

**R.M. OF LUMSDEN NO. 189
MINUTES OF THE REGULAR MEETING
HELD ON SEPTEMBER 11, 2014**

The Lumsden Rural Municipal Council convened their meeting in the Council Chambers of the R.M. Office, on Thursday, September 11, 2014 at 1:11 p.m. with Reeve, Jim Hipkin presiding.

Present: Reeve: Jim Hipkin
Councillors: Al Szeles, Ian White, Dale Srochenski, Tom Harrison,
Jim Atcheson, Kent Farago
Chief Administrative
Officer: Darcie Cooper
Assistant Administrator: Krystal Strong
Manager
Public Works: Leighton Watts
Financial Officer: Sheena Carrick (Arrived at 3:25pm, Left at 5:00pm)

In Camera Session:

306-14 Atcheson: "That we agree to go in-camera excluding staff, with the exception of the CAO at 1:11 p.m." **CARRIED**

Reconvene:

307-14 Farago: "That we agree to reconvene the meeting at 1:21 p.m." **CARRIED**

Public Works Report:

Manager of Public Works, Leighton Watts, provided a written and verbal report on various public works matters.

308-14 Szeles: "That the Manager of Public Works' report be accepted as presented." **CARRIED**

Reclaim asphalt purchase & Loader Rental:

309-14 Srochenski: "That we authorize the Manager of Public Works to purchase reclaim asphalt from the Department of Highways to patch some problem soft spots in the municipality up to a maximum of \$20,000.00, and;
That we agree to rent a loader for one month to load the reclaim asphalt at an estimated cost of \$5,000.00." **CARRIED**

DELEGATIONS:

2:00 p.m. Ken & Shirley Christoph and Rod Waggoner appeared before council to discuss road conditions and drainage concerns in the area of N 31 & 35 20-20-W2.

3:00 p.m. Gary Howland of the Lumsden Valley Community Association appeared before council to discuss the submitted report titled "Toward an Integrated Concept Plan for the Fairy Hill Area" prepared by the Lumsden Valley Community Association and Nature Regina and requested council's consideration of the long-term conservation of the Fairy Hill area in their review of the Glenada Greens proposal.

MINUTES:

310-14 Atcheson: "That the minutes of the August 14, 2014 regular meeting be approved, as circulated." **CARRIED**

MINUTES:

311-14 Szeles: "That the minutes of the August 14, 2014 Zoning Bylaw Amendment Public Hearing meeting be approved, as circulated." **CARRIED**

MINUTES:

312-14 Srochenski: "That the minutes of the August 14, 2014 Official Community Plan Public Hearing meeting be approved, as circulated." **CARRIED**

COMMITTEE REPORTS & MINUTES:

Councillors Tom Harrison and Kent Farago provided a verbal report on the Joint Administration Committee meeting they attended on September 2, 2014, regarding the Joint Growth Strategy.

313-14 Srochenski: "That the report of the September 2, 2014 Joint Administration Committee meeting be approved, as presented." **CARRIED**

Minutes:

314-14 Farago: "That the minutes of the September 2, 2014 Joint Administration Committee meeting be approved, as circulated." **CARRIED**

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CORRESPONDENCE:

- 315-14 Farago: "That the attached list of correspondence and reports has been reviewed and the Chief Administrative Officer is authorized to file the same accordingly.
- A. RM of Dufferin – Ltr re: Bucsis access via RM of Lumsden roads
 - B. Kramer – Invitation to celebration – September 24, 2014 – Regina
 - C. SARM – FCM Application – Community Infrastructure Partnership Program
 - D. Lumsden & District Heritage Home – Regular Meeting Minutes – June 23, 2014
 - E. SMHI – Claims Received Report – August 21-27, 2014
 - F. Neuls – Ltr re: Tax Model and increase in taxes
 - G. SARM – Liability Claim Decision – Nuttall
 - H. SCTPC – Notice of September 18, 2014 Meeting
 - I. Area Transportation Planning Committee – Annual Prov. Conference Oct.30/14
 - J. RM of Reno #51 – Ltr re: SARM PFRA resolution
 - K. City of Regina – Status Update – Liquid Waste at Wastewater Treatment Plant
 - L. SARM – 20th Annual Sask Labour Law Review – Oct 23 & 24, 2014 – Saskatoon
 - M. Miscellaneous Publications."

