

AGENDA
REGULAR COUNCIL MEETING
Wednesday, January 17, 2024 @ 6:00 PM
Council Chambers, 1 Parklane Drive, Strathmore AB

Page

1. CALL TO ORDER

- 1.1. Traditional Land Acknowledgement for the First Meeting in January (Monstoyii)
- 1.2. New Fire Department Recruits – Introduction to Council

2. CONFIRMATION OF AGENDA

3. CLOSED MEETING

- 3.1. Business Development - Disclosure harmful to business interests of a third party - FOIP S. 16(1)(b)
- 3.2. Amenity Opportunities - Advice from officials - FOIP S. 24(1)(b)(i)
- 3.3. Emergency Response Equipment - Advice from officials - FOIP S. 24(1)(a)
- 3.4. Council/CAO Dialogue - Advice from officials - FOIP S. 24(1)(b)(i)

4. PUBLIC HEARING

5. PUBLIC COMMENTS

Members of the public are welcome to provide comments regarding items on the agenda in person during the Council meeting, virtually, or in writing. Should you wish to provide public comments virtually or in writing, please fill out the Request to Speak at a Council Meeting form that can be located on the Town's website and submit it to: lsadmin@strathmore.ca by the end of the day on the Sunday before the Council meeting. In order to ensure procedural fairness, Council requests that the public refrain from speaking on items that have been or will be heard through a public hearing process.

6. DELEGATIONS

Members of the public and community organizations are welcome to attend a Regular Council Meeting as a delegation to present an item to Town Council for consideration. If you are interested in attending as a delegation please fill out the Delegation Request form that can be located on the Town's website and submit it to: lsadmin@strathmore.ca by noon the Wednesday before a Regular Council Meeting.

7. CONSENT AGENDA

- 8.1 Special Council Meeting Minutes - December 4, 2023
- 8.2 Regular Council Meeting Minutes - December 6, 2023
- 9.1 2024 Recreation Cost Sharing Agreement Extension - Wheatland County
- 9.2 Phyto Organix - Letter of Support
- 12.1 Letter from C.M. Zablocki, M.O.M. Deputy Commissioner, Commanding Officer Alberta RCMP

8. CONFIRMATION OF MINUTES

- 8.1. Special Council Meeting Minutes - December 4, 2023 3 - 7
[Request for Decision - RFD-23-255 - Pdf](#)
- 8.2. Regular Council Meeting Minutes - December 6, 2023 8 - 18

9. BUSINESS

- 9.1. 2024 Recreation Cost Sharing Agreement Extension - Wheatland County 19 - 25
[Request for Decision - RFD-24-004 - Pdf](#)
- 9.2. Phyto Organix - Letter of Support 26 - 29
[Request for Decision - RFD-24-006 - Pdf](#)

10. BYLAWS

- 10.1. 2024 Supplementary Assessment Bylaw No. 24-04 30 - 36
[Request for Decision - RFD-24-002 - Pdf](#)
- 10.2. 2024 Operating Line of Credit Bylaw No. 24-05 37 - 44
[Request for Decision - RFD-24-001 - Pdf](#)

11. COUNCILLOR INFORMATION & INQUIRIES

- 11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS
- 11.2. BOARDS AND COMMITTEES REPORTS
- 11.3. QUESTION AND ANSWER PERIOD
- 11.4. ADMINISTRATIVE INQUIRIES
- 11.5. NOTICES OF MOTION

12. CORRESPONDENCE

- 12.1. Letter from C.M. Zablocki, M.O.M. Deputy Commissioner, Commanding Officer 45
Alberta RCMP
[Commanding Officer Alberta RCMP Letter - Received January 10, 2024 Redacted](#)

13. ADJOURNMENT



Request for Decision

To: Council

Staff Contact: Claudette Thorhaug, Legislative Services Officer

Date Prepared: December 6, 2023

Meeting Date: January 17, 2024

SUBJECT: Special Council Meeting Minutes - December 4, 2023

RECOMMENDATION: THAT Council adopt the December 4, 2023 Special Council Meeting Minutes as presented.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the December 4, 2023 Special Council Meeting are given to Council for adoption.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed, the December 4, 2023 Special Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

Council may adopt the recommended motion.

Council may provide further direction regarding the Special Council Meeting Minutes.

ATTACHMENTS:

[Attachment I: Special Council Meeting - 04 Dec 2023 - Minutes](#)

Veronica Anderson, Legislative Services Officer

Approved
- 12 Dec
2023

Claudette Thorhaug, Legislative Services Officer

Approved
- 07 Dec
2023

Johnathan Stratthdee, Manager of Legislative Services

Approved
- 12 Jan
2024



MINUTES

SPECIAL COUNCIL MEETING

5:30 PM - Monday, December 4, 2023

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Deputy Mayor Melissa Langmaid, Councillor Debbie Mitzner, Councillor Jason Montgomery (Virtual), Councillor Denise Peterson (Virtual), Councillor Richard Wegener, and Councillor Brent Wiley

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Chuck Proctor (Manager of Planning and Development), Mark Pretzlaff (Director of Community and Protective Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Claudette Thorhaug (Legislative Services Officer)

1. CALL TO ORDER

Deputy Mayor Langmaid called the December 4, 2023 Special Council Meeting to order at 5:31 p.m.

2. CONFIRMATION OF AGENDA

Resolution No. 320.12.23

Moved by Councillor Wiley

THAT Council adopt the December 4, 2023 Special Council Meeting Agenda as presented.

FOR: Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3. Closed Meeting

Resolution No. 321.12.23

Moved by Councillor Wiley

THAT Council move In Camera to discuss items related to section 24(1)(a), of the *Freedom of Information and Protection of Privacy Act* at 5:32 p.m.

FOR: Deputy Mayor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3.1. Intermunicipal Collaboration Framework Workshop – Advice from officials – FOIP S. 24(1)(a)

Mayor Fule joined the meeting at 6:39 p.m.

Councillor Montgomery and Councillor Peterson left the meeting at 7:27 p.m.

Resolution No. 322.12.23

Moved by Councillor Langmaid

THAT Council move out of Camera at 7:28 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

4. ADJOURNMENT

Mayor Fule adjourned the December 4, 2023 Special Council Meeting at 7:28 p.m.

