

RURAL MUNICIPALITY OF INVERGORDON No. 430
Regular meeting of Council held in the R.M. Council Chambers
7 Danchuk Drive in Crystal Springs, SK
September 12th 2024
9:00am

<i>Present:</i>	<i>Reeve</i>	<i>Bruce Hunter</i>
	<i>Councillor, Division 1</i>	<i>Kelvin Dutka</i>
	<i>Councillor, Division 2</i>	<i>Keith Thibault (arrived at 9:25am)</i>
	<i>Councillor, Division 3</i>	<i>Calvin Parsons (arrived at 11:19am)</i>
	<i>Councillor, Division 4</i>	<i>Kevin Hawreschuk</i>
	<i>Councillor, Division 5</i>	<i>Wayne Bacon</i>
	<i>Councillor, Division 6</i>	<i>Edwin Rundbraaten</i>
	<i>Administrator</i>	<i>Courtney Beaulieu</i>
<i>Delegations:</i>	<i>Todd Martin</i>	<i>EMSCO Hyundai</i>
	<i>Chris Nameth</i>	<i>MPE Engineering (via Microsoft Teams)</i>
	<i>Walter Plessl</i>	<i>Dixon Lake Resident</i>
	<i>Dale Markling</i>	<i>Dixon Lake Resident</i>
	<i>Wayne Hanke</i>	<i>Dixon Lake Resident</i>

A quorum being present, Reeve Hunter called the meeting to order at 8:58am.

Foreman, Myron Toner present at the time the meeting called to order.

Delegation

Delegate, Todd Martin of *EMSCO Hyundai Construction Equipment* joined the meeting at 8:59am to present estimates on two Hyundai Loaders: 2024 HL960A and 2023 HL955A-XT.

Todd Martin departed the meeting at 9:21am.

Staff Reports

Councillor, Keith Thibault joined the meeting at 9:25am.

Delegate, Walter Plessl joined the meeting at 9:30am, Wayne Hanke joined at 9:50am and Dale Markling joined at 9:52am during the presentation of the Foreman's Report.

233/24 Thibault

BE IT RESOLVED, that the Foreman's Report be accepted as presented.

CARRIED

D-24-18 Development Permit - Road Upgrade Agreement

234/24 Bacon

WHEREAS, a development permit has been issued for a new farmstead on a quarter section with existing legal access on its north boundary.

WHEREAS, as the farmstead location is in the south-east corner of the quarter section it has been requested that the road on the parcel's east boundary, currently a dirt road, be upgraded to farm access road standard to facilitate access to the farmstead only (not through traffic).

BE IT RESOLVED, that one-half mile of road, the full eastern border of NE-20-45-22-W2, be upgraded to farm access road standard to facilitate the development of a new farmstead at no cost to the landowner.

CARRIED

Custom Spraying Rate

235/24 Hawreschuk

BE IT RESOLVED, that a rate be set for Custom Work requests for the ATV w/ Sprayer of \$100.00 per hour;

AND THAT, all requests going forward shall be submitted to Council for approval prior to the work being performed;

AND THAT, all requests for consideration must be for agricultural use only.

CARRIED

Subdivision Application – SW 24-44-24-W2

236/24 Thibault

WHEREAS, Community Planning has advised that a buffer strip is not an appropriate use of a required municipal reserve land dedication in a subdivision application.

WHEREAS, the RM may consider a cash-in-lieu settlement rather than land dedication in satisfying the requirement.

WHEREAS, the assessed value (per acre) of the agricultural land on SW 24-44-24-W2 is \$1,292.40.

BE IT RESOLVED, that in reference to File No. SUB-003305-2024, Council approve a monetary settlement in the amount of \$1,292.40/acre, for a total cash-in-lieu value of \$516.96;

AND THAT, a buffer strip along the full western border of Proposed Parcel “D” be required at a width of 6m;

AND THAT, the Plan of Proposed Subdivision be amended accordingly for review and approval of the subdivision file at the October 9, 2024 meeting.

