

**MINUTES OF THE CITY OF LEDUC  
COUNCIL MEETING**

**Monday, July 6, 2020**

Present: Mayor B. Young, Councillor B. Beckett, Councillor G. Finstad,  
Councillor B. Hamilton, Councillor L. Hansen, Councillor T. Lazowski,  
Councillor L. Tillack

Also Present: M. Pieters, A/City Manager, S. Davis, City Clerk

**1. CALL TO ORDER**

Mayor B. Young called the meeting to order at 7 pm.

**2. ADOPTION OF AGENDA**

**MOVED by** Councillor L. Hansen

That the agenda be adopted as presented.

**Motion Carried Unanimously**

**3. ITEMS FOR DISCUSSION AND RELATED BUSINESS**

**3.1 Select Items for Debate Except Bylaws**

The following items were selected for debate:

**9. BUSINESS**

9.1 Leduc Environmental Advisory Board

9.2 Capital Region Southwest Water Services Commission Master Plan and Strategic Plan Presentation

9.4 Assessment Options

9.5 Lease Agreement with 1st Leduc Scouts

9.6 COVID-19 Update for July 6, 2020

**3.2 Vote on Items not Selected for Debate under Item 3.1**

Votes recorded under item headings.

### **3.3 Select Bylaws for Debate**

The following bylaws were selected for debate:

#### **10. BYLAWS**

10.1 Bylaw No. 1049-2020 - Amendment to Bylaw No. 809-2013 - Land Use Bylaw (Cannabis Stores) (2nd and 3rd Readings)

10.3 Bylaw No. 1054-2020 - Redistricting Part of SW 33-49-25 W4 from UR to DC (Proposed Subdivision Woodbend Stage 2) (2nd Reading)

10.4 Bylaw No. 1055-2020 - Redistricting Part of SW 33-49-25 W4 from UR to RSD (Proposed Subdivision Woodbend Stage 2) (2nd Reading)

### **3.4 Vote on Bylaws not Selected for Debate**

Votes recorded under item headings.

## **4. ADOPTION OF PREVIOUS MINUTES**

### **4.1 Approval of Minutes of the Council Meeting held June 22, 2020**

**MOVED** by Councillor G. Finstad

That the minutes of the Council Meeting held June 22, 2020, be approved as presented.

**Motion Carried Unanimously**

## **5. RECOGNITION ITEMS**

There were no Recognition Items for the agenda.

## **6. PUBLIC COMMENTARY**

There was no Public Commentary.

## **7. PUBLIC HEARING**

### **7.1 Bylaw No. 1049-2020 – Amendment to Bylaw No. 809-2013 – Land Use Bylaw (Cannabis Stores)**

Mayor B. Young declared the Public Hearing for Bylaw No.1049-2020 open at 7:05 pm.

#### **Written Submissions:**

No written submissions were received.

**Presentations:**

Administration

D. Peck, Manager, Current Planning, made a verbal presentation and answered Council's questions.

Other Presentations

Mr. S. Ahn, Manager, Nisku Truck Stop, made a verbal presentation in opposition of the proposed Bylaw.

Mayor B. Young declared the Public Hearing for Bylaw No. 1049-2020 closed at 7:17 pm.

**7.2 Bylaw No. 1054-2020 - Redistricting Part of SW 33-49-25 W4 from UR to DC (Proposed Subdivision Woodbend Stage 2)**

Mayor B. Young declared the Public Hearing for Bylaw No.1054-2020 open at 7:18 pm.

**Written Submissions:**

One written submission was received.

**Presentations:**

Administration

D. Peck, Manager, Current Planning, made a verbal presentation.

Other Presentations

E. Sehn, Planner, Select Engineering Consultants, and P. Shaver, Developer, made a verbal presentation in favour of the Bylaw and answered Council's questions.

Mayor B. Young declared the Public Hearing for Bylaw No. 1054-2020 closed at 7:29 pm.

**7.3 Bylaw No. 1055-2020 - Redistricting Part of SW 33-49-25 W4 from UR to RSD (Proposed Subdivision Woodbend Stage 2)**

Mayor B. Young declared the Public Hearing for Bylaw No.1055-2020 open at 7:30 pm.

**Written Submissions:**

One written submission was received.

