

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

Monday, March 11, 2019

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

That the agenda be adopted with the following addition:

14.1 Council Member Updates from Boards & Committees

14.1.1 Heritage Fire Wagon

Motion Carried Unanimously

3. ITEMS FOR DISCUSSION AND RELATED BUSINESS

3.1 Select Items for Debates

The following items were selected for debate:

9.1 Leduc Golf & Country Club – Memorandum of Agreement

10.1 Bylaw No. 1021-2019 - Amendment to Robinson Area Structure Plan (2nd & 3rd Readings)

10.4 Bylaw No. 1016-2018 – Offsite Levy Southeast Boundary Road (Hwy 2A to Coady Blvd) (2nd & 3rd Readings)

3.2 Vote on Items not Selected for Debate

Votes recorded under item headings.

4. ADOPTION OF PREVIOUS MINUTES

4.1 Approval of Minutes of the Council Meeting held February 25, 2019

MOVED by Councillor B. Beckett

That the minutes of the Regular Council Meeting held February 25, 2019 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. 1021-2019 - Amendment to Robinson Area Structure Plan

Mayor B. Young declared the Public Hearing for Bylaw No. 1021-2019 open at 7:05 pm.

Presentations:

There were no presentations.

Administration:

K. Woitt, Director, Planning & Development, made a presentation.

Written Submissions:

There were no written submissions.

Other Presentations:

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 1021-2019 closed at 7:06 pm.

8. PRESENTATIONS

There were no presentations for the agenda.

9. BUSINESS

9.1 Leduc Golf & Country Club – Memorandum of Agreement

D. Melvie, General Manager, Community and Protective Services, introduced D. Linehan and R. Zazada of Leduc Golf & Country Club.

D. Melvie, D. Linehan and R. Zazada made a PowerPoint presentation (Attached) answered Council's questions.

MOVED by Councillor T. Lazowski

That Council approve the signing of the Memorandum of Agreement and Statement of Intentions with the Leduc Golf & Country Club to continue the working relationship and establish the principles respective to the potential ownership and operations of the Golf Course Lands.

Motion Carried Unanimously

9.2 2018 Operational and Capital Carry Forward

MOVED by Councillor B. Beckett

That Council amends the 2019 capital budget to include the 2018 capital budget carry forwards in the amount of:

- \$32,881,485 for City capital projects;
- \$7,369,043 for offsite levy projects;

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council amends the 2019 operating budget to include the 2018 operating budget carry forwards of:

- \$227,978

Motion Carried Unanimously

9.3 Policy 61.00:03 – Lot Drainage & 61.00:04 - Procedure for Obtaining Lot Grading Approval

MOVED by Councillor B. Beckett

That Council approve the update of Policy 61.00:3 - Site Drainage and Policy 61.00:4 - Procedures For Obtaining Lot Grading Approvals as presented in this report.

Motion Carried Unanimously

10. BYLAWS

10.1 Bylaw No. 1021-2019 - Amendment to Robinson Area Structure Plan (2nd & 3rd Readings)

K. Woitt, Director, Planning and Development, made a presentation and answered Council's questions.

Administration recommends that Bylaw No. 1021-2019 receive second and third readings.

MOVED by Councillor G. Finstad

That Council give Bylaw No. 1021-2019 second reading.

Motion Carried Unanimously

MOVED by Councillor L. Hansen

That Council give Bylaw No. 1021-2019 third reading.

Motion Carried Unanimously

10.2 Bylaw No. 1007-2018 - False Alarms Bylaw (2nd & 3rd Readings)

Administration recommends that Bylaw No. 1007-2018 receive second and third readings.

MOVED by Councillor B. Beckett

That Council amend Bylaw No. 1007-2018 by inserting, under section 24, an effective date of September 1, 2019.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1007-2018 second reading as amended.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1007-2018 third reading as amended.

Motion Carried Unanimously

10.3 Bylaw No. 1020-2019 - 2019 Supplementary Assessment Bylaw (1st, 2nd & 3rd Readings)

Administration recommends that Bylaw No. 1020-2019 receive first, second and third readings.

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1020-2019 first reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1020-2019 second reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council unanimously agrees to consider Bylaw No. 1020-2019 for third reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1020-2019 third reading.

Motion Carried Unanimously

10.4 Bylaw No. 1016-2018 – Offsite Levy Southeast Boundary Road (Hwy 2A to Coady Blvd) (2nd & 3rd Readings)

J. Cannon, Director, Finance, and S. Olson, Director, Engineering, made a PowerPoint presentation (Attached) and answered Council's questions.

Administration recommends that Bylaw No. 1016-2018 receive second and third readings.

MOVED by Councillor G. Finstad

That Council give Bylaw No. 1016-2018 second reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council give Bylaw No. 1016-2018 third reading.

Motion Carried Unanimously

11. PUBLIC COMMENTARY

There was no public commentary.

12. IN-CAMERA ITEMS

There were no In-Camera Items for the Agenda.

13. RISE AND REPORT FROM IN-CAMERA ITEMS

14. UPDATES FROM BOARDS & COMMITTEES

14.1 Council Member Updates from Boards & Committees

14.1.1 Heritage Fire Wagon

Councillor B. Beckett and Councillor G. Finstad advised that the City of Leduc has in its possession a 1903 Fire Wagon, which is in need of repair. When repaired, the Fire Wagon can be used in parades and put on display. There is a request that \$2,000 be provided for the necessary repairs.

I. Sasyniuk, General Manager, Corporate Services, answered Council's questions.

MOVED by Councillor B. Beckett

That up to \$3000 be used from Protective Services Large Equipment Reserve for the restoration of the 1903 Fire Wagon.

Motion Carried Unanimously

14.2 Council Member Updates from Commissions, Authorities, Other

There were no updates.

15. INFORMATION REPORTS

15.1 Building Inspector's Report

There was no discussion.

15.2 Newly Issued Business Licences

There was no discussion.

16. ADJOURNMENT

The Council meeting adjourned at 7:33 pm.

“Original Signed”

B. YOUNG, Mayor

“Original Signed”

S. DAVIS, City Clerk



Actions to Date

- ❖ December, 2016 – Leduc Golf Club approached the City regarding
 - ❖ future operation and
 - ❖ sustainability
- ❖ August, 2017 – Initial comparison of various municipal golf course models
- ❖ September, 2018 – Leduc Golf & Country Club Assessment presented by consultant
 - ❖ Industry trends
 - ❖ Operating Models
 - ❖ Financial assessment
- ❖ September, 2018 - February, 2019 – Internal committee established to start discussions and draft MOA with Club on potential partnerships
- ❖ March, 2019 – Presentation of finalized Memorandum of Agreement

Memorandum of Agreement

- ❖ To maintain the Golf Course Lands as a full-sized regulation golf course
- ❖ Capital improvements to the facilities would be provided by the City in exchange for title transfer of the Golf Course Lands
- ❖ The Golf Course Lands would continue to be operated and managed by the Club to offer a full service golfing experience to the public
- ❖ Enhanced public / community access to golf course lands:
 - ❖ year round (winter / off season) open space access
 - ❖ other community access



Next Steps

- ❖ Determine terms of potential title / land transfer
- ❖ Determine terms of potential lease agreement
- ❖ Assess potential finance impacts
- ❖ Budget considerations
- ❖ Site concept plan / public engagement



Offsite Levy Southeast Boundary Road (Hwy 2A to Coady Blvd)

Bylaw 1016-2018

Second and Third Reading

Presented by:
Jennifer Cannon, Director, Finance
Shawn Olson, Director, Engineering



Proposed Debenture

Project: Southeast Boundary Road (Hwy 2A to Coady Blvd)

Proposed Debenture Amount: \$3,750,000

Proposed Term: 20 years

*This project is a developer funded project; not a
tax supported debenture.*

Aerial Map Location of Southeast Boundary Road (Hwy 2A to Coady Blvd)

