back to order at 1:21 p.m. with all previously mentioned members present with the exception of Councillors Kamachi and Henn, who returned to the meeting at 1:22 p.m.

2020-04-28-31 (D-13)

Division 4 – Funding for Design Portion of the Langdon Joint Use Facility

File: N/A

MOVED by Deputy Reeve Schule that Rocky View County fund up to \$100,000.00 dollars for the design of our portion for the joint use facility. Funding can be from the Langdon Special Tax Levy over a period of three years;

AND THAT Rocky View County staff work with the Rocky View School Board to develop a joint use agreement.

Carried

2020-04-28-15 (E-1)

All Divisions – Bylaw C-8043-2020 – Tax Penalty Bylaw – Penalty Deferral

File: N/A

MOVED by Councillor Hanson that Bylaw C-8043-2020 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8043-2020 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-8043-2020 be considered for third reading.

Carried

MOVED by Councillor Kissel that Bylaw C-8043-2020 be given third and final reading.

Carried

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MOTION ARISING:

MOVED by Councillor McKylor that Administration be directed to explore offering payment of property taxes, whether monthly or annually, via credit card to support the timely payments of property taxes using a new payment method, including a service fee to ensure the County's taxes remain whole. This report should come back to Council on June 9th, 2020.

Carried

2020-04-28-16 (E-2)

Divisions 2 & 3 – First Reading Bylaw – C-8031-2020 – Springbank Area Structure Plan

File: N/A

MOVED by Councillor McKylor that this item be tabled until July 28th, 2020 and that Administration be directed to hold an additional workshop with Council to determine how this area is best served, whether through one large ASP or if it is better served through two or more ASPs.

Carried

MOTION ARISING:

MOVED by Councillor Wright that depending on the outcome of the Council workshop another set of public engagement sessions be scheduled for the Springbank Area Structure Plan.

Defeated

2020-04-28-17 (E-3)

All Divisions – Country Lane Estates Water Coop Upgrades – Local Improvement Plan and First Reading of Borrowing Bylaw C-8032-2020

File: 0650

The Chair called for a recess at 2:32 p.m and called the meeting back to order at 2:33 p.m. with all previously mentioned members present with the exception of Deputy Reeve Schule.

MOVED by Councillor McKylor that Bylaw C-8032-2020 be given first reading.

Carried

Absent: Deputy Reeve Schule

MOVED by Councillor McKylor that Administration be directed to send the Local Improvement Plan to all properties included in the plan area.

Carried

Absent: Deputy Reeve Schule

Deputy Reeve Schule returned to the meeting at 2:38 p.m.

2020-04-28-18 (E-4)

Divison 5 – First Reading Bylaw – C-8033-2020 – Conrich Area Structure Plan Amendments

File: 1012-370

MOVED by Councillor Gautreau that Bylaw C-8033-2020 be tabled until July 28th, 2020 and that Administration can look at a buffer area on the north side of Township Road 250 and on west of Township Road 284.

Carried

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2020-04-28-19 (E-5)

All Divisions – First Reading Bylaw – C-8016-2020 – Minor Amendment to the Central Springbank Area Structure Plan and Adoption of the Riverside Estates Conceptual Scheme
File: PL20170009/10 (05701004)

MOVED by Councillor McKylor that Bylaw C-8016-2020 be given first reading.

Carried

2020-04-28-20 (E-6)

Division 7 – First Reading Bylaw – C-7999-2020 – Residential Redesignation
File: PL20190194 (07308003)

2020-04-28-21 (E-7)

Division 5 – First Reading Bylaw – C-8022-2020 – Commercial Redesignation
File: PL20170009/10 (05701004)

2020-04-28-22 (E-8)

Division 9 – First Reading Bylaw – C-8023-2019 – Agricultural Redesignation
File: PL20190188 (08903001)

2020-04-28-23 (E-9)

Division 5 – First Reading Bylaw – C-8024-2020 – Industrial Redesignation
File: PL20190149 (03332011)

2020-04-28-24 (E-10)

Division 8 – First Reading Bylaw – C-8034-2020 – Residential Two District to Residential One District
File: PL20200024 (06701019)

2020-04-28-26 (E-12)

Division 4 – First Reading Bylaw – C-8038-2020 – Residential Redesignation
File: PL20190200 (03234014)

MOVED by Councillor Henn that the following bylaws receive first reading:

- Bylaw C-7999-2020
- Bylaw C-8022-2020
- Bylaw C-8023-2020
- Bylaw C-8024-2020
- Bylaw C-8034-2020
- Bylaw C-8038-2020

Carried

2020-04-28-25 (E-11)

Division 8 – First Reading Bylaw – C-8037-2020 – Residential Redesignation
File: PL20200010 (05724053)

MOVED by Councillor Wright that Bylaw C-8037-2020 be given first reading.

