

Regular Meeting of the Village of Alix Council, to be held on
Wednesday, January 3, 2018 at 7:00 P.M. in Council Chambers

AGENDA

1. Call to Order
2. Agenda: Amendments and Adoption
3. Adoption of the Minutes:
 - a) Minutes of Regular Meeting – Wednesday, December 6, 2017
4. Delegation:
 - a) Mark Sproule, Senior Community Peace Officer – Lacombe County
 - b) Sergeant Bruce Holliday – Bashaw RCMP
5. Bylaws:
 - a) Request for Decision 17-11 – Cemetery Bylaw 429/18
 - b) Procedural Bylaw 423/16 – Schedule A – Order of Business Alteration
6. In-Camera:
 - a) Land - Occupancy of Old Firehall – FOIP Act Sec. 25
 - b) Legal Matters - FOIP Act Sec. 21
7. Unfinished Business:
 - a) Request for Decision 17-10 – Railway House Borrowing Bylaw 428/18
8. New Business: None
9. Financial Reports: None
10. Committee Reports:
 - a) Lacombe County Fire Service Meeting – Councillor Gilliat
 - b) Alix Public Library Board Meeting – Councillor Gilliat
11. Administrative Reports: None
12. Correspondence and Information:
 - a) Crime Prevention Training Opportunity
 - b) Ember Multiwell Gas Battery – Cancellation of Project
13. Adjournment

Minutes of the Regular Meeting of the Village of Alix Council, held on Wednesday, December 6, 2017 at 7:00 P.M. in the Village of Alix Council Chambers.

- Present: Mayor Rob Fehr, Councillors Tim Besuijen, Edwin Cole, Barbara Gilliat and Vicki Soltermann
- Also Present: Michelle White, Chief Administrative Officer
- Call to Order: Mayor Fehr called the meeting to order at 7:00 P.M.
- Amendments/Deletions to Agenda: Mayor Fehr called for amendments to the agenda.
- Approval of Agenda:
- Resolution #265/17: Moved by Councillor Besuijen that the Village of Alix Council accept the agenda with the following amendment:
Add: In-Camera: b) Economic Interest of Public Body Re: 4831 – 50 Street – FOIP Act Section 25
CARRIED
- Minutes: a) Regular Meeting – November 15, 2017
- Resolution #266/17: Moved by Councillor Gilliat that the Minutes of the Regular Meeting of the Village of Alix Council held on Wednesday, November 15, 2017, be accepted as presented.
CARRIED
- Delegation: a) Recognition Presentation to Past Council Members
Former members of Council, Curt Peterson and on behalf of Jody Widmann, Alf Widmann were recognized for their dedication to the Village of Alix. Former Council members Arlene Nelson-Dahl and Gordon Christensen were unable to attend and will receive their gift of recognition at a later time.
- Unfinished Business: a) Request for Decision 17-08 – Soil Remediation
- Resolution #267/17: Moved by Councillor Cole that the Village of Alix Council will schedule another Groundwater Monitoring event in summer, 2018.
CARRIED
- b) Request for Decision 17-09 – Funding Reserves
- Resolution #268/17: Moved by Councillor Soltermann that the \$20,000.00 for Arena roof repairs allocated during the October 4, 2017 Council meeting, be funded through the Arena Reserve.
CARRIED
- Resolution #269/17: Moved by Councillor Soltermann that the Village of Alix Council direct administration to transfer \$195,437.00 from General Reserves to the Operating Budget.
CARRIED
- c) 2018 Draft Interim Operating Budget
The 2018 Draft Interim Operating Budget was reviewed by Council.

d) Council Code of Conduct Bylaw #426/17

Resolution #270/17: Moved by Councillor Gilliat that the Village of Alix Council give second reading to Bylaw #426/17 being a bylaw of the Village of Alix respecting the conduct of Council members.

CARRIED

Resolution #271/17: Moved by Councillor Besuijen that the Village of Alix Council give third and final reading to Bylaw #426/17.