Mayor

Director of Strategic, Administrative,
and Financial Services



Request for Decision

To: Council

Staff Contact: Veronica Anderson, Legislative Services Officer

Date Prepared: December 6, 2023

Meeting Date: January 17, 2024

SUBJECT: Regular Council Meeting Minutes - December 6, 2023

RECOMMENDATION: THAT Council adopt the December 6, 2023 Regular Council Meeting Minutes as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

N/A

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

Pursuant to Section 208(1)(iii) of the *Municipal Government Act*, the minutes of the December 6, 2023 Regular Council Meeting are given to Council for adoption.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

N/A

POLICY:

N/A

IMPLEMENTATION:

N/A

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

N/A

DESIRED OUTCOMES:

N/A

COMMUNICATIONS:

Once signed the December 6, 2023 Regular Council Meeting Minutes will be posted on the Town's website.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.

2. Council may provide further direction regarding the Regular Council Meeting Minutes.

ATTACHMENTS:

[Attachment I: REGULAR COUNCIL - 06 Dec 2023 - Minutes](#)

Claudette Thorhaug, Legislative Services Officer

Approved
- 07 Dec
2023

Johnathan Strathdee, Manager of Legislative Services

Approved
- 11 Jan
2024



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, December 6, 2023

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Melissa Langmaid (Virtual), Councillor Debbie Mitzner, Councillor Jason Montgomery (Virtual), Councillor Denise Peterson, Councillor Richard Wegener, and Councillor Brent Wiley

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Johnathan Strathee (Manager of Legislative Services)

1. CALL TO ORDER

Mayor Fule called the December 6, 2023 Regular Council Meeting to order at 6:00 p.m.

1.1 Traditional Land Acknowledgment for the First Meeting in December (Niistaakiisom)

We honour all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries. We acknowledge that the ancestral and traditional lands on which we gather are Land of the Blackfoot Confederacy and Treaty 7 territory, a traditional meeting ground for many Indigenous peoples, and in particular our neighbors, Siksika Nation on whose traditional territory we work, live, and play, and on whose traditional territory we stand and where Strathmore resides.

2. CONFIRMATION OF AGENDA

Resolution No. 323.12.23

Moved by Councillor Wiley

THAT Council adopt the December 6, 2023 Regular Council Meeting Agenda as amended:

Additions:

3.4 ICC Discussion – Advice from officials – FOIP S. 24(1)(a)

3.5 Educational Programming – Advice from officials – FOIP S. 24(1)(a)

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

3. **CLOSED MEETING**

Resolution No. 324.12.23

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(b)(i), 24(1)(a), and 25(1) of the *Freedom of Information and Protection of Privacy Act* at 6:01 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

- 3.1 **Advocacy Update – Advice from Officials – FOIP S. 24(1)(b)(i)**
- 3.2 **Board Appointments – Advice from officials – FOIP S. 24(1)(a)**
- 3.3 **Regional Opportunities Working Group – Disclosure harmful to economic and other interests of a public body – FOIP S. 25(1)**
- 3.4 **ICC Discussion – Advice from officials – FOIP S. 24(1)(a)**
- 3.5 **Educational Programming – Advice from officials – FOIP S. 24(1)(a)**
- 3.6 **Council/CAO Dialogue – Advice from officials – FOIP S. 24(1)(b)(i)**

Resolution No. 325.12.23

Moved by Councillor Peterson

THAT Council move out of Camera at 7:00 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 326.12.23

Moved by Councillor Peterson

THAT Council defer the discussion on item(s):

3.3 Regional Opportunities Working Group – Disclosure harmful to economic and other interests of a public body – FOIP S. 25(1)

3.4 ICC Discussion – Advice from Officials – FOIP S. 24(1)(a)

3.6 Council/CAO Dialogue – Advice from Officials – FOIP S. 24(1)(a)

to after Correspondence on the Regular Council Meeting Agenda, thereby creating a

second Closed Meeting section with the new discussion being 13.1.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 327.12.23

Moved by Councillor Langmaid

THAT Council make the following appointments to the Municipal Library Board:

Tammy Anderson to the Municipal Library Board for a term of three (3) years ending October 31, 2026.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

4. PUBLIC HEARING

None.

5. PUBLIC COMMENTS

None.

6. DELEGATIONS

None.

7. CONSENT AGENDA

Resolution No. 328.12.23

Moved by Councillor Peterson

THAT Council adopt the recommendations of the following agenda reports by an omnibus motion:

- 8.1 Regular Council Meeting Minutes – November 14, 2023
- 8.2 Regular Council Meeting Minutes – November 15, 2023
- 8.3 Special Council Meeting Minutes – November 29, 2023
- 9.4 Community Improvement Program (CIP) Funding Recommendation
- 9.5 Town of Strathmore Library Contract for Services First Amending Agreement
- 9.6 December 2023 Committee of the Whole – Change of Start Time
- 9.7 January 2024 Committee of the Whole – Change of Date

9.8 Mid-Sized Cities Mayors' Caucus Thank-you Letter

11.2.1 WADEMSA Meeting Minutes

11.2.2 Municipal Library Board Meeting Minutes

11.2.3 WHMB Meeting Minutes

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

8. CONFIRMATION OF MINUTES

8.1. Regular Council Meeting Minutes – November 14, 2023

The following motion was adopted by the consent agenda:

THAT Council adopt the November 14, 2023 Regular Council Meeting Minutes as presented in Attachment I.

8.2. Regular Council Meeting Minutes – November 15, 2023

The following motion was adopted by the consent agenda:

THAT Council adopt the November 15, 2023 Regular Council Meeting Minutes as presented in Attachment I.

8.3. Special Council Meeting Minutes – November 29, 2023

The following motion was adopted by the consent agenda:

THAT Council adopt the November 29, 2023 Special Council Meeting Minutes as presented in Attachment I.