CARRIED

Subdivision Application – NW 4-43-24-W2

237/24 Thibault

WHEREAS, a Subdivision Application has been received from Community Planning for the subdivision of 23.4 acres of agricultural land for the future development of a rural residence.

WHEREAS, the Proposed Parcel “A” includes the existing legal access from Highway No. 41.

BE IT RESOLVED, that in reference to File No. SUBD-003479-2024, Council approves the Subdivision Application of Parcel “A” (23.4 acres) on NW 4-43-24-W2 as drawn on the Plan of Proposed Subdivision dated July 28, 2024 by *Valley Geomatics Land Surveyors*.

CARRIED

CB
BA

Delegation

Delegate, Chris Nameth of *MPE Engineering* joined the meeting via Microsoft Teams at 10:30am to discuss the Dixon Lake Weir Project with Council and delegates.

Delegate, Walter Plessl began his presentation of concerns and questions at 10:32am.

Delegate, Dale Markling began his presentation of same at 11:16am.

Councillor, Calvin Parsons joined the meeting at 11:19am.

Delegate, Walter Plessl departed the meeting at 11:20am.

Delegates, Chris Nameth (via Teams), Dale Markling and Wayne Hanke departed the meeting at 11:28am.

Dixon Weir Detailed Design Proposal

238/24 Bacon

WHEREAS, a Concept Design of the Dixon Lake Weir has been completed by *MPE Engineering*, at the location of the outlet on Sucker Lake (which acts as the outlet to Dixon Lake).

WHEREAS, a Detailed Design is subsequently required for submission to *Water Security Agency* for the issuance of an Approval to Construct and Operate Works permit.

WHEREAS, it has been proposed to move the location of the Weir to the outlet of Dixon Lake due to suspected ease of construction and access for future maintenance.

WHEREAS, the RM requested *MPE Engineering* to visit various locations around Dixon Lake to stake the proposed elevation of the Weir (493.1m) and the associated 1:500 flood elevation (494.4m) to aid in the overall understanding of the proposed structure, its resulting lake level and the level of the 1:500 flood elevation.

WHEREAS, it is desirable to note that the lake level on September 4, 2024 as measured by *MPE Engineering* is 494.2m.

WHEREAS, delegates of Dixon Lake in their presentation to Council requested a Weir elevation greater than 493.1m, such that the lake level would be closer to its current elevation.

WHEREAS, further investigation is required by *MPE Engineering* and *Water Security Agency* to determine the feasibility of a greater Weir elevation.

BE IT RESOLVED, that the Detailed Design Proposal from *MPE Engineering* be approved, as follows:

- i. Phase 1 Topographic Survey - \$2,500; and
- ii. Phase 2 Detailed Design and Permits - \$11,500.

CARRIED

CB
BH

239/24 Dutka

WHEREAS, *MPE Engineering* advised minimal savings in expected construction cost in locating the Weir on the outlet of Dixon Lake.

WHEREAS, locating the Weir on the outlet of Dixon Lake would sever boating access from Dixon Lake into Sucker Lake.

BE IT RESOLVED, that the Dixon Lake Weir be located at the outlet of Sucker Lake.

CARRIED

Beaver Dam Removal

Councillor Parsons requested a recorded vote.

240/24 Dutka

BE IT RESOLVED, that Resolution 214/24, to entirely remove the beaver dam under the Eagle Bay Bridge, be rescinded.

Councillor Dutka	FOR
Councillor Thibault	FOR
Councillor Parsons	AGAINST
Councillor Hawreschuk	FOR
Councillor Bacon	FOR
Councillor Rundbraaten	FOR
Reeve Hunter	FOR

CARRIED

241/24 Dutka

BE IT RESOLVED, that the beaver dam under the Eagle Bay Bridge be removed to the extent required to repair the bridge which is expected to be approximately eighteen inches and work shall continue to commence October 15, 2024.

