



MINUTES of the **Regular Meeting** of the City Council held on **Tuesday, October 3, 2023** in City Council Chambers at 1:30 PM

PRESENT:

Mayor	Blaine Hyggen
Deputy Mayor	Mark Campbell
Acting Mayor	John Middleton-Hope
Councillor	Ryan Parker
Councillor	Jeff Carlson
Councillor	Belinda Crowson
Councillor	Rajko Dodic
Councillor	Nick Paladino
Councillor	Jenn Schmidt-Rempel

OTHERS:

City Clerk	Bonnie Hilford
Legislative Services Assistant	Janessa Brown
Legislative Services Assistant	Elizabeth Thompson
City Manager	Lloyd Brierley
Director of Infrastructure Services	Joel Sanchez
Director of Community Services	Carly Kleisinger
Director of Corporate Services	Jason Elliot
Chief Financial Officer and Treasurer	Darrell Mathews
Director of Council and Community Relations	Travis Hillier
Director of Legal Services	Brian Loewen

1. ROLL CALL:

2. CALL TO ORDER:

2.1. Acknowledgment Statement

2.2. Recognitions

2.2.1 **Acting Mayor Middleton Hope, re: Appreciation to City of Edmonton for hosting Alberta Municipalities**

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2.2.2 **Councillor Crowson, re: October is small business month, Open House for the London Road parks plan at Fleetwood School, Sister of Spirit Vigil**

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2.2.3 **Councillor Parker, re: Welcome new pickleball courts, Thanks to Robin Harper and team for**



excellent work, Thank you to Royal LePage for donations

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2.2.4 Councillor Carlson, re: Shoutout to attendees at Alberta Municipalities in Edmonton, Reconciliation week and awards, Allied Arts Council Mayors Luncheon for business and arts, Congratulations to Fran Rude on the Joan Waterfield Memorial Award

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2.2.5 Councillor Schmidt-Rempel, re: Thank you to Chamber of Commerce for Luncheon, Congratulations to Blackfoot Family Lodge opening of Souring Hearts project.

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2.2.6 Mayor Hyggen, re: Jack De Heer received induction to the Dutch Hockey Hall of Fame, Burn Battle Tournament – Jack Addy Cancer Centre in Lethbridge

3. ADOPTION OF AGENDA:

Acting Mayor Middleton Hope:

BE IT RESOLVED THAT the Agenda of the Regular Meeting of City Council on October 3, 2023 be adopted with the following amendments:

- Addition – 14.3 – Proposed Urgent Business Matter - Alberta Coal Policy Submission (Verbal)
- Addition – 14.4 – Proposed Urgent Business Matter – Board, Commission and Committee Matter (Verbal)
- Addition - 4.4.10 – Proposed Urgent Business Matter – Affordable and Social Housing Capital Funding Request – Streets Alive Mission
- Addition - 4.4.11 – Proposed Urgent Business Matter – Affordable and Social Housing Capital Funding Request – Concept Investment Partners Ltd.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

4. CONSENT AGENDA:

Deputy Mayor Campbell:

BE IT RESOLVED THAT the minutes of the following Meeting of City Council be approved, and the Mayor and City Clerk be authorized to sign the same:



City Council Meeting – 09-19-2023;

FURTHER BE IT RESOLVED THAT City Council receive for information the Procurement Summary Report July 2023 and August 2023; and

FURTHER BE IT RESOLVED THAT City Council receive for information the Status of Directed Resolutions for 10-03-2023, with the following amendments:

THAT Council defer the date of return for the Reconciliation Lethbridge Advisory Committee – Terms of Reference from October 17, 2023 to November 14, 2023 through the Governance Standing Policy Committee prior to City Council; and

FURTHER BE IT RESOLVED THAT City Council approve the recommendations contained within the following Standing Policy Committee Reports:

4.4.1 Tourism Lethbridge 6-Month Update for 2023

BE IT RESOLVED THAT City Council receive the presentation and report as information.

