

**MINUTES OF THE REGULAR COUNCIL MEETING
MONDAY, FEBRUARY 26, 2024, 7:00 P.M.
CARSTAIRS MUNICIPAL OFFICE**

ATTENDEES: Deputy Mayor Allan, Councilors Ball, Fricke, Ratz, & Roberts, Director of Legislative & Corporate Services Shannon Allison, Director of Planning & Development Kirk Williscroft, CAO Rick Blair, & Executive Assistant Kayleigh Van Es

ABSENT: Mayor Colby, Councilor Wilcox

CALL TO ORDER: Deputy Mayor Allan called the meeting of Monday, February 26, 2024, to order at 7:00 p.m.

ADDED ITEMS: Nil

ADOPTION OF AGENDA:
Motion 082/24 Motion by Councilor Ball to adopt the Regular Council agenda of February 26, 2024, as presented.

CARRIED

ADOPTION OF PREVIOUS MINUTES:
Motion 083/24 Motion by Councilor Ratz to adopt the Regular Council minutes of February 12, 2024, as presented.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETING: Nil

DELEGATIONS: Nil

BYLAWS & POLICIES:

1. Bylaw No. 2017 Municipal Historic Resource Designation-Amended

The Bylaw was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Motion 084/24 Motion by Councilor Ball to give first reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended.

CARRIED

Motion 085/24 Motion by Councilor Ratz to give second reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended.

CARRIED

Motion 086/24 Motion by Councilor Roberts to move to third and final reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended.

UNANIMOUSLY CARRIED

Motion 087/24 Motion by Councilor Fricke to give third and final reading of Bylaw No. 2017 Municipal Historic Resource Designation as amended.

CARRIED

2. Policy No. 11-015-24 Richard Dais Scholarship-Amended

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Councilor Ratz expressed concern that expanding the applicant pool will make it difficult for HSS to collect applications. And there would be a conflict of interest in awarding the scholarships.

Councilor Ball wonders how it could be reworded. Expressing that the school is simply a repository for applications and does not make the decision on who receives the scholarship.

Councilor Ratz wonders if a separate policy may be created to include all students in the community while remaining independent from those given out at HSS.

Deputy Mayor Allan concurred with Councilor Ratz that the scholarship has always been HSS-specific and should remain as such.



CAO Blair gave a brief history of the scholarship, in honor of the late Richard Dais, which is given to an HSS student who writes an essay and is anonymously chosen for the award.

Following conversations, no changes were proposed to the bylaw.

Motion 088/24

Motion by Councilor Ball to adopt Policy No. 11-015-24 Richard Dais Scholarship, as amended.

CARRIED

3. Policy No. 11-026-24 Citizenship Award

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Councilor Ratz expressed similar concerns about expanding the candidate pool and the conflict of interest in giving the scholarships.

Councilor Ball explains that HSS is merely collecting applications and not giving the scholarships.

Councilor Fricke understands all sides of the argument, but believes that being inclusive of all students in the community is the best way forward.

Motion 089/24

Motion by Councilor Fricke to adopt Policy No. 11-026-24 Citizenship Award as presented.

CARRIED

4. Policy No. 12-007-24 Provincial Sports & Leadership Awards-Amended

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Motion 090/24

Motion by Councilor Ball to adopt Policy No. 12-007-24 Provincial Sports and Leadership Awards as amended.

CARRIED

5. Policy No. 12-033-24 Asset Management Policy-Amended

The Policy was presented at the Policies & Priorities Committee meeting with the recommendation to send to Council for ratification.

Motion 091/24

Motion by Councilor Roberts to adopt Policy No. 12-033-24 Asset Management Policy as amended.