CARRIED

e) Additional Delegate - Highway 12/21 Committee

Resolution #272/17: Moved by Councillor Gilliat that the Village of Alix Council appoint Councillor Besuijen as the second Delegate on the Highway 12/21 Water Commission and Councillor Cole as the Alternate.

CARRIED

f) Additional Delegate - Inter-Municipal Development Plan Committee

Resolution #273/17: Moved by Councillor Besuijen that the Village of Alix Council appoint Councillor Gilliat as the second Delegate on the Inter-Municipal Development Plan Committee and Councillor Soltermann as the Alternate.

CARRIED

New Business: a) Peace Officer Bylaw #427/17

Resolution #274/17: Moved by Councillor Besuijen that the Village of Alix Council give first reading to Bylaw #427/17, being a bylaw of the Village of Alix respecting the definitions of "Peace Officer" and the amendment of several Village of Alix Bylaws to include the definition of "Peace Officer."

CARRIED

Resolution #275/17: Moved by Councillor Soltermann that the Village of Alix Council give second reading to Bylaw #427/17.

CARRIED

Resolution #276/17: Moved by Councillor Cole that the Village of Alix Council give permission for third and final reading to the Peace Officer Bylaw #427/17.

CARRIED UNANIMOUSLY

Resolution #277/17: Moved by Councillor Gilliat that the Village of Alix Council give third and final reading to Bylaw #427/17.

CARRIED

b) Borrowing Bylaw #428/18

Resolution #278/17: Moved by Councillor Cole that the Village of Alix Council give first reading to Bylaw #428/18 being a bylaw of the Village of Alix to authorize Council to incur indebtedness by the issuance of debenture(s) in the amount of \$1,400,000.00 for the purpose of refinancing the existing lease for the construction of Railway House located at 5008 – 50 Avenue, Alix, Alberta.

CARRIED

Resolution #279/17: Moved by Councillor Besuijen that the Village of Alix Council direct administration to pay out the remaining portion owing for the lease amendment agreement on 5008 – 50 Avenue in an amount not to exceed \$56,000.00.

CARRIED

c) Municipal Affairs Ministerial Order No. MSL:121/17

Resolution #280/17:

Moved by Councillor Cole that the Village of Alix Council accept Ministerial Order No. MSL: 121/17 as information.

CARRIED

d) Municipal Affairs Inspection Report - Recommendations

The Municipal Affairs Inspection Report – Recommendations were reviewed by Council.

Committee Reports:

a) Battle River Rural Crime Watch Society Meeting – Mayor Fehr

b) Lacombe Regional Waste Services Commission – Councillor Gilliat

c) Lacombe Foundation Board Meeting – Councillor Gilliat

d) Emergency Management Advisory Meeting – Mayor Fehr

e) Rural Crime Meeting – Mayor Fehr

Resolution #281/17:

Moved by Councillor Cole that the Village of Alix Council accept the Committee Reports as presented.

CARRIED

Administrative Reports:

a) Chief Administrative Officer Report

Resolution #282/17:

Moved by Councillor Soltermann that the Village of Alix Council accept the Chief Administrative Officer Report as presented.

CARRIED

Correspondence and Information:

a) Request to Enter into Agreement Denied – Camrose County

b) Request for Equipment Funding – Alix Fire Department

Resolution #283/17:

Moved by Councillor Gilliat that the Village of Alix donate \$5,000.00 to the Alix Fire Department for the Lifepack Automated External Defibrillator.

CARRIED

c) Lacombe County Quarterly Enforcement Activity Report

d) Citizen Request – Cemetery Bylaw Review

Resolution #284/17:

Moved by Councillor Soltermann that the Village of Alix Council direct administration to do a review of the Cemetery Bylaw for the purpose of determining the maximum number of remains per plot.