4.4.2 Redeveloping City Council Travel Budget to Align with Advocacy Framework

BE IT RESOLVED THAT City Council direct the City Manager to:

Look at the historical purposes and costs of travel conducted by City Council which would help to redevelop and align the travel budget with the new Advocacy Framework and to bring back recommendations for a re-developed Council Travel Budget that is designed to promote City Council's strategic advocacy efforts as well as other Council travel to attend events including professional development, community support, etc. as part of the budget check-in process in November; and

Make improved reporting recommendations for City Council's travel budget and expenditures that aligns the reporting to the re-aligned Council Travel budget as part of the Annual Operating Budget Review in November

4.4.3 Targeted Redevelopment Incentive Policy Municipal Tax Cancellation – 311 8 Street South

BE IT RESOLVED THAT City Council approve a municipal tax cancellation for 311 8 Street South for a 5-year incentive period in alignment with the Targeted Redevelopment Incentive Policy (CC53).

4.4.4 Community Revitalization Levy Progress

BE IT RESOLVED THAT City Council receive the Community Revitalization Levy report as information.

4.4.5 School of Architecture, Planning and Landscape – Student Presentation

BE IT RESOLVED THAT City Council receive the University of Calgary's School of Architecture, Planning, and Landscaping report as information.

4.4.6 Southern Alberta Art Gallery (SAAG) Fee-For-Service and Lease Agreement (2023-2026)

BE IT RESOLVED THAT City Council:



Approve the Fee-for-Service and Lease Agreement between the City of Lethbridge and the Southern Alberta Art Gallery for 2023-2026; and Approve lease payments by SAAG to the City of Lethbridge in the amount of \$25.00 per year; and Authorize the Mayor and City Clerk to sign the Agreement.

4.4.7 Southern Alberta Ethnic Association (SAEA) Fee-For-Service and Lease Agreement (2023-2026)

BE IT RESOLVED THAT City Council:

Approve the Fee-for-Service and Lease Agreement between the City of Lethbridge and the Southern Alberta Ethnic Association; and Approve lease payments by SAEA to the City of Lethbridge in the amount of \$25.00 per year; and Authorize the Mayor and City Clerk to sign the Agreement.

4.4.8 Website Progress Update

BE IT RESOLVED THAT City Council receive the Website Progress Report as information.

4.4.9 Council Policy CC45

BE IT RESOLVED THAT City Council amend Policy CC45 – Real Estate Sales and Leases as set out in Option 1 of the CC45 Policy Amendment Report.

4.4.10 Affordable and Social Housing Capital Funding Request – Streets Alive Mission

***- Proposed Urgent Business Item – Oct 3, 2023
Must be added with 2/3 Vote***

4.4.11 Affordable and Social Housing Capital Funding Request – Concept Investment Partners Ltd.

***- Proposed Urgent Business Item – Oct 3, 2023
Must be added with 2/3 Vote***

FURTHER BE IT RESOLVED THAT City Council provide first reading to the following Bylaws:

- Bylaw 6415, 2024 Water Rates; and
- Bylaw 6416, 2024 Wastewater Rates

Prior to the vote on the main motion, Councillor Dodic requested that item 4.4.10 - Affordable and Social Housing Capital Funding Request – Streets Alive Mission be removed from the Consent Agenda and moved to the Committee Submission Section of this Agenda as item 8.1 respectively.

Prior to the vote on the main motion, Mayor Hyggen requested that item 4.4.11 - Affordable and Social Housing Capital Funding Request – Concept Investment Partners Ltd. be removed from the Consent Agenda and moved to the Committee Submission Section of this Agenda as item 8.2 respectively.

Acting Mayor Middleton-Hope:

BE IT RESOLVED THAT the minutes of the following Meeting of City Council be approved, and the Mayor and City Clerk be authorized to sign the same:



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FURTHER BE IT RESOLVED THAT City Council receive for information the Status of Directed Resolutions for 10-03-2023, with the following amendments:

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Approve lease payments by SAAG to the City of Lethbridge in the amount of \$25.00 per year; and
Authorize the Mayor and City Clerk to sign the Agreement.