9. BUSINESS

9.1. 2024 Operating & Capital Budgets

Resolution No. 329.12.23

Moved by Councillor Wiley

THAT Council adopt the 2024 Operating Budget in the amount of \$37,704,700 and the 2024 Capital Budget in the amount of \$7,014,000.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

9.2. Council Remuneration Policy No.1820

Resolution No. 330.12.23

Moved by Councillor Peterson

THAT Council take a 5-minute Recess at 8:03 p.m. to allow Administration to address technical difficulties.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

Mayor Fule reconvened the December 6, 2023 Regular Council Meeting at 8:08 p.m.

Resolution No. 331.12.23

Moved by Councillor Peterson

THAT Council adopt Council Remuneration Policy No. 1820 as presented in Attachment I;

AND THAT Council rescind Council Remuneration Policy No. 1806.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

AGAINST: None.

CARRIED

9.3. Corporate Strategic Plan & Financial Plan Quarterly Report – Q3 2023

This report was adopted by the consent agenda.

9.4. Community Improvement Program (CIP) Funding Recommendation

The following motion was adopted by the consent agenda:

THAT Council approve funding in the amount of \$3,815.21 to the Strathmore High School to host volleyball and basketball provincial championships.

9.5. Town of Strathmore Library Contract for Services First Amending Agreement

The following motion was adopted by the consent agenda:

THAT Council direct the CAO to execute the Town of Strathmore Library Contract for Services First Amending Agreement as presented in Attachment I.

9.6. December 2023 Committee of the Whole Meeting – Change of Start Time

The following motion was adopted by the consent agenda:

THAT Council amend the start time of the December 13, 2023, Committee of the Whole meeting from 6:00 p.m. to 7:30 p.m.

9.7. January 2024 Committee of the Whole Meeting – Change of Date

The following motion was adopted by the consent agenda:

THAT Council change the date of the January 2024 Committee of the Whole meeting from January 10 to January 24, 2024;

AND THAT Council adopt the amended Council Meeting Schedule for November 1, 2023 - October 23, 2024 as presented in Attachment I.

9.8. Mid-Sized Cities Mayors' Caucus Thank-you Letter

The following motion was adopted by the consent agenda:

THAT Council authorize Mayor Fule to sign the letter thanking Alberta Mid-Sized Cities Mayors' Caucus (MCMC) for accepting the Town of Strathmore's membership application.

10. BYLAWS

None.

11. COUNCILLOR INFORMATION & INQUIRIES**11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS**

None.

11.2. BOARDS AND COMMITTEES REPORTS

11.2.1. WADEMSA Meeting Minutes

11.2.2. Municipal Library Board Meeting Minutes

11.2.3. WHMB Meeting Minutes

11.3. QUESTION AND ANSWER PERIOD**11.3.1 Site of the former Green Hotel**

Councillor Peterson inquired about the happenings at the site of the former 'green hotel' and was informed that it is being renovated with a future business plan.

11.4. ADMINISTRATIVE INQUIRIES

None.

11.5. NOTICES OF MOTION

None.

12. CORRESPONDENCE**12.1. Marigold Library System Board declaration of Freedom to Read Week****Resolution No. 332.12.23**

Moved by Councillor Langmaid

THAT Council proclaim February 18 – 24, 2024 as Freedom to Read Week.

AND that Council permit the Mayor to proclaim Freedom to Read Week each year for the remainder of his term,

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, and Councillor Wegener

AGAINST: Councillor Wiley

CARRIED

13. CLOSED MEETING**Resolution No. 333.12.23**

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to section 24(1)(b)(i) and 24(1)(a), of the *Freedom of Information and Protection of Privacy Act* at 8:25 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener and Councillor Wiley

AGAINST: None.

CARRIED

13.1 Regional Opportunities Working Group – Disclosure harmful to economic and other interests of a public body – FOIP S. 25(1)**13.2 ICC Discussion – Advice from Officials – FOIP S. 24(1)(a)****13.3 Council/CAO Dialogue – Advice from Officials – FOIP S. 24(1)(a)**

Resolution No. 334.12.23

Moved by Councillor Peterson

THAT Council move out of Camera at 10:03 p.m.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener and Councillor Wiley

AGAINST: None.

CARRIED

Resolution No. 335.12.23

Moved by Councillor Wegener

THAT the recommended first action in the confidential administrative report regarding the Regional Opportunities Working Group be adopted;

AND THAT the details of the report and discussion remain confidential pursuant to Sections 23, 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

FOR: Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener and Councillor Wiley

AGAINST: None.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the December 6, 2023 Regular Council Meeting at 10:07 p.m.

Mayor

Director of Strategic,
Administrative, and Financial Services



Request for Decision

To: Council

Staff Contact: Mark Pretzlaff, Director of Community and Protective Services

Date Prepared: January 10, 2024

Meeting Date: January 17, 2024

SUBJECT: 2024 Recreation Cost Sharing Agreement Extension - Wheatland County

RECOMMENDATION: THAT Council adopt the 2024 Recreation Cost Sharing Agreement Extension with Wheatland County as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

As part of its Strategic Plan, Council has prioritized Financial Sustainability and Community Wellness. The extension of the cost-sharing agreement between the Town and Wheatland County would provide additional financial support to maintain and enhance recreational programs and services while preserving existing facilities that support optimum lifestyles for residents of Strathmore and Wheatland County.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

As part of the previous cost-sharing agreement, which expired on December 31, 2023, Wheatland County provided the Town with funding to support existing operational costs associated with the Town's recreational programs, services, and facilities. The proposed extension would continue to support the operational costs of recreational facilities owned and operated by the Town.

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

Should Council decide not to approve the proposed cost-sharing agreement, there will be a funding shortfall associated with the 2024 recreation budgets.

POLICY:

N/A

IMPLEMENTATION:

Should Council support this extension, Administration will coordinate the signing of the agreement.

BACKGROUND:

In September 2019, Administration from Wheatland County and the Town of Strathmore engaged in cost-sharing discussions to support recreation programming and services provided by the Town of Strathmore for the enjoyment of residents from both the Town and County. In September 2021, a cost-sharing agreement was formalized for 2021, 2022, and 2023, with a 2% increase in funding/year.

In December 2021, Administration from Wheatland County and the Town of Strathmore began discussions to extend the agreement for 2024 with funding of approximately \$428,000.00.

KEY ISSUE(S)/CONCEPT(S):

The extension of the expired cost-sharing agreement would provide the same access to recreational facilities, programs, and services for both Town and County residents, with residents paying the same fees.