CARRIED

e) Alberta Utilities Commission – Update

f) Citizen Concern – Vehicle Speed on Lake Street

g) Request for Support – Red Deer River Watershed Alliance

h) Alberta Seniors Communities and Housing Association

Resolution #285/17: Moved by Councillor Soltermann that the Village of Alix Council accept Correspondence Items (a) through (h) for information.
CARRIED

In-Camera: a) Personnel/Privacy – FOIP Act Section 17
b) Economic Interest of Public Body Re: 4831 50 Street – FOIP Act Section 25

Resolution #286/17: Moved by Councillor Besuijen that the Village of Alix Council go “In-Camera” at 9:49 P.M.
CARRIED

Resolution #287/17: Moved by Councillor Cole that the Village of Alix Council come “Out of Camera” at 10:02 P.M.
CARRIED

Resolution #288/17: Moved by Councillor Besuijen that the Village of Alix Council accept the 2018 Draft Interim Operating Budget as amended.
CARRIED

Adjournment:

Resolution #289/17: Moved by Councillor Gilliat that this Regular Meeting of the Village of Alix Council be adjourned at 10:03 P.M.
CARRIED

DRAFT

Mayor

Chief Administrative Officer

ADMINISTRATION REPORT



Date: December 13, 2017 RFD 17-11
Memo To: Village Council
From: Wendy Menage
Subject: Cemetery Bylaw #384/09

1. **PURPOSE** – To allow four (4) cremation burials within all full burial plots
2. **BACKGROUND** – A letter was submitted to Council requesting a review of Cemetery Bylaw #384/09.
3. **OPTIONS** –
 1. Amend Cemetery Bylaw #384/09 to allow:
 - Full Burial Plot – space for:
 - One full burial and four cremation urns
 - 2. Leave as is.
4. **DISCUSSION** – This practice is done in other municipalities and would be a more efficient use of cemetery space.
5. **FINANCIAL IMPLICATIONS** –
 1. There would be fewer cemetery plot sales.
 2. The Village would not need to expand the cemetery as soon and thus keep maintenance costs down.
6. **LEGAL** – Cemetery Bylaw #384/09 and previous Cemetery Bylaw #239/95 both state:

Section 1.2 (f) Plot, Block, Area means:

- i) Plot – full burial 3' X 8'
cremation 2' X 2'

Full Burial (casket and rough box)
Cremation Burial (urn containing human ashes)

Full Burial Plot – space for:

- One full burial
- Two full burials if a double dig
- Four cremation urns
- One full burial and two cremation urns

Cremation Plot – space for: Two cremation urns

Village of Alix

Bylaw No. 429/18

Being a Bylaw of the Village of Alix, in the Province of Alberta, to amend Bylaw No. 384/09, the "Cemetery Bylaw".

Council of the Village of Alix, duly assembled, hereby amends the "Cemetery Bylaw No. 384/09 as follows:

1. **SHORT TITLE AND DEFINITIONS**

Section 1.2 (f) i) Full Burial Plot – space for:

Remove the line "-one full burial and two cremation urns"

Replace with "- one full burial and four cremation urns"

This Bylaw shall come into force and effect on third reading.

Read a first time this day of January, 2018.

Read a second time this day of , 2018.

Read a third and final time this day of , 2018.

Mayor

Chief Administrative Officer

ADMINISTRATION REPORT



Date: December 27, 2017 RFD 17-10
Memo To: Village Council
From: Michelle White
Subject: Railway House Borrowing Bylaw

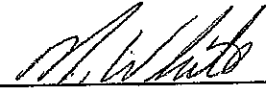
1. **PURPOSE** – To determine if Council will proceed with 2nd & 3rd reading of Borrowing Bylaw 428/18 for the purpose of re-financing Railway House.
2. **BACKGROUND** – Resolution from Council to refinance; at the November 15, 2017 meeting, resolution 259/17 was made to proceed with steps to refinance the building through Alberta Capital Finance Authority for a 30 year period.

Resolution #278/17: Moved by Councillor Cole that the Village of Alix Council give first reading to Bylaw #428/18 being a bylaw of the Village of Alix to authorize Council to incur indebtedness by the issuance of debenture(s) in the amount of \$1,400,000.00 for the purpose of refinancing the existing lease for the construction of Railway House located at 5008 – 50 Avenue, Alix, Alberta.

Resolution #279/17: Moved by Councillor Besuijen that the Village of Alix Council direct administration to pay out the remaining portion owing for the lease amendment agreement on 5008 – 50 Avenue in an amount not to exceed \$56,000.00.