CARRIED**ACCOUNTS TO BE APPROVED:**

- 316-14 Atcheson: "That the list of accounts attached hereto and forming a part of these minutes and totalling **\$359,561.76** is hereby approved for payment by the Reeve and the Chief Administrative Officer."

CARRIED**STAFF REPORT:****2013 Draft Audited Financial Statement:**

- 317-14 Szeles: "That we approve the 2013 Draft Audited Financial Statements, as prepared by Dudley & Co. LLP and presented by Financial Officer, Sheena Carrick."

CARRIED**Financial Reports:**

Financial Officer, Sheena Carrick, provided written reports on various financial matters.

- 318-14 Srochenski: "That the Financial Officer's reports be accepted as presented."

CARRIED**Tax Abatement - Dennis:**

- 319-14 Harrison: "That we agree to cancel a portion of the 2014 taxes as detailed below in consideration of an exemption for an unoccupied dwelling under Clause 293(2)(a) of *The Municipalities Act*:

- Dennis on land legally described as SW Ptn 02-21-22-W2, Alt. No. 001302401-010 and owned by Daniel and Dina Dennis

Municipal **\$313.61** School **\$126.60** Total **\$440.21."**

CARRIED**Tax Abatement - Pearce:**

- 320-14 Farago: "That we agree to cancel a portion of the 2014 taxes as detailed below in consideration of an assessment error discovered and in accordance with Clause 274(2)(e) of *The Municipalities Act*:

- Pearce on land legally described as Lot 18 Block 01 Plan 01RA14458, 66 Deer Foot Trail, Alt. No. 515000900-010 and owned by David and Dorothy Pearce

Municipal **\$306.14** School **\$123.59** Total **\$429.73."**

CARRIED**Administrative Report:**

Chief Administrative Officer, Darcie Cooper, provided a written report on various administrative matters.

- 321-14 Srochenski: "That the CAO's report be accepted as presented."

CARRIED**Pest Control Officer Appointment– Tyler Paslawski:**

- 322-14 Farago: "That we appoint Tyler Paslawski as the Pest Control Officer to conduct pest control inspections within the municipality, for the 2014 year."

CARRIED**Slough Pumping – Arm River Road - RM of Dufferin No.190:**

- 323-14 Harrison: "That we agree to pay up to \$2,500.00 towards fuel for pumping water from the Arm River Hutterite Colony located in the R.M. of Dufferin No. 190 due to the fact that the water is backing up and is over our municipal road known as the Arm River Road, subject to the Arm River Hutterite Colony obtaining all required permits."

CARRIED**Culvert Installation – NNW 31-20-19-W2:**

- 324-14 Srochenski: "That we authorize the Manager of Public Works to purchase and install a 600mm equalization culvert on the Piapot Grid located at NNW 31-20-19-W2"

CARRIED**City of Regina – Wastewater Treatment Plant Open House – September 16, 2014:**

- 325-14 Farago: "That we authorize Councillors Szeles and Harrison to attend the City of Regina Wastewater Treatment Plant Open House on September 16, 2014 in Regina, with expenses to be reimbursed by the municipality."

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Cost Estimate for Conversion of Bridge to Culvert:

326-14 Srochenski: "That we authorize Ted Koch of AECOM to provide a cost estimate on the replacement of the bridge located at ESE 05-20-20-W2, commonly referred to as Graf Bridge, with a culvert system, for the purpose of applying for anticipated grant funding." **CARRIED**

Wirtz Subdivision - SE 33-19-20-W2:

327-14 Farago: "That we authorize administration to issue a letter of final completion, in accordance with the Road Development Agreement entered into with Wayne and Brenda Wirtz for their subdivision of land legally described as LSD 2 SE Ptn. 33-19-20-W2, subject to receiving a completion certificate from our Municipal Engineer, Ted Koch with AECOM." **CARRIED**

Road Development Agreements – Gravel Application:

328-14 Szeles: "That we agree with the recommendation provided by the Manager of Public Works, Leighton Watts and increase the gravel application requirements for future road development agreements as follows:

