

**MINUTES OF THE REGULAR MEETING OF COUNCIL  
of the Town of Wembley, in the Province of Alberta,  
held in the Wembley Municipal Office  
this 27th day of September 2021.**

1. CALL-TO-ORDER

Present: Mayor Turnmire called the meeting to order at 7:00 p.m.  
CAO Noreen Zhang  
Councillor Peterson  
Councillor Johnson  
Councillor McCallum  
Councillor Underwood

Regrets: Councillor Guimond

2. APPROVAL OF AGENDA

**MOTION # 2021-0244**

**Moved by** Councillor Johnson Council approve the agenda with the addition of item 10.1 GPREP Agreement, Section 16.1 under Old Business.

**CARRIED UNANIMOUSLY**

3. ADOPTION OF MINUTES

3.1 Minutes of Regular Meeting of Council held on September 13, 2021.

**MOTION # 2021-0245**

**Moved by** Councillor Underwood Council adopt the minutes of the regular September 13, 2021, Council meeting, as presented.

**CARRIED UNANIMOUSLY**

4. DELEGATIONS

4.1 Property at 9832 – 100 Street (Old Hotel Site)  
Live Free Financial Inc. Project

Mr. Matt Yesmaniski, Vice President, Real Estate & Development, and Mr. Ryan Hirtle, investor, were present to outline their plans for the development of the old hotel site. The proposed development will be a 21-unit micro hotel/business centre. The bottom floor will be designated for retail/commercial units. Financing was also mentioned in the presentation as well as previous projects Live Free Financial Inc. was involved in. There is also a possibility that changing the zoning may be required. CAO Zhang explained the process that must be followed to change the zoning designation and from there move onto applying for a Development Permit.

Councillor Johnson and Mr. Hirtle left Council Chambers at 7:17 p.m.

5. FINANCE

5.1 Accounts Payable

**MOTION #2021-0246**

**Moved by** Councillor Peterson Council ratify the accounts payable, as identified in Schedule "A", cheque #20210686 to cheque #20210775, totaling \$175,453.17.

**CARRIED UNANIMOUSLY**

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Initials

6. PUBLIC HEARING

7. BYLAWS

7.1 Bylaw 745 – Voter Identification

A Bylaw of the Town of Wembley, in the Province of Alberta, established with respect to proof of elector eligibility.

**MOTION #2021-0247**

**Moved by** Councillor Peterson Council give first reading to Bylaw 745, being the Voter Identification Bylaw.

**CARRIED UNANIMOUSLY**

Bylaw 745 was then read for the first time.

**MOTION #2021-0248**

**Moved by** Councillor Underwood Council give second reading to Bylaw 745.

**CARRIED UNANIMOUSLY**

Bylaw 745 was then read for the second time.

**MOTION #2021-0249**

**Moved by** Councillor McCallum Council have third reading of Bylaw 745 at this meeting.

**CARRIED UNANIMOUSLY**

**MOTION #2021-0250**

**Moved by** Councillor Peterson Council give third reading to Bylaw 745, being the Voter Identification Bylaw.

**CARRIED UNANIMOUSLY**

Bylaw 745 was read for the third time and finally passed.

8. POLICIES

9. CAO REPORT

9.1 Town Council Candidates

- There are 10 candidates for council, and mayoral candidate is acclaimed.

9.2 Candidate Forum

- Candidates for the Town's municipal election will have a chance to inform voters of their platform during the Candidate forum that will be held on October 13<sup>th</sup> at the Philip J Currie Dinosaur Museum. Candidates are to attend in person but will need to adhere to the museum's requirements for entry such as proof of vaccination, or proof of a negative test result taken within the prior 72 hours or original (non-copied) medical exemption letter. Virtual attendance is available as well as an option.
- Public can attend the forum virtually and must register to receive the Zoom link.

9.3 Meetings Attended

- COVID-19 Update for Alberta Municipalities from the Chief Medical Officer of Health - September 22, 2021 (virtual)
- GPREP Regional Emergency Management Committee Meeting – September 14, 2021 (virtual)
- AEMA/GPREP – September 24, 2021 (virtual)

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Initials

**MOTION #2021-0251**

**Moved by** Councillor Underwood Council accept the CAO's report as information.

**CARRIED UNANIMOUSLY**

10. OLD BUSINESS

10.1 Amendment to GPREP Agreement, Section 16.1

A discrepancy was found in the Agreement Council passed on September 13, 2021, stating the length of the term of the Agreement was twelve (12) when it should have stated twenty-four (24) months.

**MOTION #2021-0252**

**Moved by** Councillor Peterson Council approve the change in wording in Section 16 .1 to reflect twenty-four (24) months instead of twelve (12) months.

**CARRIED UNANIMOUSLY**

11. NEW BUSINESS

11.1 ATCO Gas Franchise Fee

**MOTION #2021-0253**

**Moved by** Councillor McCallum Council approve Option 2, that there be no change to the current Gas Franchise Fee for 2022.