CARRIED

NEW BUSINESS:

1. Mandalay 5B Subdivision Report

K. Williscroft discussed Mandalay 5B's subdivision report. The Subdivision Application proposes dividing SW ¼ Section into 72 residential lots. The goal of this subdivision is to allow for low-density residential development within the Mandalay Estates community. The 72 proposed lots range in size from 469.1 m2 to 911.1 m2. Recommendation to accept the subdivision on the following conditions:

1. That subdivision is carried out by means suitable to the Registrar of the Land Titles Office per Section 81 and 89 of the Land Titles Act;
2. That prior to endorsement, it is the responsibility of the Applicant to ensure that the submission of a Plan of Survey, including CAD file, the Owner's Consent to Register, and the Surveyor's Affidavit are received by the Town of Carstairs;
3. That prior to plan endorsement, all existing or newly required access rights-of-way, easements, overland drainage rights-of-way, and agreements are to be registered shall be provided to the satisfaction of the Town of Carstairs;
4. That prior to endorsement, all outstanding property taxes be paid, or satisfactory arrangement for payment thereof, to the Town of Carstairs (per Section 654 (1)(d) of the Municipal Government Act);
5. That the applicant/owner enter into a development agreement with the Town of Carstairs to include, but not be limited to, the construction of roads and sidewalks, the installation of municipal services, and boulevard landscaping.

All Councilor questions were answered in the report.

Motion 092/24

Motion by Councilor Ball to approve the Subdivision report for Mandalay 5B based on the recommended 5 conditions.

CARRIED

2. Deer Ridge Endorsement Extension

K. Williscroft addressed the Deer Ridge Subdivision's request for a one-year extension. Council had no questions or concerns.

Motion 093/24

Motion by Councilor Roberts to accept the Request for Extension of the subdivision of Deer Ridge as information and directs administration to facilitate a one-year extension.

CARRIED

3. Consulting Services for Regional RCMP Policing Model Study

R. Blair communicated with the quote to see if there were any questions about time frames or pricing. The town has received grant money, and the quote is within budget.

Councilor Ball inquires about the timing for moving forward. CAO Blair responds that phase one of the process should be completed as soon as possible to establish a scope of work for all municipal partners.

Motion 094/24

Motion by Councilor Ratz to accept Consulting Services for Regional RCMP Policing Model Study as information.

CARRIED

COMMITTEE REPORTS:

1. Policies & Priorities Committee

-Minutes of the February 15, 2024 meeting were reviewed.

2. Mountain View Regional Waste Commission

-Next meeting March 25, 2024.

3. Mountain View Regional Water Commission

-Councilor Roberts gave verbal report of the meeting that occurred on February 14, 2024.

4. Mountain View Seniors' Housing

-Councilor Fricke gave verbal report on the MVSH regular board meeting on February 15, 2024. Occupancy at Chinook Winds Lodge (CWL) has fallen to 57%, which is a 12% decrease from a year ago. The other lodges under MVSH have occupancy rates at 95% and above. The concern about CWL's vacancy rate is primarily due to CWL only providing home care for resident's needs, whereas all the other lodges provide additional levels of care that can support seniors aging in the lodges for a longer duration. Additional care is needed in CWL with respect to dementia care. CWL completed aesthetic renovations to 8 out of 22 full suites and the common areas. The renovations include removing bathtubs and replacing them with walk in showers, removing carpeting and replacing it with vinyl planks, and adding new paint. The portion managed by AHS remains out of date. Debt servicing ratio has improved over the last several years and to date is at 1.19. Still some work to do, but has improved considerably.

5. Municipal Area Partnership

-Mountain View County Council has decided to withdraw from the Municipal Area Partnership (MAP) committee. The County would prefer to focus their efforts on our Inter-municipal Collaboration Committees (ICC) to develop one-on-one connections with our partners. Council will discuss the matter at the next Polies & Priorities Committee meeting.

6. Red Deer River Municipal Users Group

-Next meeting will be in March.

Motion 095/24

Motion by Councilor Fricke to accept all Committee Reports as information.

CARRIED

COUNCILOR REPORTS:

Councilor Ball

-February 15, 2024, attended the Policies & Priorities Committee meeting.

Councilor Fricke

-February 13, 2024, attended the Candy Shack grand opening.
-February 15, 2024, attended a MVSH board meeting.

Councilor Ratz

- February 15, 2024, attended the Policies & Priorities Committee meeting.
- February 21, 2024, attended the Heritage Festival meeting.