- Single parcel residential use roads – 400 yards per mile for construction year, 225 yards per mile in the 2nd year and 150 yards per mile in the 3rd year,
- Multi-parcel residential use roads – 500 yards per mile for construction year, 300 yards per mile in the 2nd year and 220 yards per mile in the 3rd year
- Commercial/Industrial use roads - 500 yards per mile for construction year, 375 yards per mile in the 2nd year and 300 yards per mile in the 3rd year." **CARRIED**

Zoning Bylaw 7-2012 Amendment – Farm Dwellings:

329-14 Szeles: "That we authorize administration to include an amendment to change "Farm Dwellings" from a permitted use to a discretionary use in the Agriculture Zoning District, in the next amendment to Zoning Bylaw No. 7-2012." **CARRIED**

Rural Addressing – Proposed SARM Program:

330-14 Szeles: "That we authorize administration to advise SARM that we would be interested in purchasing rural addressing signs for municipal ratepayers under SARM's proposed standardized civic addressing signing system at \$25.00 per sign." **CARRIED**

Deer Valley Service Contract – Request for Proposal:

331-14 Farago: "That, due to the service contract expiring September 30, 2014, we authorize administration to tender out the requests for proposals for the service contract for Deer Valley, with a submission deadline of September 30th, 2014." **CARRIED**

Recess:

332-14 Szeles: "That we agree to recess the meeting for supper at 6:30 p.m." **CARRIED**

Reconvene:

333-14 Farago: "That we agree to reconvene the meeting at 7:00 p.m." **CARRIED**

OLD BUSINESS:**Deer Valley – Public Utility – Records request:**

334-14 Farago: "That, in our efforts of moving towards establishing a public utility for water and sewer in Deer Valley and upon the advice of our Solicitor, we authorize administration to request Deer Valley Utility to provide an engineered assessment of the status and condition of the water and sewer infrastructure and request full disclosure from Deer Valley Utility regarding what agreements and obligations exist between them and the homeowners with respect to the provision of public utility services." **CARRIED**

Deer Valley– Bylaw Changes to accommodate Public Utility:

335-14 Farago: "That we authorize municipal planner Jim Walters with Crosby Hanna & Assoc. to prepare necessary bylaw amendments to allow for the option of the municipality to obtain ownership of a private utility; and
That we authorize administration to request financial statements, maintenance and operation schedules from Deer Valley Utility for the privately run utility in Deer Valley."

WITHDRAWN**Deer Valley – Public Utility - Information:**

336-14 Farago: "That we authorize administration to obtain further information regarding establishing a public utility for Deer Valley to be presented as a business case to council, information requested is as follows:

- Financial records of Deer Valley Utility, including capital cost inputs, operations revenues and expenditures
- Required future capital upgrades expected for the Utility, based on contracting services out and based on the engineers assessment of the infrastructure
- Maintenance and operation records of Deer Valley Utility, as well as anticipated future scheduled maintenance costs
- Financing of the utility including operation and capital costs, user fee structure.

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administration impact and Water & Wastewater Operator contract costs."

CARRIED

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NEW BUSINESS:**SARM Benefits Plan - 2015 Renewal**

337-14 Szeles: "That we approve the 2015 renewal of the SARM Benefits Plan, that includes Short Term Disability, Death, Vision Care, Maternity & Accidental Death & Dismemberment Benefits, for the outside employees."

CARRIED**Muskrat Trapping – Perry Reavley:**

338-14 Szeles: "That we authorize Perry Reavley, with Critter Gitter, to trap muskrats along the municipal road allowances on the condition that the traps are placed underwater to ensure the safety of the public, pets and other non-target species."

CARRIED**Regional Planning For Growth Summit:**

339-14 Farago: "That we authorize CAO Darcie Cooper, Finance Officer Sheena Carrick and two Council members to attend the Regional Planning for Growth Summit, at a cost of \$150.00 each, in Regina on November 17th and 18th, with expenses to be reimbursed by the municipality."

CARRIED**Application for Rural Class "C" Certificate of Qualification:**

340-14 Atcheson: "That we agree to pay \$200.00 to the Rural Municipal Administrators Association (R.M.A.A.) for the Rural Class "C" Certificate application for Assistant Administrator, Krystal Strong."

CARRIED**Request for Reimbursement of Strychnine - Greuter:**

341-14 Srochenski: "That we deny the request from Gary Greuter to be reimbursed for three containers of unwanted strychnine gopher poison, as he claims the purchase was from a prior year and we have no record of his purchase."