3. **OPTIONS** –
 1. To stop the re-financing process at this stage.
 2. Wait for legal assistance with re-wording sections of Borrowing Bylaw 428/18. See point 8 – OTHER COMMENTS for clarification.
 3. To proceed with 2nd & 3rd reading of Borrowing Bylaw 428/18 at this time.
4. **DISCUSSION** – If the Village does not borrow from ACFA to refinance Railway House, we would continue making payments under the current lease agreement terms. This means we would be making payments of approximately \$138,789 per year. Under the terms of the re-financing, payments will decrease to approximately \$72,000 per year.
5. **FINANCIAL IMPLICATIONS** – As of December 31, 2017 the total buy-out amount for Railway House was \$1,409,000. This figure was given to us by the lease holder. Alberta Capital Finance Authority pays out their financing on a quarterly basis. This means in order to receive funding in March of 2018, we need to have everything in place by January 15, 2018 (by the 17th at the latest). If we miss this window, we cannot receive funding until June of next year. By March it is anticipated the buyout amount will be under \$1,400,000, but at the recommendation of ACFA staff a higher number than what will be needed was put in the Borrowing Bylaw. This will ensure we have the ability to borrow what is needed at the time. We will be able to ask for only the amount needed to refinance at the time we lock in our borrowing amount. Early termination of the lease agreement is now available to the Village because it is an option being considered/negotiated by both parties.
6. **LEGAL** – A legal opinion was obtained regarding this matter which recommends the Village proceed to pass a Borrowing Bylaw. Council will review the full document during an in-camera session.

7. **POLITICAL/PUBLIC IMPLICATIONS** – Residents were invited via website and posters to submit questions or concerns regarding the proposed re-financing to Village Office so they could be addressed at the January 3rd Council meeting. Alternatively, residents may also have requested to be a delegation at the meeting. No questions or requests were received at the time of writing this report.
8. **OTHER COMMENTS** – The current draft of Borrowing Bylaw 428/18 is primarily worded as a bylaw to re-finance the amount outstanding for the lease on Railway House. Because there was no original Borrowing Bylaw for this expenditure, it has been suggested through legal consultation that the Village may want to do a hybrid bylaw that will blend the wording for a Borrowing Bylaw: Capital property – long-term borrowing under s. 258 of the MGA and a Refinancing Bylaw under s. 261 of the MGA.
9. **RECOMMENDATIONS** – Option #2.



Author

Village of Alix
BYLAW NO. 428/18
Borrowing Bylaw

BEING A BYLAW OF THE VILLAGE OF ALIX, IN THE PROVINCE OF ALBERTA TO AUTHORIZE THE COUNCIL OF THE VILLAGE OF ALIX TO INCUR INDEBTEDNESS BY THE ISSUANCE OF DEBENTURE(S) IN THE AMOUNT OF \$1,400,000 FOR THE PURPOSE OF REFINANCING THE EXISTING LOAN FOR THE CONSTRUCTION OF RAILWAY HOUSE LOCATED AT 5008-50TH AVENUE, ALIX AB.

WHEREAS, the Council of the Village of Alix has decided to issue a Bylaw pursuant to Section 258 of the Municipal Government Act to authorize the refinancing of Railway House.

Plans and specifications have been prepared and the total cost of the refinancing is estimated to be \$1,400,000 and the Village of Alix estimates the following contributions will be applied to the project:

Debenture(s) \$1,400,000 _____

In order to complete the project it will be necessary for the Village of Alix to borrow the sum of \$1,400,000, for a period not to exceed thirty (30) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

The estimated lifetime of the project financed under this bylaw is equal to, or in excess of thirty (30) years.

The principal amount of the outstanding debt of the Village of Alix at December 31, 2017 is \$1,409,000 and no part of the principal or interest is in arrears.