Without an agreement, there would be a funding shortfall for the 2024 operational budget for recreation.

DESIRED OUTCOMES:

That Council supports this motion and endorses the extension to the cost-sharing agreement.

COMMUNICATIONS:

If this motion is supported, Administration from both the Town and County will work on messaging communicating this agreement.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.
2. Council may defeat the recommended motion.
3. Council may provide further direction.

ATTACHMENTS:

[Attachment I: 2024-01-10 Cost Share Agreement Recreational Facilities Wheatland and Strathmore](#)

Johnathan Strathdee, Manager of Legislative Services

Approved
- 11 Jan
2024

Kevin Scoble, Chief Administrative Officer

Approved
- 12 Jan
2024

THIS AGREEMENT made this ____ day of _____, 2024

**MEMORANDUM OF AGREEMENT EXTENSION
BETWEEN:**

WHEATLAND COUNTY
A Municipal Corporation located in the Province of Alberta
(hereinafter referred to as "the County")

-and-

TOWN OF STRATHMORE
A Municipal Corporation located in the Province of Alberta
(hereinafter referred to as "the Town")

RECREATION COST SHARING AGREEMENT

WHEREAS, the County and Town support serving the recreational needs of their collective residents based on the principles of transparency, fairness, regional collaboration, and stewarding scarce resources efficiently in providing local services. The County provides Recreation Grant Funding to the Town, conditional upon the following:

1. **Memorandum of Agreement Extension**, effective January 1, 2024, extends the Memorandum of Agreement dated September 20, 2021, between Wheatland County and the Town of Strathmore.
2. **Extension of Term**: The Memorandum of Agreement, including any provisions, clauses or terms set to expire in 2023, is hereby extended for one year, concluding on December 31, 2024.
3. **Payment Terms**: The total payment for the extension period shall be \$428,037.25, payable on or before July 15, 2024.
4. **Memorandum of Agreement**, dated September 20, 2021, is attached hereto as Schedule 'A', and forms an integral part of this Extension.
5. **General Provisions**: Except as modified by this Extension, all terms and conditions of the original Memorandum of Understanding and Schedule A shall remain in full force and effect.

NOW THEREFORE, THIS AGREEMENT WITNESSES that in consideration of the covenants, undertakings and agreements hereinafter set forth, the parties agree as follows:

A. ADMINISTRATION AND AUTHORITY:

1. Wheatland County and the Town of Strathmore have agreed to funding for a one-year term 2024 for the following amount, which are to be transferred on or before the following date:

July 15, 2024	\$428,037.25
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IN WITNESS WHEREOF THIS AGREEMENT IS EXECUTED ON BEHALF OF THE PARTICIPATING MUNICIPALITIES, THE HANDS OF THEIR OFFICERS DULY AUTHORIZED IN THAT BEHALF

Signed this _____ day of _____, 2024 at _____, Alberta.

Municipality/Signatures

WHEATLAND COUNTY

TOWN OF STRATHMORE

Amber Link, Reeve

Patrick Fule, Mayor

Brian Henderson, Chief Administrative Officer

Kevin Scoble, Chief Administrative Officer

SCHEDULE A

THIS AGREEMENT made this 20 day of September 2021

MEMORANDUM OF AGREEMENT BETWEEN:

WHEATLAND COUNTY

A Municipal Corporation located in the Province of Alberta
(hereinafter referred to as "the County")

OF THE FIRST PART

-and-

TOWN OF STRATHMORE

A Municipal Corporation located in the Province of Alberta
(hereinafter referred to as "the Town")

OF THE SECOND PART

RECREATION COST SHARING AGREEMENT

WHEREAS the County and Town support serving the recreational needs of their collective residents based on the principles of transparency, fairness, regional collaboration, and stewarding scarce resources efficiently in providing local services. The County provides Recreation Grant Funding to the Town, conditional upon the following:

- The Town provide recreation services utilized by Wheatland County residents at the same rate as Town residents,
- County residents shall have the opportunity to enroll and/or register in the Town's recreation programs and services under the same timeframes afforded to Town residents,
- The Town shall publicly acknowledge the County as a contribution partner to its recreation funding. This acknowledgement shall include signage, print and social media recognition in a way that is mutually acceptable to the Parties' Chief Administrative Officers.

NOW THEREFORE, THIS AGREEMENT WITNESSES that in consideration of the covenants, undertakings and agreements hereinafter set forth, the parties agree as follows:

A. ADMINISTRATION AND AUTHORITY:

1. Wheatland County and the Town of Strathmore have agreed to funding for a three-year term 2021-2023 for the following amounts, which are to be transferred from the County to the Town on or before the following dates:

October 15, 2021	\$403,349.06
July 15, 2022	\$411,416.04
July 15, 2023	\$419,644.36

2. The Town of Strathmore shall provide annual capital and operating budgets to Wheatland County for its' recreational facilities bound within this Agreement by March 31 of each calendar year.
3. The Town of Strathmore shall provide financial reports for its' recreational facilities bound within this Agreement after the Audited Financial Statements have been finalized and reviewed by Council.

4. The Strathmore Motor Products Centre agreement will continue as a separate agreement, excluding any future monetary contributions required from the County during the 2021 – 2023 operating years.

B. TERM OF CONTRACT:

1. This Agreement shall be for the calendar years 2021-2023.
2. This Agreement may be amended by mutual consent in writing. Amended versions of the Agreement shall replace all previous versions of this Agreement.

C. TERMINATION OF AGREEMENT:

1. Should Provincial Legislation change related to the Calgary Metropolitan Region Board Regulation and the Town and County are required to enter a Intermunicipal Collaborative Framework (ICF), the Recreation Funding will be included in the ICF and terminating this Agreement.
2. Should any requisition from the Calgary Metropolitan Regional Board be submitted to Member Municipalities for recreation, this Agreement shall be terminated.
3. Should either Wheatland County or the Town of Strathmore Council approve a Resolution of Council to terminate this Agreement, the Resolution shall provide six (6) months' notice to the other municipal Council and provide full payment for the following fiscal year. Should notice be given through a Resolution of Council, the CAO shall provide the resolution and a formal letter identifying the intention to terminate this Agreement.

