

MINUTES OF THE REGULAR COUNCIL MEETING OF THE SUMMER VILLAGE OF GULL LAKE IN THE PROVINCE OF ALBERTA, October 30th, 2009 AT THE VILLAGE OFFICE

PRESENT In attendance were Mayor Wannop, Deputy Mayor Forsyth, Councillor Carlson and Interim C.A.O. Marilee Yakunin.
Deputy Mayor Forsyth arrived at 8:25pm

1. CALL TO ORDER Mayor Wannop called the meeting to order at 7:50pm.
2. AGENDA
Lake
(2009-10-01) Moved by Mayor Wannop that the Agenda be accepted with the addition of 6.9 - LA County Letter re: Stabilization; 6.10 - ARB Training; 7.7 - October 15th, meeting request; 9.4 - SDAB Appointments. To remove item 4.1 - entered into agenda twice. The order of the agenda to be altered to delay sections where motions were required until Deputy Mayor Forsyth arrives.
Carried
3. MINUTES
(2009-10-02) The motion to accept minutes were deferred later in the meeting when Deputy Forsyth arrived.
Moved by Mayor Wannop that the minutes of the September 5th, 2009 Regular Meeting be accepted as presented.
Carried
(2009-10-03) Moved by Deputy Mayor Forsyth that the minutes of the September 5th, 2009 Annual General Meeting be accepted as presented.
Carried
(2009-10-04) Moved by Mayor Wannop that the minutes of the October 8th, 2009 Supplemental Meeting be accepted as presented.
Carried
4. FROM MINUTES
 1. UFA Credit Account
Marilee followed up on the UFA Credit Account to see if any changes were made when the credit carrier was changed. No changes to policy or interest rates have changed.
 2. Day of the Honey Bee Proclamation Signing
Mayor Wannop signed the proclamation document to declare May 29th, 2010 the first annual Day of the Honey Bee.
 3. Minister's Consultation Sessions
Marilee attended the Session in Red Deer and reported to Council what was up and coming from Municipal Affairs. Item of interest is the pending changes to Provincial Grants. Currently the Province provides 77 different grants, this will be redistributed into approximately 17 grants but providing the same financial payouts. The process is being updated to streamline applications and make it easier for Municipalities to set their spring budgets. Minister Danyluk also indicated that the grants will be more thoroughly based on sharing funding with neighbouring municipalities and non profit community groups. Mayor Wannop suggested the Village invite neighbouring municipalities to an informal get together to discuss possible alliances. Will discuss this further.
 4. ICSP Reporting for Alberta Infrastructure
Tabled
6. CORRESPONDENCE Section 6. Correspondence addressed prior to Section 5. Public Works
 1. Letter from Residents re: Staffing
Two letters were received from concerned Property Owners that Stan Coultis was not being given enough hours. Mayor Wannop had responded to the Stakeholders prior to the meeting and explained that Stan was working within the estimated parameters of Stan's agreement.
Accepted as information.
 2. RDRWA – Notice of Bylaw changes
A letter from the Red Deer River Watershed Alliance has made some changes to their Society Bylaw.
Accepted as information.

3. RDRWA – September Newsletter

Accepted as information

4. Safety Codes Act Review

A letter from the Safety Codes division of Municipal Affairs invites municipalities to submit comments on the proposed changes to the Act.

Accepted as information.

5. PRL Report for September

Accepted as information

6. LA County Facilities Operational Cost Sharing Agreement

Marilee informed Council that the Village has received the 2008 & 2009 grant allocation. A cheque in the amount of \$6000 was received.

7. AB Health Services Notice re: H1N1 Emergency Coordination Centre

A letter informing communities of the Stage of emergency and provided a link to the latest update. Deputy Mayor Forsyth reviews all updates and is monitoring local issues of interest. AB Health Services also provided a link that Marilee posted on the Village website for people to access for information.

8. ASVA Minutes

Accepted as information

Deputy Mayor Forsyth entered the meeting.

9. LA County Letter re: Lake Stabilization

A cc'd copy of a letter that LA County sent to Rob Renner, Minister of the Environment regarding the Lake Stabilization pumping station status and the history of the agreement between both parties.

Accepted as information

10. Assessment Review Board Training

New regulations requiring mandatory training sessions for all ARB Members, a list of training dates & details. Council discussed the option of joining with neighbouring communities to form a regional board so that smaller communities do not have to arrange this training. Marilee will see what the neighbours are doing and mention it at the next SV of Parkland Beach meeting.

5. PUBLIC WORKS

1. Public Works Report

Ernie Wiebe reported that the weeds on the beach will have to be cleaned up in the spring due to the instant winter that arrived early in October and froze the beach.

Stan Coultis has been busy clearing brush out of the road allowances and looking into an ant problem at the hall. Due to the lateness of the year and the ants have gone underground, this will be dealt with in the spring.

Ernie is still looking into an alternate company to supply memorial benches. Council discussed concrete vs. composite wood.

Trees from the Urban Reserve area along Hiway 12 are leaning into the roadway and could pose a danger; some have recently fallen and had to be cleared off the road. Marilee will contact the Dept. of Highways and find out if they will work with us to get these trees cut back so the danger is prevented.

Ernie is looking into the cost of replacement vs. repair of the rototiller.

Stan presented Marilee with a report to be used in the preparation for the Tangible Capital Assets Program commencing January 1st, 2010. Stan has measured all the roads and road allowances within the Village, converted those measurement from standard to metric and described the surface and health of each roadway.

2. Cyrene Crescent Drainage and Beautification at #15

Ernie reported the costs associated with the type of power box that will be installed at this location to run the sump pump to drain the ditch. Council decided that going with the metal structure would last the longest and require the least maintenance. Ernie will contact the installer and arrange the work.

3. #16 Oliver Avenue Road Issue

A small crater was developing in the road allowance at #16 Oliver and the Property Owner was getting concerned. Ernie is arranging for the delivery of gravel to the location. The Owner was informed that the Village would monitor and maintain the "road" side of the area but in the future if the problem reoccurred on the "property" side it would be up to them to maintain.

4. Iron Filter for Water System Update

Mayor Wannop suggested the filter could be included in the 2010 budget and purchased then.

(2009.10.5) Moved by Mayor Wannop to recess at 9:10pm.

Carried

(2009-10-06) Moved by Mayor Wannop to reconvene at 9:20pm.

Carried

7. NEW BUSINESS

1. Provincial Fire Ban Website

Marilee informed Council that she has set up the Village on the Provincial Wildfire website in order for the Village to announce warnings and/or fire bans. The Public can check the site and get up to the minute information.

2. Status of 2009 Grants

Marilee presented Council with a summary of grant funds received and approved for 2009. All projects that were planned for 2009 were deferred until 2010 as it is too late in the year to do road work. The funds available over and above planned projects will be used to build a small office building next to the Village Hall to house an on-site Municipal Administration. Marilee is also working on grant applications for furniture and equipment acquisitions.

Mayor Wannop mentioned he is following up with purchase options for the public docks which are funded but have to be purchased. Mayor Wannop is seeking the best possible product at the best price. Accepted as information.

3. RDRWA – Funding Request

The Alliance is seeking funding to support the future programs and projects of the organization. Council discussed inviting the group out to speak with Council regarding the Gull Lake Watershed and if the RDRWA is operating in our area.

Accepted as information.

4. Auto Insurance

Marilee explained that the Village Police car is being insured as a special vehicle but pointed out that the Village is not currently employing a Peace Officer. The insurance on the vehicle can be substantially reduced by changing the status of the Police car to a standard vehicle for the time being.

Marilee will follow up and make the necessary changes.

5. Bill 23 – Assessment Review Board Complaint Process, Letter from the City of Red Deer

Significant changes to the Assessment Review Board are being undertaken which removes the option to continue to a second appeal by going to the Municipal Government Board. In the future, this option will not be available. The Provincial Government will appoint a Member to sit on the ARB and the decision of that board will be the final decision.

The City of Red Deer is seeking feedback about a regional board that would benefit many communities. Accepted as information.

6. GLMP Review

Marilee informed Council that the Members of the Gull Lake Management Plan will be meeting on the 27th of November to move forward the upcoming review of the plan. Because Marilee is already sitting as a member for Parkland Beach along with their Mayor, it was determined that a second needs to be appointed to sit for Gull Lake. Marilee can represent both Villages but felt it necessary to have a second.

Deputy Mayor Forsyth will check his work schedule and see if he can attend.

Marilee also asked what the Village's position was regarding the plan, reviewed what had transpired last spring when the group first got together. It was determined that Marilee has enough information to represent the Village and vote on their behalf.

7. October 15th Meeting Request

Councillor Carlson had attempted to call a special meeting for the 15th of October, a week after a meeting was called by him in which he did not attend. Council and the C.A.O. were unable to attend another meeting before the regular meeting on October 30th, 2009.

Councillor Carlson had drafted an agenda that the remainder of Council was unable to fully understand so questioned Councillor Carlson for clarification. Councillor Carlson went on to explain that he felt that the Village had locked out any negotiations with Dale Mather regarding legal proceedings in progress.

Councillor Carlson did not feel that the Village should spend the tax payer's money on an action that "wasn't fair". Mayor Wannop questioned Councillor Carlson about the October 15th agenda's actual author as the properties of the MS Word document that were drafted and sent to Council and Administration were authored by Dale Mather. Councillor Carlson denied this and pointed out that Dale Mather had only helped him draft it; however it had been drafted on Dale Mather's computer.

Council expressed its understanding of a Councillor supporting one of their constituents however it seemed to be a bit more in this situation.

Councillor Carlson stated he was offended that he may be seen doing anything wrong.

Deputy Mayor Forsyth expressed his concern that perception was everything and that some residents of the Village are questioning Councillor Carlson's behaviour regarding Dale Mather and it could appear if Councillor Carlson is in a conflict of interest.

Mayor Wannop then asked Councillor Carlson if he had a better solution to the legal proceedings being undertaken. Councillor Carlson felt mediation would be acceptable.