CARRIED

242/24 Hunter

THAT, this meeting recess for lunch at 12:11pm.

CARRIED

Reeve Hunter called the meeting back to order at 12:45pm.

Foreman Toner departed the meeting at 12:51pm.

Minutes of Regular Meeting

243/24 Thibault

BE IT RESOLVED, that the Minutes of the Regular Meeting held on Wednesday August 7, 2024 be approved as read.

CARRIED

Statement of Financial Activities

244/24 Dutka

BE IT RESOLVED, that the Statement of Financial Activities as at August 31, 2024 be accepted as presented.

CARRIED

Bank Statement

245/24 Hawreschuk

BE IT RESOLVED, that the Bank Statement as at August 31, 2024 be accepted as presented.

CARRIED

Payroll Register

246/24 Dutka

BE IT RESOLVED, that Reference No. 000756 to 000775 and No. 900069 totaling \$43,773.69 as outlined in the Payroll Register (August 2024) attached to and forming part of these minutes, be accepted as presented.

CARRIED

Authorized Expenditure Report

247/24 Bacon

WHEREAS, August 7, 2024 EFT No. 2334 to 2349 were voided upon generation and immediately reissued as EFT No. 2350 to 2364.

BE IT RESOLVED, that the following authorized expenditures totaling \$63,736.26 as outlined in the Authorized Expenditure Report attached to and forming part of these minutes, be accepted as presented:

- Cheque No. 3737;
- EFT No. 2365 to 2366;
- Online Banking No. 2024-41 to 2024-47; and
- Automatic Withdrawal No. 2024-125 to 2024-141.

CARRIED

List of Accounts for Approval

248/24 Thibault

BE IT RESOLVED, that the following payments, totaling \$203,796.06, as outlined in the List of Accounts for Approval attached to and forming part of these minutes, be approved for payment:

- Cheque No. 3738 to 3769; and
- EFT No. 2367 to 2392.

CARRIED

Unpaid Taxes Report

249/24 Parsons

WHEREAS, total taxes outstanding as of August 31, 2024 are as follows:

- Current: \$965,353.67;
- Grant-In-Lieu: \$11,767.64; and
- Arrears and Interest: \$56,967.34.

BE IT RESOLVED, that the Unpaid Taxes Report be accepted as presented.

CARRIED

Staff/Council Reports

250/24 Dutka

BE IT RESOLVED, that the Precautionary Drinking Water Advisory (PDWA) be acknowledged as rescinded as of September 6, 2024 for the Special Service Area of Yellow Creek, SK.

CARRIED

Enforce Bill of Sale, Meskanaw Lot 14 Blk 4

251/24 Dutka

WHEREAS, tax title property of Lot 14, Block 4, Plan BF2794 in the Organized Hamlet of Meskanaw was sold to the current landowner in March, 2022 with the condition of the sale being that the existing dilapidated building be demolished and debris removed from the site by September 15, 2022 at the buyers expense.

WHEREAS, since the expiration of September 15, 2022 the RM has been communicating with the current landowner on the demolition plans, with all plans failing to materialize.

WHEREAS, as of the date of this meeting the dilapidated building remains standing with minimal exterior progress shown and the landowner has not obtained a demolition permit from the RM.

BE IT RESOLVED, that in accordance with the *Small Claims Enforcement Act*, Council authorizes Carson & Co to commence an action against Mr. Watson to enforce the contractual obligation of demolishing the dilapidated building on Lot 14, Block 4, Plan BF2794 in the Organized Hamlet of Meskanaw, SK.

CARRIED

Building Official Appointment (Revised List)

252/24 Rundbraaten

BE IT RESOLVED, that under the authority of Section 16 of the *Construction Codes Act*, the following revised list of Building Officials of *MuniCode Services Ltd.* be hereby appointed to the RM of Invergordon, No. 430 for the year 2024:

Clayton Meier – BOL332
Ryan Thiessen – BOL555
Shenah Cartier – BOL622
Clint Vargo – BOL798
Kelsey Rebryna – BOL818
Matthew Stepp – BOL807

CARRIED

Nemeth Parcel Consolidation

253/24 Parsons

WHEREAS, the landowner of four (4) adjacent properties in the Special Service Area of Yellow Creek has requested the approval to consolidate the parcels with ISC.