IN WITNESS WHEREOF THIS AGREEMENT IS EXECUTED ON BEHALF OF THE PARTICIPATING MUNICIPALITIES, THE HANDS OF THEIR OFFICERS DULY AUTHORIZED IN THAT BEHALF

Signed this 20 day of September, 2021 at Strathmore, Alberta.

Municipality/Signatures

WHEATLAND COUNTY



Reeve

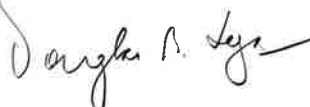


Chief Administrative Officer

TOWN OF STRATHMORE



Mayor



Chief Administrative Officer



Request for Decision

To: Council

Staff Contact: Johnathan Strathdee, Manager of Legislative Services

Date Prepared: January 10, 2024

Meeting Date: January 17, 2024

SUBJECT: Phyto Organix - Letter of Support

RECOMMENDATION: THAT Council authorize Mayor Fule to sign the letter of support for Phyto Organix in their application to Agrilnnovate as presented in Attachment I.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Council has identified economic development in the [Town of Strathmore 2022-2025 Council's Priorities](#).

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

N/A

ORGANIZATIONAL:

N/A

OPERATIONAL:

N/A

FINANCIAL:

There are no financial implications other than staff time needed to draft this report.

POLICY:

N/A

IMPLEMENTATION:

Should Council adopt the recommended motion, Administration will arrange for the letter to be signed and sent.

BACKGROUND:

N/A

KEY ISSUE(S)/CONCEPT(S):

The key issue is whether or not Council would like to authorize the Mayor to sign the letter of support.

DESIRED OUTCOMES:

For Council to adopt the recommended motion.

COMMUNICATIONS:

If Council approves the recommendation, Administration will arrange for the letter to be signed and sent to Phyto Organix.

ALTERNATIVE ACTIONS/MOTIONS:

1. Council may adopt the recommended motion.
2. Council may defeat the recommended motion.
3. Council may provide further direction regarding the draft letter.

ATTACHMENTS:

[Attachment I: Phyto Organix Letter of Support](#)

Veronica Anderson, Legislative Services Officer

Approved
- 12 Jan
2024

Johnathan Stratthdee, Manager of Legislative Services

Approved
- 12 Jan
2024

Kevin Scoble, Chief Administrative Officer

Approved
- 12 Jan
2024

January 15, 2024

To Whom it May Concern,

Re: Letter of Support – Phyto Organix AgriInnovate Application

The Town of Strathmore supports Phyto Organix in their application to AgriInnovate for their unique project in Strathmore that will increase Alberta GDP by over \$40 million. This initiative is consistent with, or supports the Town of Strathmore's Strategic Priorities of Financial Sustainability, Intentional Community Development, Climate Resiliency including Environmental Stewardship and Economic Development in its 2022-2025 Strategic Plan.

This unique project will employ 24 full time employees, add over \$2 million in direct employment income and create additional economic activity through construction, maintenance and service support. The facility will create a new demand centre for food-grade crops, with direct faba bean purchases in the vicinity of Strathmore supporting on-farm revenue of over \$11 million per year.

The 20,000 metric tonne per year plant is designed as a net zero medium-industrial facility with zero Scope 1 emissions. The Phyto team has custom designed its process flow incorporating 'firsts' such as ultraviolet microbial treatment in pulse processing facilities, advanced automation, and HVAC design that reduces winter heating requirements by 90%. The equipment selection, arrangement and process design incorporate innovations to achieve high quality food-grade pulse proteins and to up-cycle co-products to food-grade ingredient markets. The \$ GDP to CO₂e/kg of product is the standard for how Alberta should develop value add agribusinesses in Canada.

The Phyto team has a well defined critical path to break ground in 2024, with a continuous build over 13 months for first output in the second quarter of 2025 and has been a pleasure to work with through site selection and statutory applications for land use planning.

Success of this project is the first phase of building a value-added Agribusiness hub in the Strathmore and Strathmore Municipal Council fully supports Phyto Organix's AgriInnovate submission and its \$10 million funding ask recognizing:

- The custom processing design and innovative process flow that is unique to the industry combined with its GHG pedigree aligns with the objectives of the AgriInnovate program, and
- \$10 million in funding from AgriInnovate is significant to the project given the interest rate cycle and challenges in accessing capital for greenfield projects like this.

Thank you for considering Phyto Organix's submission to AgriInnovate and the Town of Strathmore's support for this project. If you have any further questions or require additional information, please contact Kevin Scoble, the Town's Chief Administrative Officer, at (403) 934-4698 or kevin.scoble@strathmore.ca.

Sincerely,

Pat Fule, Mayor
Town of Strathmore

C: Strathmore Municipal Councillors, Kevin Scoble Chief Administrative Officer

Strathmore.ca

1 Parklane Dr. (Box 2280)
Strathmore AB T1P 1K2

(403) 934-3133





Request for Decision

To: Council

Staff Contact: Leana Ashbacher, Senior Manager of Financial Services

Date Prepared: January 1, 2024

Meeting Date: January 17, 2024

SUBJECT: 2024 Supplementary Assessment Bylaw No. 24-04

RECOMMENDATION: THAT Council give First Reading to Bylaw No. 24-04, being the 2024 Supplementary Assessment Bylaw.

THAT Council give Second Reading to Bylaw No. 24-04, being the 2024 Supplementary Assessment Bylaw.

THAT Council give unanimous consent to proceed with Third and Final Reading of Bylaw No. 24-04, being the 2024 Supplementary Assessment Bylaw.

THAT Council give Third and Final Reading to Bylaw No. 24-04, being the 2024 Supplementary Assessment Bylaw.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

The bylaw provides clear parameters to ensure that taxes are levied fairly, and Town revenue is stable.

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

The proposed intent of the recommendation is to allow the Town to impose taxes on all partially or additional buildings constructed throughout the year.

ORGANIZATIONAL:

The organizational implications of the recommendation ensure that the Town will have the financial means to pay for offering the programs and services to new taxpayers. In addition, there has been staff time required in order to prepare this bylaw and associated report.