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BE IT RESOLVED THAT City Council:

Approve the Fee-for-Service and Lease Agreement between the City of Lethbridge and the Southern Alberta Ethnic Association; and
Approve lease payments by SAEA to the City of Lethbridge in the amount of \$25.00 per year; and
Authorize the Mayor and City Clerk to sign the Agreement.

4.4.8 Website Progress Update

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4.4.9 Council Policy CC45

BE IT RESOLVED THAT City Council amend Policy CC45 – Real Estate Sales and Leases as set out in Option 1 of the CC45 Policy Amendment Report.

FURTHER BE IT RESOLVED THAT City Council provide first reading to the following Bylaws:

- Bylaw 6415, 2024 Water Rates; and
- Bylaw 6416, 2024 Wastewater Rates

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

5. PRESENTATIONS:

6. OFFICIAL BUSINESS:

6.1. City Hall 101 - Learning Opportunities for the Public

Councillor Crowson:

WHEREAS a municipal government such as the City of Lethbridge is responsible for a wide range of vital services that respond to, and serve, the needs of the residents of Lethbridge; and

WHEREAS helping residents understand the organizational structure, purpose, operations, and decision-making process of the City of Lethbridge can help foster better communication between the City and encourage community members to become more actively involved in the community; and



WHEREAS helping residents understand the operations of the City of Lethbridge may have other potential benefits such as encouraging more people to vote and to participate in civic matters.

THEREFORE, BE IT RESOLVED THAT City Council direct the City Manager to: Draft a report, including costs, for a potential Lethbridge City Hall 101 program similar to the municipalities of [Frisco, Texas](#), [Puyallup, WA](#), [Calgary, AB](#), [CityHive \(Vancouver and area\)](#), which could include guided tours of City Hall and other mechanisms for sharing information on educating the public on city operations; and

Pilot a guided tour for the public, similar to what is offered to the schools for the Grade 6 curriculum, to provide feedback on whether or not there is interest from the public for future ongoing programs.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

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6.2. Development Incentive Program

Deputy Mayor Campbell assumed the Chair.

Mayor Hyggen:

WHEREAS Council is committed to encouraging and attracting new development and businesses (including new construction, business revitalization, redevelopment or expansion) to the City of Lethbridge to promote investment for the general benefit of the municipality; and

WHEREAS the City of Lethbridge has some specific incentive mechanisms in place such as the Targeted Redevelopment Incentive Program (TRIP) (limited to the Urban Core and/or classified as brownfield property) and the Industrial Municipal Tax Incentive Program; and

WHEREAS many Alberta municipalities have a robust incentive policy or bylaw, which may result in the City of Lethbridge not being as competitive to new development and investment; and

WHEREAS the Municipal Government Act s.364.2 permits municipalities to pass a bylaw deferring or exempting non-residential property from taxation for the purpose of development or revitalization of properties or for the general benefit of the municipality.

THEREFORE, BE IT RESOLVED THAT Council direct the City Manager to:

Draft a report for the Economic Standing Policy Committee to consider, by Q3 2024, that includes a program with a comprehensive, fair, consistent, and broad approach of all incentives for new development or businesses, as well as revitalization, redevelopment or expansion of existing development or businesses in the City of Lethbridge designed to provide a long-term benefit to the community by creating economic stimulus and support investment; and



Provide regular updates and check-ins to the Economic Standing Policy Committee on the status and progress of the Development Incentive Program up until Q3 2024, when the final Development Incentive Program is presented for consideration.

