



CITY OF ST. ALBERT  
**CITY COUNCIL**  
**MEETING MINUTES - UNADOPTED**

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Monday, November 30, 2020

2:00 PM Council Chambers

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**1. Attendance (at start of meeting)**

**PRESENT:**

Mayor Heron  
Councillor MacKay  
Councillor Watkins

**VIA ZOOM:**

Councillor Brodhead  
Councillor Hansen  
Councillor Hughes  
Councillor Joly

**STAFF:**

D. Leflar, Director, Legal & Legislative Services/Chief  
Legislative Officer  
C. Wong, Deputy City Clerk  
R. McDonald, Legislative Officer

**VIA ZOOM:**

K. Scoble, Chief Administrative Officer  
K. Hilts, Deputy Chief Administrative Officer  
D. McMordie, Director of Finance & Assessment/Chief  
Financial Officer

**2. Adoption of Agenda**

**2.1 AR-20-357 Adoption of Agenda**

Moved by Councillor MacKay  
That the November 30, 2020 Agenda be adopted as

presented.

CARRIED UNANIMOUSLY

### 3. **Presentations, Delegations, and Announcements**

Stewart Nelson, resident, spoke regarding water meter replacement work during the pandemic.

#### **In Camera**

##### **13.1 INC-20-070 EOC Update - TIME SPECIFIC 2:15 p.m.**

Presented by: Percy Janke, Director, Emergency Management

##### **In Attendance:**

Kevin Scoble, CAO (Advice and Information)

Kerry Hilts, DCAO (Advice and Information)

David Leflar, Director, Legal and Legislative Services  
(Advice and Information)

Percy Janke, Director, Emergency Management (Advice  
and Information)

Dr. Chris Sikora, Medical Officer, Alberta Health  
Services (Advice and Information)

Moved by Councillor MacKay

That Council move in camera to discuss a matter pursuant  
to Section 21(1)(b) of the Freedom of Information and  
Protection of Privacy Act -- information provided in  
confidence by the Government of Alberta.

CARRIED UNANIMOUSLY

Council went in camera at 2:17 p.m.

Moved by Councillor Brodhead

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 3:16 p.m.

Moved by Councillor Joly  
That the details of the in camera discussion remain  
confidential pursuant to s. 153(e) of the Municipal  
Government Act.  
CARRIED UNANIMOUSLY

## 5. Consent Agenda

### 5.1 CA-20-022 Consent Agenda

Presented by: Kevin Scoble, Chief Administrative Officer

Moved by Councillor MacKay  
That the recommendations in the following agenda report  
be approved:  
6.1 Regular Council Meeting Minutes of November 16,  
2020  
7.3 Time Extension Request - Badger Lands  
CARRIED UNANIMOUSLY

## 6. Adoption of Minutes

### 6.1 MIN-20-044

#### **Regular Council Meeting Minutes of November 16, 2020**

The following motion was approved on Consent Agenda:  
That the Regular Council Minutes of November 16, 2020  
be adopted as presented.

## 7. Business Items

### 7.1 AR-20-446 COVID-19 Recovery Task Force Update

Presented by: Mayor Heron

Jason Krips and Sue Monson, members of the Recovery Task  
Force, provided the Recovery Task Force Update Presentation.

Moved by Councillor MacKay  
That Council receive the Recovery Task Force  
Presentation attached to the agenda dated November 30,  
2020, as information.

CARRIED UNANIMOUSLY

- 7.2     AR-20-364     Operational and Fiscal Review - Phase One Final Report**  
Presented by: Alan Thom, Ernst & Young LLP
- Moved by Councillor MacKay  
That Council receive the Operational and Fiscal Review Phase 1 Final report attached to the agenda dated November 30, 2020, as information.  
That the following postponed motion be deferred for debate to the December 1, 2020 Committee of the Whole meeting:  
PM-21-033  
That the 2021 operating budget be reduced by \$15,000 related to a shift to a bring your own device policy for the cellular needs of the City as described in the City of St. Albert Operational and Fiscal Review Final Report.  
CARRIED UNANIMOUSLY

- 7.3     AR-20-420     Time Extension Request - Badger Lands**  
Presented by: Kevin Scoble, Chief Administrative Officer
- The following motion was approved on Consent Agenda:  
That the deadline for Administration to respond to Council's request for a proposal for the future disposition or use of the City-owned Badger lands (43 City Annex) together with a list of resolutions previously passed by Council concerning planning for or use of the Badger lands (CM AR-19-491) be extended to the end of 2021.

Council recessed at 4:23 p.m.

Council reconvened at 4:30 p.m.

**In Camera (cont'd)**

**13.2**    **INC-20-066**

**Land Matter**

Presented by: Lory Scott, Affordable Housing Liaison and Adryan Slaght, Director Planning & Development

**In Attendance:**

Kevin Scoble, CAO (Advice and Information)

Kerry Hilts, DCAO (Advice and Information)

David Leflar, Director, Legal and Legislative Services  
(Advice and Information)

Adryan Slaght, Director Planning & Development  
(Advice and Information)

Kristina Peter, Manager, Planning and Development  
(Advice and Information)

Lory Scott, Affordable Housing Liaison (Advice and  
Information)

Moved by Councillor Hansen

That Council move in camera to discuss a matter pursuant to Section 24(1)(a) of the Freedom of Information and Protection of Privacy Act (advice, proposals, recommendations, analyses or policy options developed by or for Council).

CARRIED UNANIMOUSLY

Council went in camera at 4:36 p.m.

Moved by Councillor Brodhead

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in Public at 4:57 p.m.

Moved by Councillor Brodhead

That the details of the in camera discussion remain confidential pursuant to s.153(e) of the Municipal Government Act.