FINANCIAL:

That the implication is to see increased tax revenue due to new construction completed through the 2023 calendar year. Depending upon the volume of new construction it is difficult to estimate the amount of additional taxes to be received.

POLICY:

Under Section 313(1) of the Municipal Government Act (the "Act") allows a Council to pass a bylaw authorizing supplementary assessments to be prepared for the purpose of imposing a tax under Part 10 of the Act in the same year.

A municipality may pass a bylaw that allows it to assess improvements added to land after the December 31 condition date and collect property taxes on them for a portion of the current tax year.

In the Act, Section 313 speaks to preparation of supplementary assessments, this Bylaw, and it also makes reference to all improvements, all manufactured homes in the municipality. This Bylaw only applies if it is passed before May 1st of the current tax year. This Bylaw does not apply to linear property.

IMPLEMENTATION:

If Council proceeds with First, Second and Third Reading of Bylaw 24-04 being the 2024 Supplementary Assessment Bylaw, Administration will ensure that the progressive assessments are taxed within the 2024 year.

BACKGROUND:

Section 313(1) of the Municipal Government Act (the "Act") allows a Council to pass a bylaw authorizing supplementary assessments to be prepared for the purpose of imposing a tax under Part 10 of the Act in the same year.

A municipality may pass a bylaw that allows it to assess improvements added to land after the December 31 condition date and collect property taxes on them for a portion of the current tax year. The Assessor for the municipality must determine the value of the new improvements added since December 31 of the previous year based on Section 314 of the Act.

In the Act, Section 313 speaks to preparation of supplementary assessments, and it also makes reference to all improvements, all manufactured homes in the municipality. This Bylaw only applies if it is passed before May 1st of the current tax year. This Bylaw does not apply to linear property (electrical power systems, street lighting systems, telecommunications, pipelines and well equipment).

The Town of Strathmore has been assessing improvements for more than a decade.

Each year when a new supplementary assessment bylaw is passed we are required to repeal the previous year's supplementary assessment bylaw.

Without passing the bylaw, the Town is unable to prepare supplementary assessments during the taxation year for improvements that are:

1. Completed or begin to operate in the year in which they are to be taxed;
2. Occupied during all or any part of the year, in which they are to be taxed;
3. Moved into the Town of Strathmore during the year in which they are to be taxed and they will not be taxed in that year by another municipality; or
4. For designated manufactured homes that are moved in during the year, despite that the designated manufactured home will be taxed in that year by another municipality.

KEY ISSUE(S)/CONCEPT(S):

Council consideration to give First, Second and Third Reading to Bylaw 24-04 being the 2024 Supplementary Assessment Bylaw.

DESIRED OUTCOMES:

That Council give First, Second and Third Reading to Bylaw 24-04, being the 2024 Supplementary Assessment Bylaw.

COMMUNICATIONS:

Administration will update the Town's website and replace the 2023 Supplementary Assessment Bylaw

ALTERNATIVE ACTIONS/MOTIONS:

Recommend to a Committee of the Whole meeting for further discussion.

ATTACHMENTS:

[Attachment I: 2024 Supplementary Assessment Bylaw No. 24-04](#)

Leana Ashbacher, Senior Manager of Financial Services

Approved
- 09 Jan
2024

Johnathan Strathdee, Manager of Legislative Services

Approved
- 12 Jan
2024

Kevin Scoble, Chief Administrative Officer

Approved
- 12 Jan
2024

**BYLAW NO. 24-04
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA****THIS BYLAW AUTHORIZES THE COUNCIL OF THE TOWN OF STRATHMORE
TO AUTHORIZE THE 2024 SUPPLEMENTARY ASSESSMENT OF
IMPROVEMENTS.**

WHEREAS pursuant to Section 313 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 and amendments thereto, Town Council may pass a bylaw authorizing the preparation of supplementary assessments for all improvements for the purposes of imposing a tax in the same year under Part 10 of the *Municipal Government Act*;

AND WHEREAS Section 313 of the *Municipal Government Act* provides further that a supplementary assessment bylaw or any amendments to it applies to the year in which it was passed, only if it is passed before May 1 of the year, and must not authorize assessments to be prepared for linear property;

AND WHEREAS Section 325.1 of the *Municipal Government Act* allows for a bylaw enacted under Section 313 of the *Municipal Government Act* to remain in force and apply in respect of subsequent years, until repealed;

NOW, THEREFORE, the council of the Municipality duly assembled, **ENACTS AS FOLLOWS:**

1. PURPOSE AND TITLE

- 1.1. This Bylaw may be cited as the "Town of Strathmore Supplementary Assessment Bylaw."
- 1.2. The purpose of this Bylaw is to provide for the supplementary tax assessments for all improvements until rescinded.

2. DEFINITIONS

- 2.1. In this Bylaw, unless the context otherwise requires:
 - a. "Act" means the Municipal Government Act, R.S.A. 2000 Chapter M-26, and amendments thereto;

**OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

- b. "Assessed Person" means a person who is named on the Town's assessment roll in accordance with Section 304 of the Act;
- c. "Assessor" has the same meaning as in Section 284(1)(d) of the Act;
- d. "Council" means the municipal Council of the Town of Strathmore;
- e. "Designated Manufactured Home" means a manufactured home, mobile home, modular home or travel trailer;
- f. "Improvement" means:
 - i. A structure;
 - ii. Anything attached or secured to a structure, that would be transferred without special mention by a transfer or sale of the structure;
 - iii. A Designated Manufactured Home; and
 - iv. Machinery and equipment.
- g. "Part 10" means Part 10 of the Act;
- h. "Town" means the Town of Strathmore and all lands within its jurisdictional boundaries, as the context requires.

3. SUPPLEMENTARY ASSESSMENT

- 3.1. Subject to the provisions of Section 314 of the Act, the Assessor shall prepare a supplementary assessment for all Improvements.
- 3.2. Subject to the provisions of Section 314 of the Act, the Assessor shall prepare supplementary assessments:
 - a. for Improvements if they are completed, or if they are occupied, or if they are moved into the Town in the year in which they are to be taxed under Part 10.
 - b. reflecting the value of an Improvement that has not been previously assessed or the increase in the value of an Improvement since it was last assessed;
 - c. in the same manner as the assessments are prepared under Part 9, Division I of the Act, prorated to reflect only the number of months during which the Improvement is complete, occupied, located in the Town or in operation, including the whole of the first month in which the improvement was completed, was occupied, was moved into the

**OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

Town or began to operate.