Carried

2020-04-28-27 (H-1)

All Divisions – 2020 Council Priorities and Significant Issues List

File: N/A

The 2020 Council Priorities and Significant Issues List for April 28, 2020 was provided to Council in the agenda as information.

2020-04-28-28 (I-1)

All Divisions – Notice of Motion – Councillor Hanson and Councillor Kissel – Rocky View County Optional Property Tax Deferral Program

File: N/A

Read at the April 28, 2020 Council meeting

To be debated at the May 12, 2020 Council meeting

Title: Rocky View County Optional Property Tax Deferral Program

Presented By: Councillor Hanson, Division 3

Seconded By: Councillor Kissel, Division 9

WHEREAS Like many other municipalities, Rocky View County finds itself in the midst of unprecedented economic upheaval due to a combination of a prolonged multi-year downturn in Alberta's economy, and a rapidly escalating chain of events this spring relating to the COVID-19 Pandemic at the Federal, Provincial, and Municipal Government levels - all having serious collateral consequences with the effect of setting a new social and economic reality for the County and its residents for the foreseeable future;

AND WHEREAS The Province has focused its tax relief efforts to date on deferring education taxes for Rocky View businesses;

AND WHEREAS The current financial stress is unprecedented, there is no question that Rocky View ratepayers ultimately need to take ownership for their financial responsibilities and commitments - however, the "bridge financing" that a tax payment deferral would provide could be invaluable and "life-saving" for some;

AND WHEREAS For the long term health of the County's tax assessment base, it is desirable to keep as many Rocky View ratepayers in their homes and as many businesses operating as possible;

AND WHEREAS At this time, Rocky View County has just over \$30 million dollars in its Tax Stabilization Fund, funds in reserve for a "rainy day", and/or to help smooth year-over-year tax revenue fluctuations, and unforeseen, but necessary, operating cost expenditures;

AND WHEREAS Rocky View County has an existing subscription-based Tax Instalment Payment Plan (TIPP) that is beneficial to the County, as it smooths yearly tax revenue cash flow by spreading it equally across the year;

AND WHEREAS A mechanism to modify payment amounts and repayment schedules known as a "Blend and Extend" strategy is a common technique employed by financial organizations to help their clients bridge financial hardship;

AND WHEREAS Property Tax payments are never ultimately at "at risk" for the County, as seizure and forced sale of the property, to obtain payment, is a potential last option;

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AND WHEREAS Per the last audit report, the County's balance sheet is in sound financial shape, and the cash flow implications of a Property Tax Deferral Program is likely within the financial means of the County without relying on additional operating credit;

THEREFORE BE IT RESOLVED THAT Administration be directed to develop and deliver a "Property Tax Deferral Program" to be made available on an case-by-case basis, that would allow County ratepayers to defer their 2020 tax payments until December 31, 2020, on the condition that they:

- a) demonstrate that they are in-need, and meet the qualifications of the program,
- b) make a commitment to enlist in the Rocky View County's TIPP program,
- c) agree to blend 2020's tax payments with 2021's tax payments;

AND THAT a detailed list of qualifications, step-by-step sign-up procedure, and roll-out plan be established as part of the program development;

AND THAT the fiscal implications to Rocky View County are analyzed and reported back to Council, including an option to charge the ratepayers a cost-recovery financing fee on the basis of the County's additional costs of covering the deferred cash flow;

AND THAT the necessary Bylaw and/or Policy as required to enact the program be delivered to Council such that final approval for the new financial aid program can be achieved no later than the May 12th, 2020 Council meeting date.