CARRIED UNANIMOUSLY

**8. Public Hearing - 5:00 P.M**

- 8.1     PH-20-014     Bylaw 21/2020 Residential Front Back (RFB) District Text Amendment (2nd & 3rd Reading)**  
Presented by: Barb Dupuis, Planner, Planning & Development  
The Mayor declared the Public Hearing open.

Blaydon Dibben, Select Engineering, & Jim Killoh, Rohit Communities, spoke with regards to PH-Bylaw 21/2020.

Moved by Councillor MacKay  
That the Public Hearing on Bylaw 21/2020 be closed.  
CARRIED UNANIMOUSLY

Moved by Councillor Watkins  
That Bylaw 21/2020, being amendment 170 to the Land Use Bylaw, be read a second time.  
CARRIED UNANIMOUSLY

Moved by Councillor Watkins  
That Bylaw 21/2020 be read a third and final time.  
CARRIED UNANIMOUSLY

- 8.2     PH-20-015     Bylaw 33/2020 Zero Lot Line Text Amendment (2nd & 3rd Reading)**  
Presented by: Barb Dupuis, Planner, Planning & Development  
The Mayor declared the Public Hearing open.

Courtney Jensen, Urban Development Institute delivered a presentation on PH-Bylaw 33/2020 & PH-Bylaw 35/2020.

Moved by Councillor MacKay  
That the Public Hearing on Bylaw 33/2020 be closed.  
CARRIED UNANIMOUSLY

Moved by Councillor Brodhead  
That Bylaw 33/2020, being amendment 181 to the Land  
Use Bylaw, be read a second time.

Moved by Councillor Hughes  
That Section 4 of Bylaw 33/2020 be deleted.  
DEFEATED

For: 3 - Heron, Hughes, and Joly  
Against: 4 - Brodhead, Hansen, MacKay, and Watkins

Moved by Councillor Brodhead  
That Bylaw 33/2020, being amendment 181 to the Land  
Use Bylaw, be read a second time.  
CARRIED

For: 6 - Heron, Brodhead, Hansen, Hughes,  
MacKay, and Watkins  
Against: 1 - Joly

Moved by Councillor Brodhead  
That Bylaw 33/2020 be read a third time.  
CARRIED

For: 6 - Heron, Brodhead, Hansen, Hughes,  
MacKay, and Watkins  
Against: 1 - Joly

**8.3    PH-20-013    Bylaw 35/2020 North Ridge Phase II - 1st Redistricting (2nd & 3rd Reading)**

Presented by: Barb Dupuis, Planner, Planning & Development  
The Mayor declared the Public Hearing open.

Moved by Councillor Joly  
That the Public Hearing on Bylaw 35/2020 be closed.  
CARRIED UNANIMOUSLY

Moved by Councillor Joly  
That Bylaw 35/2020, being amendment 183 to the Land

Use Bylaw, be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor Joly

That Bylaw 35/2020 be read a third time.

CARRIED UNANIMOUSLY

## **10. Information Requests / Notices of Motion / Announcements**

### Notice of Motion - Councillor Watkins

That by June 30, 2021 Administration provide a feasibility report, including recommendations, for Council to consider next steps in establishing an energy corporation as a means to generate new revenue to offset declining traditional sources of revenue,

The feasibility report is to include, at minimum, an evaluation of:

- Net income projections
- The suite of potential energy generation and marketing opportunities, focusing on green energy with the objective of carbon neutral or carbon credit generating operations
- Financing methods available to raise capital independently of the City of St. Albert so as not to impact taxes, rates or debt
- Opportunities to work collaboratively with regional partners and the private sector
- Integration opportunities with regulated utilities in new developments and/or offsetting of costs associated with traditional offsite infrastructure development methods, and
- The required process, decision gates/offramps, timelines and cost to establish the energy corporation

That the feasibility report be prepared in conjunction with or as a component of the Operational and Fiscal Review being conducted by Ernst and Young, if project budget and schedule permit, and that if additional funds beyond the funds previously allocated for the Operational and Fiscal Review are needed to support the feasibility study as an adjunct to or a component of the Operational and Fiscal Review then additional funds be provided for this purpose to a maximum of \$75,000 drawn from the Stabilization Reserve.



Councillor Hansen announced that the Sturgeon River Watershed Alliance (SRWA) Watershed Management Plan has been completed and will be provided to K. Scoble and Mayor Heron. All of the municipalities around the watershed have worked very hard to complete and the hope is to imbed some of the recommendation into the Master Plan as we build.

### 13. In Camera (cont'd)

#### 13.3 INC-20-071 Council/Chief Administrative Officer Dialogue Presented by: Kevin Scoble, Chief Administrative Officer

##### **In Attendance:**

Kevin Scoble, CAO (Advice and Information)

Kerry Hilts, DCAO (Advice and Information)

David Leflar, Director, Legal and Legislative Services  
(Advice and Information)

Moved by Councillor MacKay

That Council move in camera to have a confidential  
dialogue with the Chief Administrative Officer pursuant to s.  
24(1)(a) of the Freedom of Information and Privacy Act.  
CARRIED UNANIMOUSLY

Council went in camera at 6:42 p.m.

Moved by Councillor Hansen

That Council reconvene in Public.  
CARRIED UNANIMOUSLY

Council reconvened in public at 7:10 p.m.

Moved by Councillor Joly  
That the details of the in camera discussion remain  
confidential pursuant to s.153(e) of the Municipal  
Government Act.  
CARRIED UNANIMOUSLY

#### **14. Adjournment**

The adjournment occurred on a ZOOM platform that  
was not accessible to the public.

The Mayor adjourned the meeting at 7:10 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER