

MINUTES OF THE SPECIAL MEETING  
OF THE COUNCIL OF THE VILLAGE OF LONGVIEW  
In the Province of Alberta, held on Sunday, May 5, 2024  
Held in Longview Council Chambers at 2:00 p.m.

**PRESENT**

Mayor Lyons  
Deputy Mayor Penner  
Councilor Klassen

Chief Administrative Officer Roy Tutschek

The meeting was moved to the community hall to accommodate  
The number of attendees.

**PUBLIC IN  
ATTENDANCE**

18 public in attendance.

**CALL TO ORDER**

Mayor Lyons called the Meeting to order at 2:05 p.m.

**AGENDA**

Resolution 082-24

**MOVED** by Councilor Klassen that the agenda be accepted as  
presented.

**CARRIED**

**COMMUNITY HALL  
RENOVATIONS  
PROJECT**

Ivor McCorquindale and Kirk Davis presented community hall  
updates and a prioritized priced list of renovations required.  
Council discussed the MOU.

Resolution 083-24

**MOVED** by Deputy Mayor Penner that the Village sign the  
community hall renovation MOU with the Longview Seniors as  
partners. Also, that the Village work with the Seniors  
representatives to complete the FCC 25k grant due by May 15,  
2024.

**CARRIED**

**MOUNTAIN VIEW  
PLACE  
INFRASTRUCTURE  
PROJECT, REVISED  
MPE COST  
ESTIMATE**

Resolution 084-24

**MOVED** by Mayor Lyons that MPE is approved to award the  
Mountain View Place sewer, water replacement project to Blackie  
Site Works, and commence the project work in the Village of  
Longview.

**CARRIED**

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**QUESTION PERIOD**

Dave Marshall.

-Transparency community. I appreciate the seniors taking the lead. Project \$270k half annual Village Property Tax.

-Reluctance go out for tender, not acceptable in any jurisdiction.

-Seniors proponents did not present clear, full scope of work. Community project, need comprehensive scope of work, if going out to bid.

Mayor Lyons.

-I believe you were not at last meeting.

-Seniors did try to get multiple quotes, they have put in the work, due diligence to try get other quotes. The Hall does need to be repaired.

-There was a letter from a local contractor this week - they had to turn down a bid, too busy.

-Don't want to delay and miss grant opportunities, so it does not come out of taxpayer's pockets.

Dave Marshall.

-The issue with getting other contractors is there is no scope of work, contractors have no interest in bidding on the unknown.

-If have full detail scope of work, can go to Construction Association for an open tender.

-If have only one contractor, at their mercy, can face ballooning costs.

-Community should know why you would spend 270k on reno when replacement cost is \$400k? 70 yr old building, need a lot of justification to renovate vs. rebuild.

Mayor Lyons

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-If contractor was interested, they would come and inspect, would they not?

Dave Marshall.

-No, they would not. Contractors are interested in a set of drawings they can bid, not just listen to verbal.

Mayor Lyons.

-As stated last meeting Council is satisfied the seniors have put in the work, due diligence, to try get as many quotes as they could.

Dave Marshall.

-Are there expert reports or are these just opinions?

-Has an engineer been involved and you have signed sealed engineering reports?

-Those reports should be made public.

-I don't think there is an engineering report.

-An engineering report has to have rationale for the report: For example, is this building structurally sound?

-Has that been done? If you don't have signed sealed engineering report, then you don't have an engineering report.

Mayor Lyons.

-I believe so.

Marj Bird.

-Mayor, you cut Dave Marshall off and you could not answer him.

Mayor Lyons.

-I said thank you.

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Marj Bird.

-Dave Marshall has a good question and I want a copy of that too.

Every tax payer is a shareholder and has a right to see everything unless under FOIP.

If you can't say you have seen such report, then you have not seen such report.

That in my opinion is wrong.

Mayor Lyons.

-Thank you.

Peter MacKenzie.

-In order to get a price on any project you have to have a set of working drawings, then can move to tender and get several contractors, with this, costs are a guessing game.

Mayor Lyons.

-In last meeting the seniors representatives asked if anyone would help get more quotes. No one can give a bid without proper drawings.

-I understand there was an engineer

Kathie Selbee.

-I believe the Village has a procurement Bylaw - everything over \$5k has to go out for tender. Camp kitchen needed 3 quotes.

-4 bids to do mountain view place, it is not enough to have one quote, need a set of engineer drawings. Post on Village website if you have it, needs to be stamped, sealed.

Mayor Lyons.

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-This has been repeated.

-Mayor asked CAO to find out if Seniors representatives have an engineering report (signed stamped sealed)?

Marj Bird.

-Kirk is the one in contact with the Engineer, he should be able to answer. Council is ignoring.

Mayor Lyons.

-We are not going to point fingers, Council will look into it and get those answers for you.

An attendee.

-MOU, my understanding it would be discussed at the next meeting - CAO would present dollar amount of reserves available.

Mayor Lyons.

-Dollar amount of reserves was presented - \$59k.

An attendee.

-And a prioritized list would be presented.

Mayor Lyons.

-It was presented today and is still being worked on.

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**CLOSED MEETING**

Resolution 085-24 **MOVED** by Deputy Mayor Penner to go into closed meeting at 3:01 pm. **FOIP** section 24(1)(c), contract negotiations regarding Morrison Rd. right of way frontage lands. **CARRIED**

Resolution 086-24 **MOVED** by Mayor Lyons to come out of closed meeting at 4:26 pm. **CARRIED**

12 residents waiting to re-enter the meeting.

Resolution 087-24 **MOVED** by Mayor Lyons that Council obtain legal advice regarding Morrison Rd. right of way frontage lands. Also, remove discussion of this for the remainder of today's Special Council meeting. **CARRIED**

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**PUBLIC  
ENGAGEMENT  
PLANNING**

Deputy Mayor Penner.

-Getting closer to having a bylaw ready to go out to all rate payers.

Do further edits animal control bylaw.

Mayor Lyons.

-Did not get through all edits.

Deputy Mayor Penner.

-Now with removing explanations, streamlining for ratepayers.

Mayor Lyons.

-Keep some questionnaire info about cats eg, enforcement difficulties.

-Questionnaire will ask if alternative questions

Deputy Mayor Penner.

-Can submit questionnaires before or on the day of the public engagement (PE) to be tallied.

-Can put questions online and or at the public event.

-Discuss the PE dates now?

-PE date: June 19.

CAO.

-Is there going to be door to door and or mail out? We need to land this because it dictates how much time and is there a space needed after the notice to compile – I am hearing no, because its all going to be just come to the event.

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Deputy Mayor Penner.

-I think there is some leeway, correct me if I m wrong, people can submit questionnaires before the PE date, hardcopy to the office or online email to the Village Website?

Mayor Lyons.

-At the PE, publish questions received from residents early.

-Deputy Mayor Penner.

-Submit early - provide the date.

-Can people advise on the day of PE?

Mayor Lyons.

-We encourage submit early.

Deputy Mayor Penner.

-Final tabulations on PE day to the extent possible.

-PE date is final deadline.

-On the questionnaire, ask if other questions.

CAO.

-Need deadline a week before PE, to allow compilation

CAO.

-Is it door to door or mail, its key to know this.

Deputy Mayor Penner.

-It is key to know that - door to door to be sure to get it to everybody.



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CAO.

-I am understanding door to door would be more comprehensive, sorry its a lot more work.

Mayor Lyons.

-There was a question before – is it mandatory to be mailed out? It can be either mailed out or door to door. If it had to be mailed out it was redundant to go door to door, but if its either-or, I am ok going door to door, leave the questionnaire tucked in their door or something like that.

CAO.

-I will confirm with legal door to door is ok. If also needs be mail out then we can adjust.

-However, my understanding at this point is: door to door or mail out is ok, MGA says mail, but in further talks with legal, it can be door to door or mail out.

Deputy Mayor Penner. This raises the question, not every house in the Village is a rate payer. We have rentals.

Councilor Klassen, they still have animals.

Mayor Lyons.

-They are still voting members – so whether or not they are renters, we drop a questionnaire off so they get a voice.

CAO.

-I will get back very shortly, confirming with legal. For now, door to door is acceptable, it is better all the way around except more work.

Mayor Lyons.

– Can do the door to door in one day.

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Deputy Mayor Penner.

-We had talked of door-to-door May 26 – 28, deadline for questionnaires to Office June 13, 2024, to start the tabulation. CAO, does this work?

CAO.

-May 29 would be the (Wester Wheel) official start of the 3-week notice. Plus, one week, tally.

Mayor Lyons.

– 3 weeks May 29 to June 19 PE is enough.

CAO – to summarize, this is a non-statutory public engagement. MGA says 2 weeks' notice. The Village will give official newspaper notice, 3 weeks, starting Wednesday May 29, 2024. Door to Door notice start will be a few days earlier, May 26, 2024. The Public engagement will be June 19, 2024. there will be an unofficial cut off June 13 for any advance questionnaire responses. Location, the community hall. June 19, 2024, 7 – 9 pm, and the plan is for an in-person forum with Council, resident comments, 5 minutes maximum, to allow as many as possible to comment.

Deputy Mayor Penner.

-All 3 week notice information must be ready by May 26.

CAO.

– Western Wheel, need all notice info ready the Friday before Wednesday 29, 2024.

Deputy Mayor Penner.

-Do we want another meeting to finalize the questionnaire?

CAO.

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-Looks that, even though May 21, 2024 Regular Council meeting is very full, 30 minutes should be enough to finalize the questionnaire if everyone able to do prep. in advance.

**ADJOURNMENT**  
Resolution 088-24

**MOVED** by Mayor Lyons to adjourn the meeting at 4:58 p.m.

**CARRIED**

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
CAO