- 3.3. A supplementary assessment roll must be prepared in accordance with Section 315 of the Act.

4. SEVERABILITY

- 4.1. If any section or part of this Bylaw is found to be illegal, or beyond the power of Council to enact, such section or parts shall be deemed to be severable from all other sections or parts of this Bylaw.

5. REPEAL AND EFFECTIVE DATE

- 5.1. Bylaw 23-07 is hereby repealed.
- 5.2. This Bylaw shall come into full force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this ____ day of _____, 2024.

READ A SECOND TIME this ____ day of _____, 2024.

READ A THIRD AND FINAL TIME this ____ day of _____, 2024.

MAYOR

DIRECTOR OF STRATEGIC,
ADMINISTRATIVE, AND FINANCIAL SERVICES



Request for Decision

To: Council

Staff Contact: Leana Ashbacher, Senior Manager of Financial Services

Date Prepared: January 1, 2024

Meeting Date: January 17, 2024

SUBJECT: 2024 Operating Line of Credit Bylaw No. 24-05

RECOMMENDATION: THAT Council give First Reading to Bylaw No. 24-05, being the 2024 Operating Expenditures Line of Credit Borrowing Bylaw.

THAT Council give Second Reading to Bylaw No. 24-05, being the 2024 Operating Expenditures Line of Credit Borrowing Bylaw.

THAT Council give unanimous consent to proceed with Third and Final Reading of Bylaw No. 24-05, being the 2024 Operating Expenditures Line of Credit Borrowing Bylaw.

THAT Council give Third and Final Reading to Bylaw No. Bylaw No. 24-05, being the 2024 Operating Expenditures Line of Credit Borrowing Bylaw.

STRATEGIC PRIORITIES:



Affordable
Housing



Climate
Resiliency



Community
Development



Community
Wellness



Economic
Development



Financial
Sustainability

HOW THE STRATEGIC PRIORITIES ARE MET:

Council has identified Financial Sustainability as one of its Strategic Priorities. Administration has been reviewing its financial practices to ensure that they align with the *Municipal Government Act*. This is a contingency approach to support the Town's existing line of credit but does require a bylaw to comply with legislation.

SUSTAINABILITY

ECONOMIC SUSTAINABILITY:

N/A

SOCIAL SUSTAINABILITY:

N/A

ENVIRONMENTAL SUSTAINABILITY:

N/A

IMPLICATIONS OF RECOMMENDATION:

GENERAL:

If the recommendation is adopted it will allow the Town to continue delivering the programs and services to residents, businesses and key stakeholders while taxes are being collected up until July 1, 2024. Once taxes are collected, any use of the line of credit will be paid back immediately. That being said, it is not anticipated that use of the line of credit will be needed.

ORGANIZATIONAL:

The proposed recommendation is intended to ensure that the Town will have the financial means to pay for our offering the programs, paying contracts and delivering services to residents. It is anticipated that if the recommendation is adopted, no change in operations is anticipated.

FINANCIAL:

The staff time is limited to preparing and presenting this report and the associated budget.

POLICY:

Under Section 251(1) of the *Municipal Government Act*, a municipality may only borrow if the borrowing is authorized by a borrowing bylaw.

Section 251(1) of the *Municipal Government Act* applies to operating expenditures.

Section 256(2) of the *Municipal Government Act* states that the amount borrowed, together with the unpaid principal of other borrowings made for the purpose of financing operating expenditures, must not exceed the amount the municipality estimates in taxes in the year that the borrowing is made.

Under Section 256(3) a borrowing bylaw that authorizes the borrowing does not have to advertised if the term of the borrowing does not exceed 3 years.

IMPLEMENTATION:

If Council approves the bylaw, Administration will arrange for the bylaw to be signed and provided to the Bank of Nova Scotia with the 2024 Line of Credit Bylaw.

BACKGROUND:

The proposed bylaw is intended to allow the Town to gain access to a line of credit in the event that additional funds are needed prior to all property taxes being paid on July 1 of each year. The Town needs to ensure operations can continue and that staff, contractors and supplies are continued to be paid on time as per all of our agreements.

This is an annual process that each municipality must pass a bylaw to authorizing the use of borrowings if they have a line of credit available to them. In simple terms it is a safety net to allow operations for the first six (6) months of the year while tax rates are finalized and property taxes are collected.

As noted above, Administration has been reviewing its financial practices to ensure compliance with the *Municipal Government Act*. Passing this bylaw ensures that the Town meets its regulatory obligations regarding its existing line of credit moving forward.

KEY ISSUE(S)/CONCEPT(S):

The approval of the 2024 Operating Line of Credit Bylaw.

DESIRED OUTCOMES:

The desired outcome is for Council to approve the 2024 Operating Line of Credit Borrowing Bylaw.

COMMUNICATIONS:

If Council approves the proposed 2024 operating line of credit bylaw, Administration will provide the Bank of Nova Scotia with a copy of the current bylaw.

ALTERNATIVE ACTIONS/MOTIONS:

THAT Council refer this matter to a Committee of the Whole meeting for further discussion.

ATTACHMENTS:

[Attachment I: 2024 Line of Credit Bylaw No. 24-05](#)

Leana Ashbacher, Senior Manager of Financial Services

Approved
- 09 Jan
2024

Johnathan Strathdee, Manager of Legislative Services

Approved
- 09 Jan
2024

Kevin Scoble, Chief Administrative Officer

Approved
- 10 Jan
2024



BYLAW NO. 24-05
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-05
TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO AUTHORIZE A BORROWING AND ESTABLISH A LINE OF CREDIT FOR THE PURPOSE OF FINANCING OPERATING EXPENDITURES.