Councilor Roberts

- February 14, 2024, attended the Mountain View Regional Water Commission meeting.
- February 15, 2024, attended the Policies & Priorities Committee meeting.
- February 28, 2024, attended the Carstairs Nature Space Committee meeting.

Councilor Wilcox

-Absent

Deputy Mayor Allan

- February 15, 2024, attended the Policies & Priorities Committee meeting.
- February 13, 2024, attended the Candy Shack grand opening.
- February 17, 2024, officiated a wedding.

Mayor Colby

-Absent

Motion 096/24

Motion by Councilor Ratz to accept all Councilor Reports as information.

CARRIED

CORRESPONDENCE:

1. Parkland Airshed Management Zone – Letter

Council reviewed the letter from PAMZ regarding membership.

Motion 097/24

Motion by Councilor Ball to accept the letter from Parkland Airshed Management Zone as information.

CARRIED

CAO’S REPORT:

- February 13, 2024, met with Principal Dean Nielsen to discuss the hockey academy and facility usage.
- February 14, 2024, met with Chad Lins from MNP to discuss the Regional RCMP Policing Model Study.
- February 15, 2024, attended the Policies & Priorities Committee meeting.
- Ledcor installed conduit for fibre internet in the administrative office, we are just waiting for Ledcor to finish the job on the other end, and the office will have fibre internet.
- Contractor for IT upgrades will begin installation this week.
- Meeting this week with John Van Duesenberg to discuss the installation of a water line to reservoir.
- Meeting with MLT Aikens on the water reservoir tomorrow.
- ISL offsite levy review meeting tomorrow.
- Letters have been addressed to Scarlett Ranch owners for ATCO gas pipeline encroachment.
- Received payment for Fire Department deployment during the wildfires last year.
- The Municipal Census deadline to inform the province whether or not we will be conduct one is February 28, 2024. Councilor Fricke inquires whether the Municipal Census will affect the Policing study, to which CAO Blair stated it does not affect the study but affects negotiations with the RCMP for a detachment. Council unanimously agreed to conduct a municipal census in 2024.

Motion 098/24

Motion by Councilor Ball to perform a Municipal Census for 2024 in the Town of Carstairs.

CARRIED

- A resident requested permission from Council to have one bee hive in their yard for pollination purposes. The Town has no Bylaws that prohibit beekeeping. After investigation, there is no problem as long as there is proper signage and hive placement. The issue will be discussed at the next Policy & Priorities Committee meeting.
- Informed Council that five loans due to be finished this year would save \$10,000 in interest if paid off early.

Motion 099/24

Motion by Councilor Fricke to direct administration to facilitate paying off the five loans early to save approximately \$10,000 on interest.

CARRIED

-Notified Council of assessment numbers Carstairs has experienced 5% in growth, 3.6% in inflation, and \$910,000.00 in assessment values.

Motion 100/24

Motion by Councilor Ball to accept CAO's Report as information.

CARRIED

COUNCILOR CONCERNS: 1. Councilor Roberts

Received a concern about the state of Chinooks Winds Lodge.

2. Councilor Fricke

Also received a concern about the lack of additional care for aging seniors in Chinook Winds Lodge.

3. Councilor Fricke

Received an email concerning provincial ambulance response times, along with an inquiry about the Carstairs Fire Department and their lack of response to a recent medical call. Deputy Mayor Allan addressed the concern regarding the Fire Department, stating that they were not dispatched to the call and that it is ultimately up to 911 to determine who is deployed to a call.

Motion 101/24

Motion by Councilor Ball to accept all Councilor Concerns as information.

CARRIED

PUBLIC QUESTION PERIOD:

Nil

MEDIA QUESTION PERIOD:

Nil

CLOSED MEETING:

Nil

NEXT MEETING:

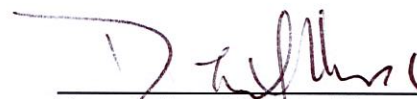
Monday, March 11, 2024 at 7:00 p.m.

ADJOURNMENT:

Motion 102/24

Motion by Councilor Ratz to adjourn the meeting of February 26, 2024, at 7:48 p.m.

CARRIED



Dean Allan, Deputy Mayor



Rick Blair, CAO