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6.3. Support for Regional Water and Wastewater Alberta Community Partnership Grant

Mayor Hyggen:

WHEREAS the City of Lethbridge Municipal Development Plan guides our community's long-term growth and identifies six desired outcomes, including one that envisions Lethbridge is a city that supports the region; and

WHEREAS Lethbridge is a regional hub for water and wastewater treatment and provides these essential services to more than **133,064** southern Albertans in the city and surrounding region, including Lethbridge County, Coalhurst, Coaldale, Diamond City, Monarch, Picture Butte, Iron Springs, Turin and Chin as well as commercial, industrial and agri-food processing customers; and

WHEREAS the City of Lethbridge is committed to regional collaboration and recognizes that it is in the mutual interests of all communities in the southern Alberta region to work together in the pursuit of regional economic development; and

WHEREAS it is fiscally responsible to invest in the maintenance and expansion of existing municipal infrastructure to meet the growing needs of the communities and industries it serves; and

WHEREAS Lethbridge's municipal water and wastewater treatment systems require substantial capital upgrades and expansion to meet anticipated near-term and long-term growth in regional and industrial demands, which would facilitate economic development in the city and region, and

WHEREAS there is a shared desire at the provincial and municipal levels to develop the corridor along Highway 3 between Lethbridge and Medicine Hat as a global hub for agri-food processing facilities; and

WHEREAS two separate applications will be submitted, on behalf of municipalities along the Highway 3 corridor, to the Alberta Community Partnership (ACP) grant program to fund high-level servicing analyses of potable water and wastewater infrastructure along this corridor; and

WHEREAS the Town of Coaldale has agreed to serve as the managing partner (i.e. the applicant) for the ACP grant application related to the potable water servicing analysis, and the Town of Taber has agreed to serve as the managing partner (i.e. applicant) for the ACP grant application related to the wastewater servicing analysis; and

WHEREAS the City of Lethbridge is prepared to act as the technical lead on both applications regarding analysis of the Lethbridge region and existing regional customers; and



THEREFORE, BE IT RESOLVED THAT the mayor be authorized to provide a letter of support on behalf of City Council to the Town of Coaldale and to the Town of Taber for each ACP grant application.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Acting Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

Mayor Hyggen assumed the Chair.

7. BYLAWS:

7.1. Bylaws for 2nd and 3rd Reading

7.1.1 Bylaw 6418 Amending Bylaw 6250 Procedure Bylaw

Councillor Crowson:

BE IT RESOLVED THAT Bylaw 6418 – Amendment to Bylaw 6250 – The Procedure Bylaw be given second reading.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

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Councillor Crowson:

BE IT RESOLVED THAT Bylaw 6418 – Amendment to Bylaw 6250 – The Procedure Bylaw be given third reading and the Mayor and City Clerk be authorized to sign and seal the same.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

8. COMMITTEE SUBMISSIONS:

8.1. Affordable and Social Capital Funding Request – Streets Alive Mission

Councillor Dodic:

BE IT RESOLVED THAT the Economic Standing Policy Committee recommends that City Council:



1. Provide \$560,000 of funding to the Streets Alive Mission for the Supportive Recovery Housing project located at 925 – 15 Street South, conditional to the securement of at least \$560,000 provincial or federal funding as well as the securement of the balance of project funding on or before December 31, 2024, and the successful acquisition of a development permit for the project; and
2. Provide the funding subject to the execution of the City’s third-party contribution agreement in a form with terms and conditions satisfactory to the City Manager; and
3. Authorize the City Manager and City Clerk

Opposed: Mayor Hyggen, Councillor Dodic

In Favour: Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

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8.2. Affordable and Social Housing Capital Funding Request – Concept Investment Partners Ltd.

Councillor Crowson:

BE IT RESOLVED THAT the Economic Standing Policy Committee recommends that Council:

1. Provide \$1,295,000 of funding to Concept Investment Partners Ltd. for the Affordable Housing project located at 1730 – 10 Avenue South, conditional to the securement of at least \$1,295,000 provincial and federal funding as well as the securement of the balance of project funding on or before December 31, 2024, and the successful acquisition of a development permit for the project; and
2. Provide the funding subject to the execution of the City’s third-party contribution agreement in a form with terms and conditions satisfactory to the City Manager; and
3. Authorize the City Manager and City Clerk to sign the Agreement.