WHEREAS, the Council of the Municipality has decided to issue a by-law pursuant to Section 256 of the *Municipal Government Act* to authorize the financing of operating expenditures of the municipality provided that the amount to be borrowed, together with the unpaid principal of other borrowings for this purpose, must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made;

AND WHEREAS the Council of the Town of Strathmore deems it advisable to borrow to meet the operating expenditures of the Town until such time as the current taxes levied or to be levied are collected;

AND WHEREAS the total amount of taxes to be levied in 2024 by the Town of Strathmore is estimated not less than the sum of Twenty-one Million Nine Hundred Twenty Six Thousand Dollars (\$21,926,000);

AND WHEREAS the amount of the existing debt of the Town of Strathmore as at December 31, 2023 was \$16,137,000, no part of which is in arrears, and the borrowing of the amount authorized to be borrowed by this Bylaw will not cause The Town of Strathmore to exceed its debt limit;

NOW THEREFORE the Council of the Town of Strathmore, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. SHORT TITLE

- 1.1. This Bylaw may be referred to as the "2024 Operating Expenditures Line of Credit Borrowing Bylaw".

2. PURPOSE

- 2.1. The purpose of this Bylaw is to establish a bylaw to authorize the Town of Strathmore may borrow from the Bank of Nova Scotia sums of money from time to time to meet the current operating expenditures of the Town, until taxes are collected, provided that the total principal sum owed to

Bank of Nova Scotia at any one time shall not exceed the sum of SEVEN HUNDRED SEVENTY THOUSAND DOLLARS (\$770,000).

3. DEFINITIONS

- 3.1. In this Bylaw, words have the meanings set out in the Municipal Government Act, except that:
- a) "Bylaw" means Bylaw 24-05, also known as the 2024 Operating Expenditures Borrowing Bylaw; and
 - b) "Chief Administrative Officer" means the individual appointed to the position of the Chief Administrative Officer or his or her designate for the Town.

4. INTERPRETATION

- 4.1. Headings and sub-headings in this Bylaw are included for convenience only and shall not be considered in interpreting the substantive content of this Bylaw.
- 4.2. The preamble paragraphs that precede the numbered paragraphs of this Bylaw are an integral and necessary part of this Bylaw and not a mere recital.
- 4.3. Every provision of this Bylaw is independent of all provisions and it is the intention of the Council that if any provision of this Bylaw is declared invalid by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.
- 4.4. Nothing in this Bylaw relieves a Person from complying with any Federal or Provincial law or regulation, any other Town Bylaw, or any requirement of any lawful permit, order, or licence.
- 4.5. References in this Bylaw to an act, statute, regulation, or other Bylaw refer to the current laws and legislation, as amended or replaced from time to time, including successor legislation.
- 4.6. This Bylaw is gender-neutral and, accordingly, any reference to one gender includes the other.
- 4.7. The word "shall" is mandatory and not merely directory.

4. LINE OF CREDIT

- 4.1. This The Town of Strathmore may borrow from the Bank of Nova Scotia sums of money from time to time to meet the current operating



BYLAW NO. 24-05
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

expenditures of the Town, until taxes are collected, provided that the total principal sum owed to Bank of Nova Scotia at any one time shall not exceed the sum of SEVEN HUNDRED SEVENTY THOUSAND DOLLARS (\$770,000).

- 4.2. All sums borrowed under this Bylaw shall be borrowed on the general credit and security of the Town of Strathmore at large.
- 4.3. The Chief Administrative Officer of the Town of Strathmore is hereby authorized to:
 - a) Apply to the Bank of Nova Scotia and obtain a revolving line of credit facility with a credit limit not to exceed the maximum amount this Bylaw authorizes may be borrowed; and
 - b) Execute on behalf of the Town of Strathmore promissory notes and other negotiable instruments or other evidence of indebtedness for the line of credit facility as the Bank of Nova Scotia may require as evidence of and security for all sums borrowed.

5. INTEREST RATE, TERM, AND TERMS OF REPAYMENT

- 5.1. All sums borrowed under this Bylaw shall bear interest at a prevailing rate per annum at the time of borrowing and not to exceed Bank of Nova Scotia Prime and such interest will be calculated daily, due and payable monthly on the last day of each and every month.
- 5.2. All sums borrowed under this Bylaw, including principal and interest, shall be for a period of 3 years due and payable in full by December 31, 2027.

6. REPAYMENT SOURCE

- 6.1. Revenue derived from the collection of municipal taxes levied will be used to repay the principal borrowed and interest owing under this Bylaw.

7. SEVERABILITY

- 5.1. If any provision of this Bylaw is found to be illegal or beyond the power of Council to enact, or otherwise invalid, such section shall be deemed to be severable from all other sections of this bylaw.

6. EFFECTIVE DATE

- 6.1. This Bylaw shall come into force and effect upon receiving third and final reading and being signed.

READ A FIRST TIME this __ day of _____, 2024.



BYLAW NO. 24-05
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA

READ A SECOND TIME this ___ day of _____, 2024.

READ A THIRD AND FINAL TIME this ___ day of _____, 2024.

MAYOR

DIRECTOR OF STRATEGIC,
ADMINISTRATIVE, AND FINANCIAL SERVICES

Royal Canadian Mounted Police

Commanding Officer
Alberta



Gendarmerie royale du Canada

Commandant
de l'Alberta

December 27, 2023

Mayor Patrick Fule
Town of Strathmore
1 Parklane Drive, P.O. Box 2280,
Strathmore, AB T1P 1K2

Dear Mayor Fule:

You may have already heard, but after a long and fulfilling career with the RCMP, I have decided to retire.

As Commanding Officer, I have been very grateful for the positive and collaborative relationship the Alberta RCMP has enjoyed with your community. Your input has shaped the services we provide and without your feedback, support and participation, our collective goal of public safety could not be achieved. Please accept my heartfelt gratitude for your commitment and partnership in community safety and for the ongoing support you provide the Alberta RCMP and your police officers.

While my career with the RCMP is drawing to a close, I have accepted the position of Assistant Deputy Minister with the Public Security Division of the Ministry of Public Safety and Emergency Services for the Government of Alberta. In this role, I am looking forward to the opportunity to continue working with you to ensure our communities are safe, secure, and confident in their policing services.

Yours truly,

Sec. 17, FOIP

C. M. (Curtis) Zablocki, M.O.M
Deputy Commissioner
Commanding Officer Alberta RCMP

Sec. 17, FOIP