

The Lacombe County Council Committee of the Whole meeting was called to order by Deputy Reeve Ireland at 9:00 a.m. on April 5, 2022 in the Council Chamber of the Lacombe County Administration Office.

Present: Reeve B. Shepherd; Deputy Reeve, J. Ireland, Councillors, B. Knight, D. Kreil, K. Weenink, D. West and A. Wilson; County Manager, T. Timmons; Director of Operations, B. Cade; Director of Corporate Services, M. Minchin; Director of Planning, D. Freitag; Director of Community Services, D. Burlock; Manager of IT Services, M. Kartusch; Senior Planner, C. Paradis and Executive Administrative Coordinator L, Turnbull.

Reeve Shepherd and Councillor West attended the meeting virtually.

POLICY OP(8) ROAD CONSTRUCTION COMPENSATION RATES

Mrs. Kreil commented that she has had a ratepayer inquire regarding the County paying for road construction borrow on an area vs quantity basis. The County pays \$ 1,000 per acre but payment for quantity could be far greater. Mrs. Kreil inquired if the County has considered paying for quantity vs. area.

Mr. Timmons advised the County has minimal issues with compensation for road construction. The private sector does pay based on quantities, but the County has only had one complaint regarding the borrow rate identified in Policy OP(8) and the landowners have been satisfied with the County's compensation.

Mr. Cade advised a questionnaire was sent to 69 other municipalities. There were 26 responses received. 50% do not pay borrow and feel they are doing landowners a service by building the road. Two municipalities pay on a volume/quantity basis. Others pay from \$ 250 up to \$ 1500 per acre. Mr. Cade advised that in most cases the County is improving the land. The County's compensation rates are above average in most cases.

RECOMMENDATION:

That the report on Policy OP(8) Road Construction Compensation Rates be received for information.

SANDY POINT DEVELOPMENT AGREEMENT

Mr. Timmons advised this presentation is being made regarding the Sandy Point Development Agreement, so Council is aware of the costs incurred by the developer and Lacombe County.

Ms. Paradis provided a presentation highlighting components of the development agreement as follows:

- Overview of development
- Beach – County/Developer Contributions
- Marina – Developer Requirements – Facilities
- Lake Access Fee – Developer
- Regional Trails – Developer Requirements
- Roads - County/Developer Contributions
- Internal Roads – Developer Requirements

Ms. Paradis addressed questions of Council throughout the presentation.

Mr. Ireland advised discussion will continue later in the meeting regarding the presentation as the 9:30 a.m. appointment has arrived.

RECOMMENDATION:

See below.

9:30 a.m. Darcy Allen, Energy, Utilities & Policy Specialist, Farmers' Advocate Office entered the meeting. Ms. Paradis withdrew from the meeting.

FARMERS' ADVOCATE OFFICE PRESENTATION

Mr. Allen provided a presentation regarding the Farmers' Advocate Office highlighting the following:

- Advocacy for Rural Alberta
- Office Personnel
- Overview – Areas of Support
- Key Stakeholders
- Information & Resources
- Private Agreements

- Forms
- Trending Issues and Concerns
- Reputation & Relationships
- There's No Silver Bullet

Mr. Allen addressed questions of Council.

RECOMMENDATION:

That the presentation on the Farmers' Advocate Office be received for information.

10:22 a.m. Mr. Allen withdrew from the meeting.

SANDY POINT DEVELOPMENT AGREEMENT

Mr. Ireland referred to the presentation made regarding the Sandy Point Development Agreement.

RECOMMENDATION:

That the report on the Sandy Point Development Agreement be received for information.

PLANNING SESSION ON LAND USE BYLAW

Mr. Freitag provided a presentation on the Lacombe County Land Use Bylaw No. 1237/17 highlighting the following:

- Lacombe County's Land Use Districts – Detailed Overview
- Examples of Deemed Approvals

Mr. Freitag addressed questions of Council throughout the presentation.

RECOMMENDATION:

That the presentation on the Land Use Bylaw be received for information; and further, that information regarding the Land Use Bylaw be presented in the County News on a periodical basis.

ALBERT BROADBAND STRATEGY

Mr. Timmons referred to the Alberta Broadband Strategy which the provincial government will be undertaking to provide better broadband services in rural communities. The provincial and federal governments will provide \$ 780,000 in funding for rural networking and will work closely with the private sector.

Mr. Timmons advised that Lacombe County initiated a rural broadband strategy a number of years ago where the County was considering the construction of towers. Council at that time reconsidered and decided the County should not compete with the private sector. Mr. Timmons inquired if at this time Council wishes to be more involved in the provision of broadband services.

Mr. Kartusch provided a presentation regarding the Lacombe County Rural Internet Update highlighting the following:

- Recent Broadband History 2013 – 2016
- Xplornet – Largest Provider in Lacombe County
- Other Internet Options
- Red Deer County Internet Project

Council questions and discussion followed the presentation.

RECOMMENDATION:

That the presentation on the Lacombe County Rural Internet Update be received for information; and further, that the County Manager be directed to invite internet service providers to make future presentations to Council.