**Presentations:**

Administration

D. Peck, Manager, Current Planning, made a verbal presentation.

#### Other Presentations

E. Sehn, Planner, Select Engineering Consultants, and P. Shaver, Developer, made a verbal presentation in favour of the Bylaw.

Mayor B. Young declared the Public Hearing for Bylaw No. 1055-2020 closed at 7:31 pm.

### **7.4 Lease Agreement with the 1st Leduc Scouts (Public Hearing)**

Mayor B. Young declared the Public Hearing for the Lease Agreement with the 1st Leduc Scouts open at 7:31 pm.

#### **Written Submissions:**

No written submissions were received.

#### **Presentations:**

##### Administration

R. Szucs, Manager, Community Development, made a verbal presentation.

R. Szucs and D. Melvie, General Manager, Community and Protective Services, answered Council's questions.

##### Other Presentations

There were no other presentations

Mayor B. Young declared the Public Hearing for the Lease Agreement with the 1st Leduc Scouts closed at 7:33 pm.

## **8. PRESENTATIONS**

### **8.1 Alberta Legacy Development Society**

G. Schaber, President, A. Birkholtz, Vice-President, H. Schneider, Treasurer, P. Strub, Director, and K. Atkinson, Museum Coordinator, Alberta Legacy Development Society (aka Leduc Grain Elevator Complex), C. McGuire, Chairperson, and D. Charanduk, Vice-Chair, Leduc District Historical Society (aka Dr. Woods House Museum) made a verbal presentation on their collaboration efforts and development of partnerships.

Council members thanked the group for the presentation and their work to preserve the City of Leduc heritage sites. A Memorandum of Understanding was presented to the City with a request that the City partner with the two groups to work together to preserve Leduc's heritage.

Mayor B. Young thanked the group for the presentation.

## 9. BUSINESS

### 9.1 Leduc Environmental Advisory Board

S. Ruddy, Chair, and B. McDonald, Vice Chair, Leduc Environmental Advisory Board, made a PowerPoint presentation (Attached to Agenda) on the Clean Energy Improvement Program.

S. Ruddy, B. McDonald and K. Chomlak, Manager, Environment, answered Council's questions.

### 9.2 Capital Region Southwest Water Services Commission Master Plan and Strategic Plan Presentation

S. Olson, A/General Manager, Infrastructure and Planning, and R. Sereda, Director, Public Services, made a PowerPoint presentation (Attached to Agenda) and answered Council's questions.

### 9.3 Golf Course Club House Pre-Tender Estimate

**MOVED** by Councillor G. Finstad

That Council approves the completion of this project with the addition of \$500,000 to the 2020 capital budget for the golf course facility, to be funded through budget available in the following capital projects:

- \$75,000 from West Campus Site Master Plan
- \$60,000 from Community Development Capital Engineering
- \$300,000 from Crystal Creek Site Servicing
- \$65,000 from North Telford Rehabilitation

The budgets for these projects will be reduced by the corresponding amounts listed above.

**Motion Carried Unanimously**

**MOVED** by Councillor G. Finstad

That Council authorizes Administration to transfer \$500,000 to the Facilities Reserve to fund the Golf Course Club House project from the following reserves:

- \$75,000 from the Planning Reserve
- \$425,000 from the Road Reserve

**Motion Carried Unanimously**

#### **9.4 Assessment Options**

J. Cannon, Director, Finance, made a PowerPoint presentation (Attached to Agenda).

**MOVED by** Councillor L. Tillack

That for the 68 properties in East Windrose seeing a property tax increase of 8% or more in 2020, the property tax increase be reduced by half for the 2020 tax year.

**Motion Carried Unanimously**

**MOVED by** Councillor G. Finstad

That Council approve the tax reduction of \$23,700 be funded through the mill rate stabilization reserve.

**Motion Carried Unanimously**

#### **9.5 Lease Agreement with the 1st Leduc Scouts**

**MOVED by** Councillor L. Hansen

That Council approve, and authorize, the City Manager to execute a lease between the City of Leduc and the 1st Leduc Scouts for the use of reserve land as an archery and hatchet range.

