

**REGULAR COUNCIL MEETING
WEDNESDAY JULY 13, 2016
6:30PM STANDARD VILLAGE OFFICE**

AMENDED

AGENDA

1. CALL TO ORDER
 - 1.1 AGENDA ADDITIONS – approval
 - 1.2 GUESTS:
 - 7:15PM Craig Palmar and Christine Muir re: neighbor issues
 - 8:00PM Dave Matthews re: home occupation application
2. PUBLIC WORKS/INFRASTRUCTURE:
 - A) Pot Hole Repair Mix
 - B) Village Office Roof Repair
 - C)
 - D)
 - G) Regional Water
 - i) Transfer of Land Document
 - ii) Operations Agreement
 - X) Public Works Concerns
 - Y) Councilor's Concerns
3. MINUTES:
 - A) June 8, 2016 Regular Council Meeting Minutes
4. FINANCIAL STATEMENTS – approval
5. PAYMENT OF ACCOUNTS - approval
6. OPERATING & CAPITAL BUDGET VARIANCE – approval
7. CORRESPONDENCE
8. REPORTS:
 - A) WADEMSA – A. Sommerfeldt
 - B) DDSWMA – A. Larsen
 - C) Wheatland Lodge – A. Larsen

REGULAR COUNCIL MEETING

JULY 13, 2016 Continued

- D) WFCSS – J. Pedersen
- E) CFWREDC – J. Pedersen

9. OLD BUSINESS:

- A) Ian MacKichan – Lot Sale Update
- B)
- C)

10. BUSINESS FROM LAST MEETING:

- A) ~~Dog Bylaw 4-2016~~ remove.
- B)

11. NEW BUSINESS

- A) Summer Student
- B)
- C)

12. OTHER BUSINESS

- A) Declare August 1st a Civic Holiday
- B) Office Closure – Christmas to New Years
- C) In Camera
- D) Regional Partnership Mtg

13. ADJOURN

**VILLAGE OF STANDARD REGULAR COUNCIL MEETING
WEDNESDAY JULY 13, 2016**

PRESENT

Mayor Alan Larsen, Councilors Martin Gauthier, Brandon Duffala and Adam Sommerfeldt

Leah Jensen – C.A.O.
Yvette April-Administrative Assistant
Malcolm McKinnon – Public Works Supervisor

ABSENT

Deputy Mayor Joe Pedersen

CALL TO ORDER Mayor A. Larsen called the regular meeting to order at 6:35PM.

AGENDA ADDITIONS

01-07-13-16 Moved by B.Duffala that the agenda additions be approved as amended. CARRIED

PUBLIC WORKS/INFRASTRUCTURE REPORT

A) Pot Hole Repair Mix

Public works ordered a pallet of the paving cold mix from Corix to fix pot holes within the village. A pallet is more than the village needs, so staff has been asked to contact Rockyford to see if they would be interested in purchasing half the pallet.

B) Village Office Roof Repair

While Public Works was repairing some sheets of metal on the roof of the village office and attached shop it was discovered that areas of the roof are beginning to rot and a new roof is required. Permann Roofing and Exteriors (company roofing the curling rink) provided a quote to the village. Tin roofing was quoted at \$28,028.70 and rubber roofing was \$28,985.04. Council accepted the quote as information and asked to see other quotes.

C) Regional Water

There was discussion regarding the signing of a transfer agreements and a Code of Practice for the operation of the water plant. Council also discussed the proposed Operations and Maintenance agreement that was prepared by Baha Hasasneh. There is question of whether the Village can sign the transfer agreement when there is still money owing on the plant in the form of a debenture, or if the Village can pay out the debenture early. There were other questions regarding the process of the transfer of the operation of the plant and where the point of custody of the water is for the Village.

02-07-13-16 Moved by M.Gauthier to sign the land transfer agreements after they have been properly amended and confirmations regarding the debenture and ownership questions have been answered.

CARRIED

L.Jensen is to set up a meeting with MPE Engineering to have Serge and Theo attend a special council meeting to answer questions and explain the process involved with changing the operating license.