BILL 77 – RESTORING TAX ACCOUNTABILITY

Mr. Timmons referred to Alberta Government Bill 77. Mr. Timmons advised that Bill 77 restores a special lien that gives municipalities priority over other creditors from oil and gas companies whether operating or bankrupt.

The Alberta Court of Appeals ruled in 2019 that current liens do not legally apply to linear property such as wells and pipelines. As a result of the court decision, there was no effective legal mechanism for municipalities to collect unpaid taxes on oil and gas properties such as wells. Bill 77 has remedied that oversight.

Mr. Timmons advised that the County currently has \$ 1.4 million in unpaid oil and gas taxes. The majority of that is held by four companies with one company owing approximately \$ 500,000. The Alberta Municipal Administrators Association is proposing that municipalities that are experiencing these unpaid taxes by delinquent companies join together and write a letter to all creditors of these companies and advise them that as per Bill 77 the municipality is a secured creditor.

RECOMMENDATION:

That the update and overview of the mandates of the Alberta Government Bill 77 and discussions with the Alberta Municipal Administrators' Association be received for information.

RMA VISIT – TOPICS OF DISCUSSION

Council identified the following areas for discussion with the RMA representatives attending the April 14, 2022 Council meeting:

Advocacy Issues:

- 1) Well Drilling Equipment Tax Regulation Elimination, Shallow Gas Tax Relief Initiative and Three-year Property Tax Exemption
- 2) Community Aggregate Payment Levy – ASGA Request for Allocation of Funds
- 3) Local Government Fiscal Framework – Funding Formula Engagement Process

Innovative Project/Unique Approach

- School Resource Officer (SRO) Program provided by Lacombe County Community Peace Officers

How can the RMA serve you better from both a business service and advocacy perspective?

- Adversarial tone of messaging at conventions (i.e., Alberta Municipalities Name Issue)

RECOMMENDATION:

That the above noted issues be forwarded to the RMA for their consideration for their April 14, 2022 attendance at Council.

ENHANCE ENERGY – SET TOUR DATE

Mr. Timmons advised that Enhance Energy has provided the dates of May 19 or June 30, 2022 to undertake a tour of their facilities. Council agreed that they will tour Greenway Farma on the same day as they tour Enhance Energy.

RECOMMENDATION:

That Council tour Enhance Energy on June 30, 2022 and also tour Greenway Farma at a time dependent on the time provided by Enhance Energy on June 30, 2022.

JOINT USE PLANNING AGREEMENT (JUPA) WORKSHOP – SET A DATE

Mr. Timmons advised that as of June 20, 2022 amendments to the *Municipal Government Act* and the *Education Act* were proclaimed requiring municipalities to enter into Joint Use and Planning Agreements (JUPA's) with school boards within their municipal boundaries.

As per the new requirements JUPAs are to be in place by June 2023. Mr. Timmons advised that Parkland Community Planning Services will be presenting a workshop on what is required in the agreements. Mr. Timmons advised the workshop will be held virtually or in person for a high-level overview of the various components of the agreements. The dates provided for the workshop are April 12, 19, 20 or May 17, 18 (morning), 20, 2022 for one-and-a-half-hour session.

RECOMMENDATION:

That Council be authorized to attend the Parkland Community Planning workshop on Joint Use and Planning Agreements (JUPAs) between municipalities and school boards on the morning of May 20, 2022.

PROCEDURES BYLAW

Ms. Shepherd advised she has recently reviewed the County's Procedural Bylaw and identified a number of areas that Council may wish to review. Council agreed that a review of the Procedural Bylaw will be undertaken at a future Committee of the Whole meeting.

RECOMMENDATION:

That a review of Lacombe County's Procedural Bylaw take place at a future Committee of the Whole meeting.

3:05 p.m. Nicole Plewis entered the meeting.

SOCIAL MEDIA TRAINING/SOCIAL MEDIA POLICY

Mrs. Plewis provided a presentation on the use of Social Media as well as on the County's Social Media Policy, highlighting the following areas:

- Social Media Strategy
- Choosing a Social Media Network
- Media 101
- Social Media "Lingo"
- Social Media @ The County
- Social Media Policies
- What Does the County Post?
- How Do We Deal With Complaints?
- How Not to Deal With Complaints?
- How Council/Staff Can Engage

Mrs. Plewis addressed questions of Council throughout the presentation.

RECOMMENDATION:

That the presentation on Social Media Training and the Lacombe County Social Media Policy be received for information.

3:20 p.m. Mrs. Plewis withdrew from the meeting.

CYBER TRAINING

Mr. Kartusch provided a presentation on Cybersecurity Awareness highlighting the following:

- Cybersecurity - Why it is Important
- Lacombe County's Cybersecurity Program
- Current Cybersecurity Trends
- Current Cybersecurity Threats
- Anatomy of Phishing Emails
- Ransomware
- Mobile Malware
- Updating Devices
- Passwords
- BE Vigilant

Mr. Kartusch addressed questions of Council throughout the presentation.

RECOMMENDATION:

That the presentation on Cybersecurity Awareness be received for information.

Adjourn: Time: 2:57 p.m.