



**Minutes of the Town of Didsbury Regular Council Meeting
Held on February 27, 2024 in Council Chambers 1606-14 Street
Commencing at 6:00 p.m.**

- Council Members Present** Mayor Rhonda Hunter
Deputy Mayor Curt Engel
Councillor John Baswick
Councillor Joyce McCoy
Councillor Dorothy Moore
Councillor Bill Windsor
- Council Members Absent** Councillor Ethan Williams – *with regrets*
- Administration Present** Chief Administrative Officer, Ethan Gerner
ACAO/Chief Financial Officer, Amanda Riley
Director of Engineering & Infrastructure, Craig Fox
Economic Development Officer, Alexandra Ross
Tracey Connatty, Planner
Lee-Ann Gaudette, Development Officer
Jocelyn Baxter, Municipal Intern/Recording Officer

1. CALL TO ORDER

Mayor Hunter called the February 27, 2024 Regular Council Meeting to Order at 6:00 p.m.

2. ADOPTION OF THE AGENDA

Res. 113-24

MOVED by Deputy Mayor Engel

To adopt the February 27, 2024 Regular Council Meeting Agenda as presented.

Motion Carried

3. DELEGATIONS/PRESENTATIONS

3.1 RCMP Detachment 2nd and 3rd Quarter Reports

Res. 114-24

MOVED by Councillor Moore

To thank Staff Sgt. Stephen Browne for the presentation of the Didsbury RCMP Detachment Second and Third Quarter Reports and accept them as information.

Motion Carried

4. ADOPTION OF MINUTES

4.1 February 13, 2023 Regular Council Meeting Minutes

Res. 115-24

MOVED by Deputy Mayor Engel

To adopt the February 13, 2024 Regular Council Meeting Minutes as presented.

Motion Carried

5. PUBLIC HEARINGS

**5.1 Bylaw 2024-01 Portion of SW 18-32-1-5 to Amend Land Use Bylaw 2019-04 and
Bylaw 2024-02 Amending Fox Hollow Area Structure Plan**

Res. 116-24

MOVED by Councillor Windsor

To open the Public Hearing for Bylaw 2024-01 to amend the Land Use Bylaw 2019-04 and
Bylaw 2024-02 to amend the Fox Hollow Area Structure Plan at 6:35 p.m.

Motion carried

The public hearing is to consider the following:

1. Bylaw 2024-01 Portion of SW 18-32-1-5 to Amend Land Use Bylaw 2019-04
2. Bylaw 2024-02 Amending the Fox Hollow Area Structure Plan

CAO, Ethan Gorner provided an overview on the purpose and process of public hearings.

Town Planner, Tracey Connatty, presented the changes proposed in the bylaws to amend the Land Use Bylaw and the Fox Hollow Area Structure Plan. Connatty noted a distinct change between first and the proposed second reading is the change in the allowable manufactured home from two years in age to five years.

The applicant spoke to the application and vision for the development.

Mayor Hunter invited those attending the Public hearing to speak to the proposed amendments to the Land Use Bylaw and Fox Hollow Area Structure Plan.

A number of residents spoke to the proposal, for and against.

Res. 117-24

MOVED by Councillor Windsor

To close the Public Hearing for Bylaw 2024-01 to amend the Land Use Bylaw 2019-04 and Bylaw 2024-02 to amend the Fox Hollow Area Structure Plan at 7:44 p.m.

Motion carried

6. REPORTS

6.1 Council Reports for February 27, 2024

Res. 118-24

MOVED by Councillor Moore

To accept the Council Reports for February 27, 2024 as information.

Motion Carried

6.2 Chief Administrative Officer (CAO) Report for February 27, 2024

Res. 119-24

MOVED by Deputy Mayor Engel

To accept the Chief Administrative Officer Report for February 27, 2024 as information.

Motion Carried

7. BYLAWS & POLICIES

7.1 Bylaw 2024-01 Portion of SW 18-31-2-5 Amending Land Use Bylaw 2019-04

Res. 120-24

MOVED by Councillor Windsor

That Council grant second reading of Bylaw 2024-01 Portion of SW 18-31-2-5 to Amend the Land Use Bylaw 2019-04.

Motion Carried

Res. 121-24

MOVED by Councillor Windsor

That Council grant third and final reading of Bylaw 2024-01 Portion of SW 18-31-2-5 to Amend the Land Use Bylaw 2019-04.

Motion Carried

7.2 Bylaw 2024-02 Amending Fox Hollow ASP Bylaw 2008-05

Res. 122-24

MOVED by Councillor Windsor

That Council grant second reading to Bylaw 2024-02 Amending Fox Hollow Area Structure Plan Bylaw 2008-05.

Motion Carried

Res. 123-24

MOVED by Councillor Windsor

That Council grant third and final reading to Bylaw 2024-02 Amending Fox Hollow Area Structure Plan Bylaw 2008-05.

Motion Carried

7.3 Reserve Policy FIN 007-24

Res. 124-24

MOVED by Councillor Moore

To transfer the excess funds of \$297,132.73 from the Solid Waste Reserve to the Water Reserve, leaving a balance of \$50,000 in the Solid Waste Reserve.

Motion Carried

Res. 125-24

MOVED by Councillor Moore

To transfer the interest earned on the Council Community Grant Reserve of \$928.11, the Election Reserve of \$818.98, the Legacy Fund Reserve of \$1,420.69, the Professional Development Reserve of \$667.58, and the Old Fire Hall Reserve of \$3,118.07, for a total of \$6,953.43, to general municipal revenue to offset budgeted revenue from taxes in 2024.

Motion Carried

Res. 126-24

MOVED by Councillor Moore

To re-allocate the opening balances from the Election Reserve of \$10,500 and from the Professional Development Reserve of \$12,475 to the Strategic Initiatives and Contingency Reserve and to eliminate the Election Reserve and the Professional Development Reserve.