Mayor Wannop explained to Councillor Carlson that Mr. Mather had plenty of opportunities to address Council and discuss matters, but has not.

Ernie Wiebe asked to address Council as a resident.

Ernie wanted Council to know that he feels permits should be followed and agrees with the decision of the Village to enforce its bylaws.

8. ADMINISTRATION 1. Financial

- Accounts Payable

Marilee presented Council with the Accounts Payable from 744 to 782 totalling \$35,885.08.

Accepted as information.

2. Village Fee Schedules

Council reviewed many of the fees for providing services from Development Permits to Tax Searches provided to financial institutions and legal firms.

(2009-10-07) Moved by Mayor Wannop to approve the new fee schedule for Village Fees.

2 In Favour
1 Opposed
Passed

New fees effective immediately:

- Land Use Bylaw copies = \$12 hard copy; \$15 mailed; Free if emailed.

- All other Bylaws and Minutes = \$1 per page but available online.

- Development Permits = \$75 for the first \$12,500 then \$4 per \$1000 of cost estimate;

- Performance Deposits = \$2000 for dwelling; \$1000 for garages and dwelling additions; \$500 for accessory buildings; 10% of cost for everything else, i.e. sewage systems or communication towers.

- Demolition Permits = \$50; Sewage Systems = \$25; Road Allowance Alterations = \$25;

- Compliance Permits = \$25; Tax Certificates = \$25; Certificate of Compliance = \$75

3. Hall Issues

- Cleaning

Volunteers did a thorough cleaning of the hall, Stan Coultis washed floors and fixtures.

- Chairs

Stan Coultis has been working on recovering chairs with money provided by the Gull Lake Community League.

- Accounting

Marilee did an audit of the hall rental financial for 2007 & 2008 in order to provide a report to LA County to fulfil the conditions of the Facility Cost Sharing Grant. It was revealed that the hall is not breaking even or making money and the Village needs to look at ways of generating more revenue from facilities rentals.

Marilee will review procedures over the winter while Helen Homenuk will review local rental fees and see if the Village is comparable.

(2009-10-08) 4. Motion to Permit Banking Privileges on all Village Accounts
Moved by Deputy Mayor Forsyth to enable Marilee to access and move funds between all Village accounts in person and online without a second signature. No monetary withdrawals are permitted.
Carried

5. Office Complex
Mayor Wannop updated Council on the plans to build the new office building. Morin Construction of Red Deer won the contract and would start straight away.

6. TCA Policy
Marilee informed Council that the Village is required to create a Policy dealing with Classification/Capitalization Threshold/Amortization for the Tangible Capital Assets Project. Marilee asked Council to review the TCA information and at the next meeting to be prepared to create the Policy.

7. Chart of Accounts Review
Marilee presented Council with a proposed Chart of Accounts to be used for the Village financial system she is setting up. Carla Kenney a previous C.A.O. was using the approved Chart of Accounts required by Municipal Government but John Tyler the previous C.A.O. changed the system to reflect a basic small business accounting program. This Chart of Accounts created by Mr. Tyler is not accepted by the Province and Marilee is in the process of re-aligning the Chart back to correct standards. Marilee is also reviewing what is included in the Chart and Council reviewed the proposal. A couple of minor changes were made but overall should work well for the Village. The next stage is to enter the Chart into the new financial program, then audit and enter all of 2009 financial information.

9. DEVELOPMENT

1. Development Permits Issued
- 80-09 – 85 Lakeview Avenue – Compliance to RPR
- 81-09 – 87 Oliver Avenue – Compliance to RPR
- D82-09 – 15 Stuart Avenue – Demolition of cabin
- 78-09 – 81/83 Lakeview Avenue – Garage & Deck - Denied

2. Development Infractions Update

- Encroachments
Tabled
- Drainage

Marilee will be touring a property that is under construction and the neighbour is asking that a review of the drainage should be undertaken. Marilee is meeting with the Property Owner on October 31st, 2009 to view the area in question.

3. Mather Stop Order #2

Marilee informed Council that she had served Mr. Mather a Stop Order pertaining to the clearing of vegetation in the accreted lands. Mr. Mather has appealed the notice, arrangements will be made to assemble the SDAB.

Accepted as information.

4. SDAB Appointments

Marilee explained to Council that this would be the only meeting to appoint people to the SDAB before a scheduled hearing. As Marilee was unable to secure the presence of the majority of the currently appointed members, she needs to find more alternates.

Council discussed suitable candidates and a list was compiled.

(2009-10-09) Moved by Mayor Wannop to appoint the following people to the SDAB until such time as a sufficient number can be contacted and accept the appointment.

Appointed Members are: Rick Assinger; Ray Taillefer; Richard Simard; Gerry Williamson; Tim Casey; Charlie Kozak; Marv Cherniawski; Don Lund; Ness Davison; Kate & Steve Chisholm; Leon Driscoll; Linda Peacock and Gerald Hepworth.

Carried

10. NEXT MEETING Next Regular meeting is set for Friday, December 4th, 2009 at 7:30pm.

11. ADJOURNMENT Mayor Wannop moved the meeting adjourned at 12:10am.

(2009-10-10)

Carried