**Motion Carried Unanimously**

#### **9.6 COVID-19 Update for July 6, 2020**

##### **9.6.1 Economic Support and Recovery Task Force**

No report

##### **9.6.2 Community and Social Services Task Force**

Councillor L. Hansen, Chair, Community and Social Services Task Force, advised the following:

- Government of Alberta announced a \$5,000 grant not only for small businesses but also Not-for-Profits
- 4 Webinars planned for Not-for-Profits
- Assisting organizations to get ready for Fire Department compliance checks
- Continuing support to organizations with relaunch

### **9.6.3 Civic Operations and Service Delivery Task Force**

D. Melvie, Co-Chair, Civic Operations and Service Delivery Task Force, advised the following:

- Alexandra Park spray park opened June 24, 2020
- Lede Park ball diamonds are open for bookings
- Leduc Recreation Centre opened two amenities - booking times and pre-screening in effect
- Alexander Pool online to open July 13, 2020
- Council Chambers open to public in August
- Sobey's Arena open for bookings in August

D. Melvie answered Council's questions.

Council made the request to allow continued involvement in Committee-of-the-Whole and Council meetings via Go-To-Meetings.

### **9.6.4 2020 Budget Update**

J. Cannon, Director, Finance, advised the following:

- overtime increased to \$37,000 from \$33,000
- materials and supplies increased to \$165,000 from \$130,000
- capital increased to \$138,000 from \$15,000

Finance has been focusing on the Municipal Sustainability Initiative and Federal Gas grants, and the utilization of all allocation in 2020. This increased the cash flow, which may alleviate the need to use the Line of Credit this summer.

The cost of the COVID-19 pandemic for the City is approximately \$1M. The report coming forward in August should provide a clearer picture.

**10. BYLAWS**

**10.1 Bylaw No. 1049-2020 – Amendment to Bylaw No. 809-2013 – Land Use Bylaw (Cannabis Stores) (2nd and 3rd Readings)**

**MOVED by** Councillor G. Finstad

That Council give Bylaw No. 1049-2020 Second Reading.

**Motion Carried Unanimously**

**MOVED by** Councillor T. Lazowski

That Council give Bylaw No. 1049-2020 Third Reading.

**Motion Carried Unanimously**

**10.2 Bylaw No. 1052-2020 - Amendment to Bylaw No. 809-2013 - Land Use Bylaw (1st Reading)**

**MOVED by** Councillor B. Beckett

That Council give Bylaw No. 1052-2020 First Reading

**Motion Carried Unanimously**

**10.3 Bylaw No. 1054-2020 - Redistricting Part of SW 33-49-25 W4 from UR to DC (Proposed Subdivision Woodbend Stage 2) (2nd Reading)**

**MOVED by** Councillor L. Hansen

That Council give Bylaw No. 1054-2020 Second Reading

**Motion Carried Unanimously**

**10.4 Bylaw No. 1055-2020 - Redistricting Part of SW 33-49-25 W4 from UR to RSD (Proposed Subdivision Woodbend Stage 2) (2nd Reading)**

**MOVED by** Councillor B. Beckett

That Council give Bylaw No.1055-2020 Second Reading.

**Motion Carried Unanimously**



**10.5 Bylaw No. 1057-2020 - Municipal Development Plan 2020 (1st Reading)**

**MOVED** by Councillor B. Beckett

That Council give Bylaw No. 1057-2020 First Reading.

**Motion Carried Unanimously**

**11. PUBLIC COMMENTARY**

There was no public commentary.

**12. UPDATES FROM BOARDS & COMMITTEES**

**12.1 Council Member Updates from Boards & Committees**

There were no updates.

**12.2 Council Member Updates from Commissions, Authorities, Other**

There were no updates.

**13. INFORMATION REPORTS**

**13.1 Mayor's Report**

There was no discussion.

**13.2 Building Inspector's Report**

There was no discussion.

**13.3 Newly Issued Business Licences**

There was no discussion.

**14. CLOSED SESSION**

**14.1 Personnel Matter**

FOIP s. 17, 24 and 27

There was no presentation.

**15. RISE AND REPORT FROM CLOSED SESSION**

**15.1 Personnel Matter**

FOIP s. 17, 24 and 27

**MOVED by** Councillor L. Hansen

That Derek Prohar be appointed the new Chief Administrative Officer for the City of Leduc effective September 8, 2020, pursuant to the terms and conditions presented in the email of July 6, 2020.

**Motion Carried Unanimously**

**16. ADJOURNMENT**

The Council meeting adjourned at 9:14 pm.

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B. YOUNG, Mayor

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S. DAVIS, City Clerk