**CARRIED UNANIMOUSLY**

**MOTION #2021-0254**

**Moved by** Councillor McCallum Council take a five (5) minute recess – 7:48 p.m.

**CARRIED UNANIMOUSLY**

**MOTION #2021-0255**

**Moved by** Councillor McCallum Council resume – 7:51 p.m.

**CARRIED UNANIMOUSLY**

Councillor Johnson returned to Council Chambers at 7:51 p.m.

12. REPORTS

12.1 Audit Committee

12.2 Community Futures

12.3 Community and Protective Services Committee

**12.3.1 Community and Protective Services Committee Minutes – September 15, 2021**

12.4 FCSS Advisory Board

12.5 Grande Prairie Regional Emergency Partnership

12.6 Grande Prairie Regional Emergency Partnership Committee

12.7 Grande Prairie Regional Tourism

12.8 Grande Spirit Foundation

12.9 HR Committee

12.10 Healthy Communities Committee

12.11 Helen E. Taylor Advisory School Council

12.12 ICF & IDP Steering Committee

12.13 Joint Grande Prairie Area Recreation Committee

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Initials

- 12.14 Parks and Recreation
- 12.15 Peace Airshed Zone Association (PAZA)
- 12.16 Peace Library System Board
  - 12.16.1 Peace Library System Board Meeting – September 18, 2021**
- 12.17 West Grande Prairie County Regional Landfill
- 12.18 South Peace Physician Attraction & Retention Committee
- 12.19 Wapiti Area Synergy Group (WASP)
- 12.20 Wembley and District Agricultural Society
- 12.21 Wembley-Dimsdale-Saskatoon Lake Recreation Board
- 12.22 Wembley Elementary School
- 12.23 Wembley Public Library
- 12.24 911 and Emergency Services
- 12.25 Bylaw Enforcement Services
- 12.26 Beaverlodge RCMP Detachment

**MOTION #2021-0256**

**Moved by** Councillor Johnson Council accept the reports as information.

**CARRIED UNANIMOUSLY**

13. CORRESPONDENCE

- 13.1 Town of Sundre – Councillor Code of Conduct Letter
- 13.2 Town of Sundre – RCMP Retroactive Pay Letter

**MOTION #2021-0257**

**Moved by** Councillor Peterson Council accept correspondence as information.

**CARRIED UNANIMOUSLY**

14. COUNCIL REPORTS

- 14.1 Councillor McCallum informed Council that he had attended a Community Futures meeting.
- 14.2 Councillor Underwood attended a Grande Spirit Foundation meeting. The Mayor queried if minutes of the Community Futures meeting and the Grande Spirit Foundation meeting will be made available for Council.

15. ROUND TABLE

CAO Zhang

- Busy keeping up with all the revisions pertaining to the upcoming municipal election.
- The Town Office will continue to remain open during the latest covid restrictions, and staff has the option to work from home if they are not comfortable coming in.
- The Mayor queried as to the Silver/Gold Club's bus being available on election day. CAO Zhang informed Council that Pam Decker, Director FCSS, was still working on this. Also, the Museum has a bus that could be utilized. More information needs to be gathered regarding drivers for the busses and insurance requirements.

Councillor Underwood

- Queried as to whether the Food Bank in Wembley was still in existence. The individuals who were running it are no longer doing so, but the church is still doing it.
- Turkey Trot – October 9, 2021
- Skeleton Crawl – October 22, 2021

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Initials

- At Healthy Communities discussion centered on repainting the skateboard park due to the graffiti. It was also suggested that the kids take ownership and spray paint the skateboard park themselves.

Councillor Johnson

- Would like to have Administration bring back to Council a report on commercial land still available and what land could be converted to commercial.
- Commented on unsavory folks hanging out in the bush west on 98<sup>th</sup>, north side of Sunset Lake. Public Works to check out and dismantle.

Councillor McCallum

- Excited about new development and the activities going on in Wembley.

Councillor Peterson

- Pleasantly surprised that he was acclaimed Mayor and hopes to see everybody back for the next term. Looking forward to the future.

Mayor Turnmire

- September 14, 2021, NuVista and the Mayor had a photo shoot at Little Foot Park.
- September 14, 2021, the Mayor and CAO met with the Hearth Social Company regarding the old Hotel site sale.
- Queried how the fall clean-up went. CAO informed Council that there were no negative comments and no issues. Council directed Administration to place a thank you on Facebook to all those who are making the blue bins a success.
- September 22, 2021, had a meeting with the County representative in regard to the Ag Society funding.

16. CLOSED SESSION

17. ADJOURNMENT

**MOTION #2021-0258**

**MOVED by** Councillor Johnson the meeting be adjourned at 8:12 p.m.

**CARRIED UNANIMOUSLY**

(SIGNED)

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Mayor – Chris Turnmire

(SIGNED)

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CAO – Noreen Zhang