C.Palmer and C.Muir entered the meeting at 7:01PM

GUESTS:

Craig Palmer and Christine Muir Re: Neighbor Issues

C.Muir explained that they are frustrated with the RV trailer parked on the street in front of the Standard Hotel, and that if they were not permitted to park a trailer on the street why should Mr. Pan be

**VILLAGE OF STANDARD REGULAR COUNCIL
MEETING OF JULY 13, 2016
CONTINUED**

allowed to do it. A.Larsen explained that the Village has been in contact with the village lawyer and received legal advice advising us not to agitate the situation between Mr. Pan and the Village office. He explained that there is an ongoing situation which we cannot discuss at this time between Mr. Pan and the Village. C.Palmer is concerned that Mr. Pan will try to go ahead with his plans to remove trees and shrubs from the property he owns at 721 The Broadway and move a skid shack onto the property as another rental home. As they are neighbors to this property they are concerned that there is not enough room. C.Palmer asked who they should contact regarding noise, as they have been kept awake at night from noise and noisy patrons coming from the Standard Hotel. Council informed them to contact the RCMP. A.Sommerfeldt expressed his understanding of the situation and that Council can appreciate their frustrations, and explained that the Village is trying to work through the system in dealing with Mr. Pan. C.Muir informed Council that they are doing some work in their yard and in the house and will have their utility trailer parked on the front street, and she just wanted Council and staff to be informed.

C.Palmer and C.Muir left the meeting at 7:20PM

D) Public Works Concerns

M.McKinnon reported that the reservoir is full. Most water usage in the village takes place at night, and our chemical usage is down this year.

E) Councilors Concerns

A.Sommerfeldt asked Public Works when pot hole repairs would be taking place, as there are a lot along Christian Ave. Public Works said they would begin when the cold mix arrives and weather conditions permit.

B.Duffala asked if there was an update regarding the school.

A.Larsen reported that the School Board will approach the Village and ask if we have any plans for the old school or if we want the building. So far he has given three tours of the Standard School and two of the three plans would require rezoning.

A.Larsen requested that campers for the Bach wedding on the weekend be placed along the green strip directly north of the community hall rather than in the soccer field. Also, that the trees by the trailer dump be trimmed back. He also asked that Public Works cut down and remove a number of dead trees around town.

A.Larsen reported that he spoke with the Public Works department in Strathmore regarding spraying for weeds. Strathmore says that in order for the municipality to spray weeds we need to inform the public of when and where spraying will take place. A special license would not be required because the person spraying is an employee of the municipality and is only spraying municipal land.

A.Larsen brought forward a complaint from a resident saying that the Village cuts some ditches but, not everyone's. After some discussion it was decided that the old policy should be revised and contain a statement to the effect that the village will cut the grass in the ditches as a courtesy, but it is the land owner's responsibility.

M.McKinnon left the meeting at 7:56PM

MINUTES

03-07-13-16

Moved by M.Gauthier that the minutes of the June 8, 2016 regular meeting be approved.

CARRIED

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CONTINUED**

BUSN. FROM MINUTES

A.Larsen reported that the paving tender for the new school parking lot is out, and closing of the tender submission and opening of the tenders will take place Friday July 15th. Golden Hills is hoping to pave the first week in August.

A.Larsen reported that the Standard Library was able to raise \$1,895 from the golf ball drop fund raiser and will be using those funds to replace the concrete out front of the library. The Memory Lane group is running a cash calendar as a fund raiser.

L.Jensen reported that she spoke with the village lawyer regarding turning the Kelly Cook reward fund into a school scholarship and there is a list of information the lawyer needs to determine if it is possible and what the process would be.

D.Matthews entered the meeting at 8:02PM

GUEST:

Dave Matthews Re: Home Occupation Application

D.Matthews informed council that he knows that there are concerns from neighbors about noise and he will keep the garage doors closed and will be working in the evenings and on weekends, as he is continuing to work at his full time job. He plans to only have vehicles he is working on in the garage and not have a bunch of "junk" vehicles in the yard. He has an oil catcher in the drains and doesn't want to upset any neighbors. A.Larsen explained that the zoning for that property is residential and the original development permit to build the garage was for personal use. B.Duffala explained the concerns from residents some of them being more un-drivable vehicles being parked in the yard, and noise. B.Duffala asked D.Matthews how many vehicles he already has parked in the yard; D.Matthews said there were five vehicles. Council asked L.Jensen to explain the process of what happens after this council meeting. L. Jensen explained that Council would make a motion on whether to approve or not the application for the home business. A letter will be sent to D.Matthews saying what the outcome is, and that should he wish to appeal the decision, he will have 14 days to do so in writing. The appeal board will then be notified and they will set the date of the appeal hearing, at which time the appeal board will make a decision. B.Duffala questioned D.Matthews about the removal of his signs advertising his automotive business. D.Matthews said he would remove the sign along the highway. D.Matthews left the meeting at 8:22PM. Further discussion from Council took place. Council expressed concern about noise and that an existing bylaw only allows two unregistered vehicles per residential lot and B.Duffala counted thirteen on D.Matthews already. The concern regarding what chemicals and other hazardous materials may be in the garage and the fire potential was raised as well. And the concern that if this application is approved it sets precedent for non-permitted activity in a residential neighborhood.