All required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

NOW THEREFORE, the Council of the Village of Alix in the Province of Alberta, duly assembled enacts as follows:

1. This bylaw may be cited as the "Borrowing Bylaw".
2. That for the purpose of refinancing Railway House the sum of one million, four hundred thousand dollars (\$1,400,000) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Village of Alix at large, of which amount the full sum of \$1,400,000 is to be paid by the Village at large.
3. The proper officers of the Village are hereby authorized to issue debenture(s) on behalf of the Village of Alix for the amount and purpose as authorized by this bylaw, namely the refinancing of the existing loan for the construction of Railway House located at 5008-50th Avenue, Alix AB.
4. The Village of Alix shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest instalments not to exceed thirty (30) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority, or another authorized financial institution, on the date of the borrowing and not to exceed six (6) percent.
5. The Village shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
6. The indebtedness shall be contracted on the credit and security of the Village.
7. The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.
8. This bylaw shall come into force on the date it is passed.

Read a first time this 6th day of December, 2017.

Read a second time this ____ day of _____, 20__.

Read a third and final time this ____ day of _____, 20__.

Mayor

Chief Administrative Officer

REPORT

Lacombe County Fire Service Meeting
December 12, 2017

The meeting was called to order at 6:00 pm at the Lacombe County Office.

A report was given by the new County Fire Chief:

An Automatic Mutual Aid Policy has been put into place whereby a neighbouring municipality's engine and tender will be deployed to help out in a rural incident. In the past the request was not sent out until the county arrived at the scene and decided if help was required. Blackfalds has taken possession of a new engine that is designed for rural use as well as urban use (they often assist the City of Lacombe)

Alix Fire dept. is covering the Mirror area as the Mirror Fire Dept. is currently being restructured and a recruiting drive is on to get people on board. There are currently 160 fire dept. members in the County; the maximum number allowed is 215.

The County is in the process of changing the radio system over to AFRAC which is a digital system now used by Alberta Health Services. The RCMP will soon be on this system as well. It will be designated for all first response teams. It will cost approx.. \$500,000 to change over all radios in the county, but has a life expectancy of 20 – 30 years.

County Calls to the Fire Dept were up slightly in 2017 (385) from 2016 (342) biggest increases where seen by the City of Lacombe and the Village of Alix. Alix responded to 49 calls in the County (outside Village limits). This includes fires and traffic accidents. In total the number of structure fires decreased in 2017

A copy of the Lacombe County Fire Service Policy Manual Redraft was distributed. The highlights were discussed. A meeting is taking place December 13, 2017 for all the Fire Chiefs to go through the changes. All municipal councils will have to approve the Manual; they are requesting this be done by the end of February 2018. The new manual should be in place by the summer of 2018. Councils should review their Fire Dept.'s Scope of Practise, this is the defining document from which levels of service, equipment and training needs are based on.

The Lacombe County Fire Service has been sending used equipment and vehicles to Paraguay. The latest donation is a fire truck from Bentley that only has 6000 kms on it but is outdated for their needs.

Next Meeting Date to be Determine possibly early November 2018

Barbara Gilliat

Alix Library Board Meeting Report

December 4, 2017

Meeting called to order at 6:35

Present:

Nancy Waddy – Chairman

Diane Klassen – Treasurer

Joh Ireland – County Council

Barbara Gilliat – Village Council

Terry Holdstock – Library Manger

Library Manager reported that internet and wifi usage is down. She attributes the drop to more people having home computers. The Annual Report is due to the government in February.

Diane Klassen reported that the library account balance is \$10,105.46. There are a few more expenses to come in for the George Canyon concert but the estimated profit which will go to the Alix Museum is \$700.00. This money will be used to upkeep the Avenue of Heroes.

Councillor Gilliat gave a brief recap of the Parkland Regional Library Meeting.

A Fundraising Policy needs to be put into place. A library is not supposed to raise funds directly (this is the job of the Friends of the Alix Library) so the concert was a bit suspect. It was suggested a Code of Ethics also be adopted. Councillor Gilliat suggested the Village could help with this.