Motion Carried

Res. 127-24

MOVED by Councillor Moore

To approve FIN 007-24 - Reserve Policy as presented.

Motion Carried

8. BUSINESS

8.1 Didsbury Art Banner Program

Res. 128-24

MOVED by Councillor McCoy

To approve the Art Banner Program as presented.

Motion Carried

8.2 Current Salary Grid Recommendation

Res. 129-24

MOVED by Councillor Moore

To refer the salary grid review to the Committee of the Whole.

Motion Carried

8.3 Fire Department Water Consumption

Res. 130-24

MOVED by Councillor Moore

To accept the Fire Department Water Consumption report as information.

Motion Carried

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8.4 Setting of Committee of the Whole Meetings

Res. 131-24

MOVED by Councillor Windsor

To set the third Tuesday of each month as a virtual Committee of the Whole Meeting until the committee business has been addressed, and thereafter when business arises.

Motion Defeated

Res. 132-24

MOVED by Councillor McCoy

To set a virtual Committee of the Whole meeting for March 19th, 2024 at 5:30 p.m.

Motion Carried

8.5 Year-end Deficit - DOSCA

Res. 133-24

MOVED by Councillor McCoy

To refer the creation of an internal borrowing repayment plan for the 2023 DOSCA deficit to the Financial Planning Committee.

Motion Carried

8.6 Setting of Next Budget Meeting

Res. 134-24

MOVED by Councillor Baswick

To set the Spring 2024 Budget Meeting for Monday, March 18, 2024 at 5:30 p.m.

Motion Carried

8.7 Year-end Budget to Actual Reconciliation - Utilities Department

Res. 135-24

MOVED by Deputy Mayor Engel

To approve to transfer the 2023 water department surplus of \$51,745 to the Water Reserve.

Motion Carried

Res. 136-24

MOVED by Deputy Mayor Engel

To approve to transfer the 2023 wastewater department surplus of \$88,465.70 to the Wastewater Reserve.

Motion Carried

Res. 137-24

MOVED by Deputy Mayor Engel

To accept the 2023 solid waste year-end budget to actual reconciliation as information.

Motion Carried

8.8 Year-end Operating Budget Surplus

Res. 138-24

MOVED by Councillor Windsor

To defer the 2023 Year End Operating Surplus to the March 12, 2024 Regular Council Meeting.

Motion Carried

9. CORRESPONDENCE & INFORMATION

9.1 Infrastructure Canada – Green and Inclusive Community Buildings Program Letter

Res. 139-24

MOVED by Councillor Moore

To accept the correspondence, Infrastructure Canada – Green and Inclusive Community Buildings Program Letter, as information.

Motion Carried

10. COUNCIL MEETING HIGHLIGHTS

- Didsbury Art Banner Program
- FIN 007-24 Reserve Policy
- Public Hearing for Bylaw 2024-02 and 2024-02
- Chief Administrative Officer Report
- Setting of Next Budget Meeting
- RCMP 2nd and 3rd Quarter Reports
- Fire Department Water Consumption Report

11. QUESTION PERIOD

12. CLOSED MEETING

Res. 140-24

MOVED by Deputy Mayor Engel

To go into Closed meeting for the following items at 9:14 p.m.

- 12.1 CAEP Update - as per Section 16 of the FOIP Act
- 12.2 RCMP Staff Sergeant Update - as per Section 21 of the FOIP Act
- 12.3 Organizational Update Follow-up - as per Section 24 of the FOIP Act
- 12.4 Water Services Agreement - as per Section 23 & 24 of the FOIP Act
- 12.5 MVSH Land and Legal Updates - as per Section 16 & 17 of the FOIP Act
- 12.6 2128-21 Avenue Land Appraisal - as per Section 25 of the FOIP Act
- 12.7 2500-15 Avenue Update - as per Section 23 & 24 of the FOIP Act
- 12.8 Confidential Evaluations - as per Section 17 of the FOIP Act

Motion Carried

Councillor Baswick left the meeting at 9:15 p.m.

13. RECONVENE

Res. 141-24

MOVED by Deputy Mayor Engel

To return to Open Meeting at 9:57 p.m.

Motion Carried

Res. 142-24

MOVED by Councillor Moore

To accept the CAEP update as information.

Motion Carried

Res. 143-24

MOVED by Deputy Mayor Engel

To accept the RCMP Staff Sergeant Update as information and have administration review processes with respect to public safety at Town facilities and bring back procedures to Council for review and recommendation.

Motion Carried

Res. 144-24

MOVED by Councillor Windsor

To bring the Mountain View Regional Water Services Commission Water Supply Agreement to the March 12, 2024 Regular Council Meeting for consideration of approval.

Motion Carried

Res. 145-24

MOVED by Councillor Moore

To accept the Mountain View Seniors' Housing Land and Legal Updates as information.

Motion Carried

Res. 146-24

MOVED by Councillor McCoy

To bring back the 2128-21 Avenue Land Appraisal item to the March 12, 2024 Regular Council Meeting in Closed Meeting with additional information regarding land titles, comparables, and zoning for review and recommendation.

Motion Carried

Res. 147-24

MOVED by Councillor Windsor

To defer items 12.3 - *Organizational Update Follow-up*; 12.7 - *2500-15 Avenue Update*; and 12.8 - *Confidential Evaluations* to the March 12, 2024 Regular Council Meeting.

Motion Carried

14. ADJOURNMENT

Res. 148-24

MOVED by Deputy Mayor Engel

To adjourn the February 27, 2024 Regular Council meeting at 10:00 p.m.

Motion Carried



Mayor - Rhonda Hunter



Chief Administrative Officer- Ethan Gorner