

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF GIBBONS HELD ON WEDNESDAY, APRIL 10, 2024, AT 4807 – 50th AVENUE IN COUNCIL CHAMBERS

Council Present: Mayor Dan Deck
Councillor Loraine Berry
Councillor Amber Harris
Councillor Willis Kozak
Councillor Jay Millante
Councillor Norm Sandahl
Councillor Dale Yushchyshyn

Council Absent:

Staff Present: Farrell O'Malley – CAO
Eric Lowe – Superintendent Public Works
Louise Bauder – Planning and Development
Stephanie Peters – Director Community Services
Terra Pattison – Finance Manager
Chris Pinault – Recording Secretary

Staff Absent: Monique Jeffrey – Director of Finance

As a quorum was present, Mayor Deck called the meeting to order at 10:00 am.

3.0 ADDITIONS TO THE AGENDA

4.0 ADOPTION OF THE AGENDA

Councillor Sandahl moved to accept the agenda as presented.

24.110 MOTION CARRIED

5.0 ADOPTION OF THE PUBLIC HEARING MEETING MINUTES

6.0 ADOPTION OF THE MINUTES

6.1 REGULAR MEETING OF COUNCIL – MARCH 27, 2024

Councillor Berry moved to accept the minutes of the March 27, 2024, Regular Meeting of Council as presented.

24.111 MOTION CARRIED

7.0 FINANCE

7.1 ACCOUNTS PAID AS AT APRIL 8, 2024

Councillor Yushchyshyn moved that Council accept the Accounts Paid as at April 8, 2024, as information as presented.

24.112 MOTION CARRIED

8.0 APPOINTMENTS

9.0 OLD BUSINESS

9.1 LEGAL COSTS TO DATE

Councillor Berry moved to accept this as information.

24.113 MOTION CARRIED

9.2 LEGAL OPINION – PECUNIARY INTEREST – VERBAL REPORT

Councillor Millante moved that Council accept this as information.

24.114 MOTION CARRIED

10.0 NEW BUSINESS

10.1 PRIDE WEEK PROCLAMATION

Councillor Millante moved to proclaim June 16-22, 2024, as Pride Week in Gibbons and host a Pride Flag raising ceremony on June 16th for the duration of Pride Week.

24.115 MOTION DEFEATED

Councillor Berry moved to proclaim June 16-22, 2024, as Pride Week in Gibbons

24.116 MOTION CARRIED

10.2 REGULAR MEETING OF COUNCIL – APRIL 24, 2024

Councillor Sandahl moved that Council cancel the April 24, 2024, Regular Meeting of Council.

24.117 MOTION DEFEATED

10.3 HEARTLAND COMMONS – LARGE UTILITY INFRASTRUCTURE CONTRACT

Councillor Berry moved that Council, based upon the risk and performance review of the 2 lowest bid submissions and past performance on similar projects within the Northern Alberta Region completed by Select Engineering Consultants Ltd., award the Heartland Commons Large Utility Infrastructure (LUI) Stage 1 – North project contract to Eng-Con Holdings for the amount of \$4,380,359.69 and the upset project budget amount of \$4,818,395.66 exclusive of GST pending the securing of the funds necessary to complete the work.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.118 MOTION CARRIED

Councillor Sandahl moved that Council, based upon the risk and performance review of two lowest bid submissions and past performance on similar projects with the Northern Alberta Region completed by Select Engineering Consultants Ltd., award the Heartland Commons Large Utility Infrastructure (LUI) Stage 1B – South project contract to Eng-Con Holdings for the amount of \$6,011,248.50 and the upset project budget amount of \$6,615,373.35 exclusive of GST pending the securing of the funds necessary to complete the work.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour

Councillor Yushchyshyn In Favour

24.119 MOTION CARRIED

Councillor Yushchyshyn moved that Council direct Administration to proceed with contracting out the development and installation of the future watermain booster station for \$2,500,00.00 and the upset project budget amount of \$2,750,000.00 exclusive of GST pending the securing of the funds necessary to complete the work.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.120 MOTION CARRIED

10.4 HYDROGEN WEEK PROCLAMATION

Councillor Sandahl moved that Council proclaim April 22 – 26, 2024 as Hydrogen Week in Gibbons.

24.121 MOTION CARRIED

11.0 BYLAWS AND POLICIES

11.1 BYLAW ALT 9-24 SHORT-TERM BORROWING BYLAW MUNICIPAL CREDIT CARDS

Councillor Kozak moved that Council give 3rd Reading to Bylaw ALT 9-24 Short-Term Borrowing Bylaw Municipal Credit Cards.

24.122 MOTION CARRIED

11.2 COUNCIL CODE OF CONDUCT BYLAW MOG 1-18

Councillor Millante moved that Council accept this as information.