No one from The Friends of the Alix Library were present to give a report

Next Meeting January 15, 2018

Meeting adjourned at 7:15

Barbara Gilliat

From: Mark Sproule <msproule@lacombecounty.com>
Sent: December-22-17 2:21 PM
To: mgoudy@lacombe.ca; cnewman@blackfalds.com; CAO; 'carla@clive.ca'; 'Elizabeth Smart, Town of Bentley'; 'Jack Ramsden (jackramsden@eckville.com)'
Cc: Tim Timmons; Keith Boras; Krista Pannenbecker; Dale Freitag
Subject: Crime Prevention Through Environmental Design - Training Opportunity
Attachments: CPTED.PDF

Merry Christmas Municipal Stakeholders,

I would like to make you aware of an amazing training opportunity being hosted by the Lacombe County Enforcement Department.

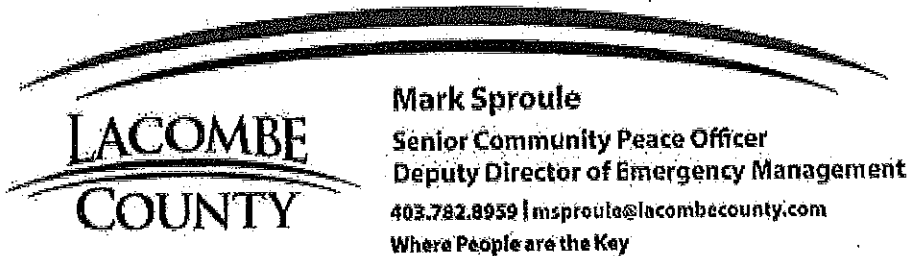
What: Crime Prevention Through Environmental Design (CPTED) - Beginner
When: January 31 & February 1, 2018 (2 full days 0830-1600hrs)
Where: Lacombe County Administration
Cost: FREE – Crime Prevention has a mutual benefit to us all and we are glad to offer this course at no cost to you.

Please review the attached brochure to find out more about CPTED. *We have reserved 1 seat for each of your municipalities* at our training session and are targeting mainly those that deal with Planning & Development. Please confirm whether or not you are able to attend by no later than January 15, as we will extend this opportunity out further at that time. We have arranged for the Central Alberta Crime Prevention Center to provide this great training opportunity, you can check out their website at <http://cacpc.ca/about-us.html>

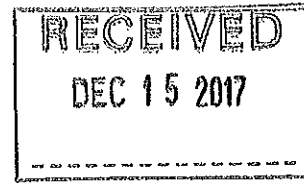
To register please email Krista Pannenbecker @ KPannenbecker@lacombecounty.com

Please feel free to call or email if you have any questions. Additional Information will be sent out 1 week prior.

Sincerely,
Mark Sproule
403-782-8959



This information transmitted is intended only for the addressee and may contain confidential and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you received this in error, please contact the sender and delete or destroy this message and any copies.



December 14, 2017

Via Regular Mail

URBAN AUTHORITY: NW 24-39-23 W4M
VILLAGE OF ALIX
BOX 87
LACOMBE, AB T0C 0B0

DEAR SIR / MADAM:

RE: CANCELLATION OF PROJECT
MULTIWELL GAS BATTERY 11-24-39-23 W4M
ALBERTA SURFACE LEASE AGREEMENT DATED JULY 13, 1979
TWP 39 RGE 23 W4M NW 24
NEVIS AREA, ALBERTA
OUR FILE: S03756

Ember Resources Inc. (originally Apache Canada Ltd.) wishes to advise you that our development plans for this area have not advanced as we originally planned and we no longer plan to construct this facility anytime soon. Due to the wells at this location, the Surface Lease Agreement referenced above shall still remain in effect.

There is a chance that we may re-visit this project again in the future, in which case we will notify you at that time. Please amend your records accordingly.

We ask that you accept this letter as notice of cancellation of the above noted project pursuant to and compliant with the D-56 requirements.

We would like to take this opportunity to thank you for your cooperation in this regard.

Should you have any questions or concerns, please contact (403) 698-8984 or via email kswennumson@emberresources.com

Yours truly,

EMBER RESOURCES INC.

A handwritten signature in black ink, appearing to be "K.S." or similar initials, written in a cursive style.

FOR: Kari Swennumson
Lead, Surface Land Coordinator

/ne