Opposed: Mayor Hyggen

In Favour: Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Paladino, Councillor Schmidt-Rempel, Councillor Dodic

----- **CARRIED**

9. ADMINISTRATION PRESENTATIONS:

10. ADMINISTRATION SUBMISSIONS:

11. ADMINISTRATIVE INQUIRIES AND RESPONSES:



11.1. Lethbridge Transit Day Pass

11.2. Permitting Process for Combined Properties

11.3. Timing of Construction Projects

12. CITY COUNCIL UPDATES:

13. PUBLIC HEARING:

14. CONFIDENTIAL REPORTS:

Councillor Carlson:

BE IT RESOLVED THAT we do now enter a Closed Meeting at 12:51 P.M. to discuss confidential matters with respect to items 14.1, 14.2, 14.3 and 14.4 as per Sections 16 (Business Interests of a Third Party), 21 (Harmful to Intergovernmental Relations) and 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

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Councillor Carlson:

BE IT RESOLVED THAT we do now adjourn the Closed Meeting at 4:26 P.M.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

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14.1. Community Partner Meeting Update (FOIP Sections 16, 21 and 24)

(City Manager, City Clerk, Director of Infrastructure Services, Director of Corporate Services, Director of Legal Services, Chief Financial Officer and Treasurer, Director of Community Services, Director of Community and Council Relations)

Councillor Carlson:

BE IT RESOLVED THAT City Council direct that the closed meeting presentations and discussions with respect to the Community Partner Meeting Update (Verbal) remain confidential pursuant to Sections 16 (Business Interests of a Third Party), 21 (Harmful to Intergovernmental Relations) and 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.



In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

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14.2. Park Place Lease Agreement (FOIP Sections 16 and 24)

(City Manager, City Clerk, Director of Infrastructure Services, Director of Corporate Services, Director of Legal Services, Chief Financial Officer and Treasurer, Director of Community Services, Director of Community and Council Relations)

Councillor Paladino:

BE IT RESOLVED THAT City Council direct that administration proceed with the confidential recommendation provided in the closed meeting presentations and discussions, with respect to the Park Place Lease Agreement remain confidential pursuant to Sections 16 (Business Interests of a Third Party) and 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

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14.3. Alberta Coal Policy Submission (FOIP Sections 21 and 24)

(City Manager, City Clerk, Director of Infrastructure Services, Director of Corporate Services, Director of Legal Services, Chief Financial Officer and Treasurer, Director of Community Services, Director of Community and Council Relations)

Councillor Campbell:

BE IT RESOLVED THAT the Mayor, on behalf of Council, write another letter to AER and include the previous letter sent with the same concerns; and

FURTHER BE IT RESOLVED THAT City Council direct that the closed meeting presentations and discussions with respect to the Alberta Coal Policy Submission remain confidential pursuant to Section 21 (Harmful to Intergovernmental Relations) and 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

Absent: Councillor Parker, Councillor Crowson, Councillor Paladino

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Deputy Mayor Campbell, Councillor Carlson, Councillor Dodic, Councillor Schmidt-Rempel

----- **CARRIED**

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14.4. Board, Commission and Committee Matter (FOIP Section 24)



(City Manager, City Clerk, Director of Infrastructure Services, Director of Corporate Services, Director of Legal Services, Chief Financial Officer and Treasurer, Director of Community Services, Director of Community and Council Relations)

Councillor Crowson:

BE IT RESOLVED THAT City Council authorize the Mayor to write a letter on behalf of Council regarding the confidential recommendation discussed in Closed Session; and

FURTHER BE IT RESOLVED THAT City Council direct that the closed meeting presentations and discussions with respect to the Board, Commission and Committee Matter remain confidential pursuant to Sections 24 (Advice from Officials) of the *Freedom of Information and Protection of Privacy Act*.

In Favour: Mayor Hyggen, Acting Mayor Middleton-Hope, Councillor Parker, Deputy Mayor Campbell, Councillor Carlson, Councillor Crowson, Councillor Dodic, Councillor Paladino, Councillor Schmidt-Rempel

----- **CARRIED**

15. CITY COUNCIL NOTICES OF MOTION:

16. ADJOURNMENT:

Mayor Hyggen declared the meeting adjourned at 4:37 P.M.

Mayor

City Clerk