24.123 MOTION CARRIED

11.3 BYLAW ALT 4-24 – LOCAL IMPROVEMENT TAX BYLAW LARGE INFRASTRUCTURE

Councillor Kozak moved that Council give 1st Reading to Bylaw ALT 4-24 Local Improvement Tax Bylaw Large Utility Infrastructure Heartland Commons.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.124 MOTION CARRIED

11.4 BYLAW ALT 5-24 – LOCAL IMPROVEMENT BORROWING BYLAW LARGE INFRASTRUCTURE

Councillor Sandahl moved that Council give 1st Reading to Bylaw ALT 5-24 Local Improvement Borrowing Bylaw Large Utility Infrastructure Heartland Commons.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.125 MOTION CARRIED

Councillor Berry moved that Council request authorization from the Minister of Municipal Affairs to exceed its borrowing limit for this project prior to bringing forward for consideration for 2nd and 3rd Reading to Local Improvement Tax Borrowing Bylaw ALT 5-24.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.126 MOTION CARRIED

12.0 STAFF REPORTS

12.1 ADMINISTRATION REPORT

Councillor Yushchyshyn moved to accept the Administration Report as information.

24.127 MOTION CARRIED

13.0 COMMITTEE REPORTS

Councillor Berry attended:

- Homeland Housing Board meeting
- Northern Lights Library System Policy Committee meeting

Councillor Harris had nothing to report.

Councillor Kozak attended:

- Morinville Chamber of Commerce Luncheon
- Redwater Mayor's Breakfast

Councillor Millante had nothing to report.

Councillor Sandahl attended:

- Redwater Mayor's Breakfast

Councillor Yushchyshyn attended:

- Hydrogen Hub Fuel Cell Electric Webinar
- Redwater Mayor's Breakfast

Mayor Deck attended:

- Redwater Mayor's Breakfast
- Edmonton Global Working Group meeting

Councillor Millante moved to accept the committee reports as information.

24.128 MOTION CARRIED

14.0 CORRESPONDENCE

15.0 NOTICE OF MOTIONS

Mayor Deck called a recess at 10:50 am.

Mayor Deck called the meeting back to order at 10:58 am.

16.0 CLOSED SESSION

Councillor Sandahl moved that Council move to Closed Session as per *Section 197 (2)* of the *Municipal Government Act* concerning the following items at 10:58 am.

24.129 MOTION CARRIED

Councillor Harris moved that Council revert to normal seating at 11:16 am.

24.130 MOTION CARRIED

16.1 LARGE SCALE DEVELOPMENT

Councillor Sandahl moved that Council approve entering into a purchase agreement with Homestead Land Developments for its +/- 57.97 acres located in the Town of Gibbons for the purchase of \$2,100,000.00 to be paid over a period of 11 years with \$100,000 payment upon entering into the agreement and the remaining funds to be paid in ten (10) annual installments of \$200,000 with the understand that there is zero interest charge for the entire term of repayment.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.131 MOTION CARRIED

Councillor Yushchyshyn moved that Council approve entering into a purchase agreement with Lorak Farms for +/- 8.03 developable acres for the purchase price of \$187,903.46 per acre of \$1,508,864.78 that will include the proportionate value of the land cost, Local Improvement Tax, Offsite Levy, and interest cost for the 8.03 acres for a total cost plus GST. The specific blocks are identified below:

• Part of Plan 8321679	Block 4 Lot 2A	1.37 Acres
• All of Plan 8321679	Block 5 Lot 1A	4.79 Acres
• All of Plan 8321679	Block 6 Lot 1A	1.87 Acres
	Total	8.03 Acres

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.132	MOTION CARRIED
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Councillor Berry moved that Council authorize Administration to immediately begin the land swap process with Landrex Inc., with the remaining lands associated with the Homestead Land Development purchase with all remaining associated land and servicing costs to be borne by Landrex Inc., so that upon conclusion of the land swap the Town has recovered all associated costs with the purchase of the Homestead Land Development property.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.133	MOTION CARRIED
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16.2 PERSONNEL – OPERATION HEALTH AND SAFETY CONCERN

Councillor Kozak moved that Council approve Administration utilizing Legal Counsel to review the actions and documents involving the identified individual and others with the intent of providing recommendations or options that may assist in bringing this matter to a successful conclusion thereby ensuring the health and safety of the CAO.

Councillor Harris requested a recorded vote:

Mayor Deck	In Favour
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Councillor Berry	In Favour
Councillor Harris	Against
Councillor Kozak	In Favour
Councillor Millante	In Favour
Councillor Sandahl	In Favour
Councillor Yushchyshyn	In Favour

24.134 MOTION CARRIED

17.0 ADJOURNMENT

There being no further business Mayor Deck adjourned the meeting 11:19 am.

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Mayor, Dan Deck

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CAO, Farrell O'Malley