CARRIED**Dev. App. #2014-044 – Hamilton – Subdivision – SE 9-19-19-W2:**

342-14 Szeles: "That we recommend approval of the subdivision application submitted by William and Joan Hamilton for the subdivision of a single residential parcel out of land legally described as SE 9-19-19-W2 to the Director of the Community Planning Branch of the Ministry of Government Relations, subject to the following:

- Reduction of the site size to between 2.01 – 4.0 ha (4.96 – 9.88 ac) to conform to Zoning Bylaw 7-2012, as there does not appear to be a condition for council to allow a larger size in accordance with Section 3.3.3(8)(c)(ii) of The Official Community Plan Bylaw No. 6-2012
- A service agreement shall be signed with the municipality which includes a requirement to pay \$10,000.00 in off-site servicing fees to the municipality."

CARRIED**Dev App. #2014-051 - Historical Site Subdivision– Seidler Angus Farms Ltd. – SW 16-20-22-W2:**

343-14 Srochenski: "That we recommend approval to the Director of the Community Planning Branch of the Ministry of Government Relations for the subdivision application submitted by Seidler Angus Farms Ltd. for the subdivision of a one acre historical site depicting the original homestead site of Harold Gatenby and his descendants out of land legally described as SW 16-20-22-W2, subject to the following:

- The property is designated as heritage property once the subdivision is registered to ensure protection of the historical site
- All expenses relating to the designation will be paid by the property owner."

CARRIED**Dev App. #2014-053 - Lubiniecki – Accessory Building - NE Ptn. 26-19-22-W2:**

344-14 White: "That we approve the construction of an accessory building for the purpose of a workshop and storage of building material, prior to the construction of the residence, on land legally described as NE Ptn. 26-19-22-W2, subject to the following:

- Construction of the residence is to commence within one year of the issuance of the permit
- Compliance with the specifications and recommendations of the geotechnical report."

CARRIED**Dev. App. #2014-054 – Boundary Alteration Subdivision – Dalco Holdings – SE 23-19-21-W2:**

345-14 Szeles: "That we recommend approval of the subdivision application submitted by Dalco Holdings to the Director of the Community Planning Branch of the Ministry of Government Relations for a boundary alteration to increase the parcel size of land legally described as Parcel A, located in the SE 23-19-21-W2 from 21.55 acres to 42.13 acres to accommodate future growth of the tourist camp known as Dallas Valley Ranch Camp."

CARRIED**Foundations – Ground Engineering:**

346-14 Farago: "That we authorize administration to obtain comments from Ground Engineering regarding building foundation requirements for the municipality."

CARRIED

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Eavestrough/Drainage Regulations – Deer Valley:

347-14 Farago: "That we request municipal planner, Jim Walters, to prepare recommendations for implementing drainage regulations for Deer Valley." **CARRIED**

Deer Valley Utility – Sewer line Camera Work:

348-14 Farago: "That we authorize administration to send a letter to Deer Valley Utility Inc. indicating that if the required camera work has not yet been completed, the municipality will proceed with getting the camera work done at Deer Valley Utility's expense." **CARRIED**

Deer Valley – Manhole Repair Deer Foot Trail:

349-14 Farago: "That we authorize the Manager of Public Works, Leighton Watts to proceed with repairs to the manhole on Deer Foot Trail upon completion of camera work with expenses to be paid out of the Deer Valley Hamlet Allotment." **CARRIED**

Provincial Disaster Assistance Program (PDAP) – Consideration for Mitigation Policy:


350-14 Harrison: "That we authorize administration to send a letter to PDAP requesting consideration to adopt a policy that will allow claimants to apply for funding for mitigative measures for events such as landslides as a result of a natural disaster and to protect their property from further damage." **CARRIED**

Bylaw No. 12-2014 A bylaw to amend the Zoning Bylaw No. 7-2012:

351-14 Farago: "That, Bylaw No. 12-2014, being a bylaw to amend Zoning bylaw No. 7-2012, include the amendment for Farm Dwellings as Discretionary Use and lagoon provision in the R3 Planned Valley Residential District (by agreement), be read a first time." **CARRIED**

ADJOURNMENT:

352-14 Srochenski: "That we adjourn this meeting at 9:21 p.m." **CARRIED**


Reeve


Chief Administrative Officer