04-07-13-16

Moved by A.Larsen that Council deny the application for home occupation of an auto repair business at 304 Elsinore Ave, as it is not a permitted use in a residential area according to Land Use Bylaw 2-2012, and would require rezoning which Council is not in favor of doing. CARRIED

VILLAGE OF STANDARD REGULAR COUNCIL
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CONTINUED

FINANCIAL STATEMENT

05-07-13-16 Moved by B.Duffala that the July 2016 Financial Statement be approved as presented.
CARRIED

PAYMENT OF ACCOUNTS

06-07-13-16 Moved by M.Gauthier that the followings accounts be paid:

June 2016 Batch 2
Cheque # 8353 to Cheque # 8368 for \$24,171.77
Direct Debit \$ 7,548.32
TOTAL \$31,720.09

July 2016 Batch 1
Cheque # 8369 to Cheque # 8384 for \$11,309.89
Direct Debit \$ 6,837.03
TOTAL \$18,146.92

Total Account Payable \$49,867.01
CARRIED

OPERATING & CAPITAL BUDGET VARIANCES

07-07-13-16 Moved by A.Larsen that the Operating and Capital Budget Variances to June 30, 2016 be approved as presented.
CARRIED

CORRESPONDANCE

REPORTS

WADEMSA

A. Sommerfeldt reported as follows:
- No meeting
- The financial audit was due June 30th, but the auditors did not have it ready until late in the day June 30th. The delay was due to Wheatland County not providing information in a timely manner. The financial audit cannot be approved until it has been presented to the Board.
- Next meeting to be announced

DDSWMA

A.Larsen reported as follows:
- Met June 16th
- Income from recycling is down, commodity prices are down, and so they are storing everything and waiting for prices to come up.
- Next meeting August 18th

WHTLD. LODGE

A. Larsen reported as follows:
- Met June 9th
- Tenders are out for the installation of the fire suppression system.
- A.Larsen discussed how the Village of Standard bills the Lodge for the Four Plex's utilities. Other municipalities charge per unit, while Standard only charges per meter.

08-07-13-16 Moved by M.Gauthier that the Village of Standard send a utility bill per unit to the Wheatland Lodge and that a letter be sent explaining the change.
CARRIED

- Next meeting September 8th

WFCSS

No report

CFWREDC

No report

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CONTINUED

OLD BUSINESS

A) Ian MacKichan – Lot Sale Update

L.Jensen updated Council that a sale agreement for two lots has been signed and deposit has been given to the village. Transfer agreements will be drawn up once the remaining payment is made.

NEW BUSINESS

A) Summer Student

A.Larsen explained that he would like to see the village hire a summer student to help public works especially while Keenan is on holidays and Malcolm is on light duties. Council agreed and left the responsibility up to staff to hire someone.

OTHER BUSINESS

A) Declare August 1st a Civic Holiday

09-07-13-16

Moved by M.Gauthier that the Village of Standard Council declare August 1st a Civic Holiday.

CARRIED

B) Office Closure – Christmas to New Years

10-07-13-16

Moved by M.Gauthier that the Village Office close between Christmas and New Years and reopen Tuesday January 3rd.

CARRIED

C) Regional Partnership Meeting

A regional partnership meeting is taking place on Monday July 18th. A.Larsen, A.Sommerfeldt, and B.Duffala said they would attend.

L.Jensen and Y.April were asked to leave the meeting at 9:20PM

D) In Camera

11-07-13-16

Moved by A.Sommerfeldt to go in camera at 9:23PM for labor.

CARRIED

12-07-13-16

Moved by M.Gauthier to come out of camera at 10:56PM


CARRIED

ADJOURN

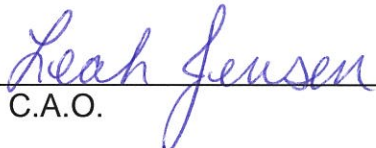
13-07-13-16

Moved by B.Duffala that the meeting adjourn at 10:57PM

CARRIED



Mayor



C.A.O.