2020-04-28-32 (I-2)

All Divisions – Notice of Motion – Councillor Wright and Councillor Hanson – High-Speed Internet Servicing for Rocky View County Ratepayers

File: N/A

Read at the April 28, 2020 Council Meeting

Title: High-Speed Internet Servicing for Rocky View County Ratepayers

Presented By: Councillor Samanntha Wright, Division 8

Seconded By: Councillor Kevin Hanson, Division 3

WHEREAS Internet access is an essential means by which citizens, businesses, and institutions access information, offer services, and create opportunities that could otherwise be out of reach;

AND WHEREAS the COVID-19 pandemic has further illustrated the disadvantage facing Rocky View ratepayers due to the lack of high speed internet access which allows residents to work from home, continue educating their children during school closures, and promote social inclusion, safety, and mental well-being;

AND WHEREAS Many Rocky View County households and businesses cannot access 50 Mbps downloads – the Canadian Radio Television and Telecommunications Commission's (CRTC) basic service objective for 2021;

AND WHEREAS The Federal Government has pledged \$500 million by 2021 through its Connect to Innovate program to ensure that rural and remote communities across Canada are well positioned to take advantage of the opportunities afforded by the digital age;

AND WHEREAS the CRTC has created the \$750 million Broadband Fund to support projects to build or upgrade infrastructure to provide fixed and mobile wireless broadband Internet service to underserved Canadians;

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AND WHEREAS Some Rocky View residents may be viewed as non-rural due to their proximity to the city and through a flawed CRTC analysis and boundary design;
AND WHEREAS Rocky View's competitiveness in the region depends on having comparable internet servicing.

THEREFORE BE IT RESOLVED THAT Rocky View County conduct a detailed cost / benefit analysis of internet servicing in the County and, explore all available funding streams to provide Rocky View ratepayers with best available internet servicing, comparable to neighbouring municipalities;

AND THAT Rocky View County communicate and advocate for improvements to internet servicing with local internet service providers;

AND THAT Rocky View County proactively work with communities to create critical mass and determine acceptable internet servicing levels;

AND THAT where applicable, Rocky View County explore options that eliminate the gap for last-mile connectivity;

AND THAT Rocky View County secure all available funding options from other levels of government to promote competitive internet servicing;

AND THAT Rocky View County ensure that broadband connectivity is supplied into Area Structure Plans with the same vital consideration given to electricity, storm water, potable water, and sewage infrastructure;

AND THAT Rocky View County establish itself as a recognized leader of rural communities in internet service provision.

2020-04-28-29 (K-1)

All Divisions – Confidential Closed Session Item – SR-1

File: RVC2020-19

2020-04-28-30 (K-2)

All Divisions – Confidential Closed Session Item – CMRB

File: RVC2020-20

MOVED by Councillor Kissel that Council move into closed session at 3:15 p.m. to consider the following items under the following sections of the *Freedom of Information and Protection of Privacy Act*:

K-1 – SR-1

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to the economic or other interests of a public body

K-2 – CMRB

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 27 – Privileged information

Carried

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Council held the closed session for confidential items K-1 and K-2 with the following additional people in attendance:

Rocky View County: A. Hoggan, Chief Administrative Officer
 B. Riemann, Executive Director, Operations
 G. Kaiser, Executive Director, Community and Business
 T. Cochran, Executive Director, Community Development Services

MOVED by Councillor Kamachi that Council move into open session at 4:52 p.m.

Carried

MAIN MOTION:

MOVED by Deputy Reeve Schule that Council, in accordance with the 2019 Rural Municipalities of Alberta Resolution ER1-19F, continue to advocate for the dissolution of the mandatory Calgary Metropolitan Region Board as it is detrimental to the autonomy and long-term sustainability of Rocky View County.

AMENDING MOTION:

MOVED by Councillor Hanson that the main motion be amended as follows:

THAT Council, in accordance with the 2019 Rural Municipalities of Alberta Resolution ER1-19F, continue to advocate for the dissolution of the mandatory Calgary Metropolitan Region Board, **and failing that promote the implementation of the appeal mechanisms contemplated in the provincial order**; as it is detrimental to the autonomy and long-term sustainability of Rocky View County.

Defeated

The Chair called for a vote on the main motion:

MAIN MOTION:

MOVED by Deputy Reeve Schule that Council, in accordance with the 2019 Rural Municipalities of Alberta Resolution ER1-19F, continue to advocate for the dissolution of the mandatory Calgary Metropolitan Region Board as it is detrimental to the autonomy and long-term sustainability of Rocky View County.

Carried

MOVED by Deputy Reeve Schule that Council direct the CAO to contract the services of Alberta Counsel as discussed in confidential report RVC 2020-20.

Carried

Adjournment

MOVED by Deputy Reeve Schule that the April 28, 2020 Council meeting be adjourned at 5:07 p.m.

Carried



Reeve or Deputy Reeve



Chief Administrative Officer or Designate