BE IT RESOLVED, that Council hereby authorizes the consolidation of Lot 13, Lot 14, Lot 15 and Lot 16 of Block 2 Plan CZ343 into one (1) legal parcel, with all fees and costs charged in accordance with ISC Services Policy GG-010.

CARRIED

Dull Parcel Consolidation

254/24 Parsons

WHEREAS, the landowner of four (4) adjacent properties in the Special Service Area of Yellow Creek has requested the approval to consolidate the parcels with ISC.

WHEREAS, said landowner also owns two (2) adjacent properties across the back-alley from the previous four properties and has requested they also be consolidated.

WHEREAS, properties must be adjoining without interruption in order to be legally consolidated.

BE IT RESOLVED, that Council hereby authorizes the consolidation of Lot 3, Lot 4, Lot 5 and Lot 6 of Block 2 Plan BF706 into one (1) legal parcel, with all fees and costs charged in accordance with ISC Services Policy GG-010.

AND THAT, Council authorizes the consolidation of Lot 7 and Lot 8 of Block 2 Plan BF706 into one (1) legal parcel, with all fees and costs charged in accordance with ISC Services Policy GG-010.

CARRIED

Suncor Consent to Access

255/24 Rundbraaten

WHEREAS, *SLR Consulting Canada Ltd.* has been retained by *Suncor Energy Products* to conduct borehole drilling and install groundwater monitoring wells on property owned by the RM adjacent to Suncor owned property in the Special Service Area of Yellow Creek.

WHEREAS, SLR is requesting consent to access the property and perform the work as required on Railway Avenue, Second Street and the back-alley between Block 11 Plan BW2629 and Block 11 Plan CZ343

BE IT RESOLVED, that the work as proposed on the Consent to Access and Perform Work Agreement dated August 28, 2024 be approved;

AND THAT, Administrator Beaulieu and Reeve Hunter be authorized to sign the agreement on behalf of the Municipality.

CARRIED

Canada Summer Jobs

256/24 Rundbraaten

WHEREAS, due to other employment, summer student Kaitlyn Cadrain has been unable to commence employment with the RM.

BE IT RESOLVED, that the RM of Invergordon withdraw their application to the Canada Summer Jobs grant for the year 2024.

CARRIED

Appoint Election Official

257/24 Rundbraaten

BE IT RESOLVED, that Eileen Orenchuk be appointed as an additional election official to facilitate the municipal general election and Invergordon Conservation and Development Area first election, both occurring on November 13, 2024 with advance polling on November 9, 2024.

CARRIED

CB
BHX

Loader

258/24 Dutka

WHEREAS, the EMSCO estimate for a 2024 HL960A Hyundai Loader was presented with a total cost of \$340,000 plus applicable taxes, and includes a monthly rental option of \$13,000 per month with a 85% conversion.

WHEREAS, the EMSCO estimate for a 2023 HL955A-XT Hyundai Loader was presented with a total cost of \$265,500 plus applicable taxes, and includes a monthly rental option of \$10,000 per month without conversion.

BE IT RESOLVED, that rental of the 2023 HL955A-XT Hyundai Loader (Serial Number HHKHWL50CL0000619) from EMSCO be authorized for the months of October, November and December 2024;

AND THAT, the RM commit to the purchase of this unit in January 2025 on the condition that the above rental charges be converted at a 90% rate towards the purchase price.


CARRIED

Adjourn


259/24 Hunter

BE IT RESOLVED, that this meeting be adjourned at 2:50pm.

CARRIED



Bruce Hunter
Reeve



Courtney Beaucheu
Administrator

cat