

MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, OCTOBER 21, 2014 IN THE MUNICIPAL OFFICE
COUNCIL CHAMBERS

Present:

Mayor Dick Richards

Councillors D. Bachman, W. Brown, M. Fischer, S. Nolls &
K. Sernecky

CAO G. Switenky
Assistant CAO S. Gerlitz

Press (2)

Absent:

Councillor A. Campbell

Call to Order:

Mayor D. Richards called the meeting to order at 6:32 p.m.

1/2. **Agenda Additions/Approval:**

Motion 14:10:15

Moved by Councillor Bachman to approve the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held October 7, 2014

Motion 14:10:16

Moved by Councillor Fischer that the Minutes of the Regular Meeting of Council held on October 7, 2014 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the October 7, 2014 Meeting Minutes

None

(c) Minutes of the Committee Meeting held October 14, 2014

Motion 14:10:17

Moved by Councillor Brown that the Minutes of the Committee Meeting held on October 14, 2014 be approved as presented.

MOTION CARRIED
Unanimous

(d) Business Arising from the October 14, 2014 Committee Meeting Minutes

None

4. **Citizen's Forum:**

(a) No one was present at the Citizen's Forum

5. **Delegations:**

(a) None

6. **Administration:**

(a) Committee Recommendation re: Library Lease

CAO G. Switenky advised that the lease with the Stettler & District Library Board expired on August 31, 2014.

In September 2013 the Town began a significant renovation to the Stettler Recreation Centre, including the expansion of the Stettler Public Library. Following the renovations, the new footprint of the Stettler Public Library has increased from 4,883 sq. ft. to approximately 6,777 sq.ft. The rate remains at \$6.19 per sq. ft./year.

Motion 14:10:18

Moved by Councillor Bachman that the Town of Stettler Council approve entering into a new five-year Lease Agreement with the Stettler & District Library Board for the Library's current area within the Stettler Recreation Centre (6,777 sq. ft.) for \$42,000 per annum, subject to the said Lease containing substantively the same conditions as the prior (expired) lease.

MOTION CARRIED
Unanimous

(b) Update re: Strategic Plan Review

CAO G. Switenky reviewed the Town's 2014 Strategic Plan and updated Council with respect to the actions/results achieved to date on a goal by goal basis.

Discussion ensued regarding various areas of progress to date.

It was noted that this update is presented to Council for information purposes on a regular/quarterly basis.

Motion 14:10:19

Moved by Councillor Nolls that Town Council approve the Strategic Plan Review as presented.

MOTION CARRIED
Unanimous

(c) Request for Subdivision re: 2014-05

CAO G. Switenky advised that the applicant (1143470 Alberta Ltd.) is proposing to subdivide two (2) Highway Commercial Parcels to be subdivided from the existing parcel located at 4818-62 Street on lands located on Lot 4, Block C, Plan 802 0403.

CAO G. Switenky explained that Administration has assessed this proposal against the Town of Stettler Land Use Bylaw 2018-11, the Town of Stettler Municipal Development Plan and the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.

Motion 14:10:20

Moved by Councillor Fischer that the Town of Stettler Council approve Subdivision Application 2014-05 as presented.

That the application to create two (2) Highway Commercial lots as shown on the Tentative Plan of Subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Section 7 of the Subdivision and Development Regulations and having considered adjacent landowner(s) submissions, it is recommended that the application be approved as per Tentative Plan for the following reasons:

1. That the application is consistent with Section 7 of the Subdivision and Development Regulations.

2. The application is consistent with the policies of the Municipal Development Plan, and
3. The application is consistent with the Land Use Bylaw 2018-11.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act.
2. All outstanding Property Taxes to be paid to the Town of Stettler as per Section 654 (1) (d) of the Municipal Government Act.
3. The owner/applicant shall only provide a road right of way along the south side of the east lot to create legal access to the west lot.
4. The owner/applicant must ensure that any development complies with the terms of the Highway Commercial and Industrial Design Guidelines.

MOTION CARRIED
Unanimous

- (d) Memo re: Red Deer River Watershed Alliance Funding Request 2015

CAO G. Switenky advised that in 2014 the Town of Stettler contributed an annual financial contribution to the Red Deer River Watershed Alliance. As attached the Red Deer River Watershed Alliance is again requesting an annual financial contribution.

CAO G. Switenky advised that this Alliance works cooperatively with the Red Deer River Municipal Users Group of which the Town of Stettler is also a member.

The Town is very pleased that their annual membership assists in promoting a healthy watershed which helps ensure a healthy water supply for Stettler and area.

Motion 14:10:21

Moved by Councillor Brown that the Town of Stettler Council approve the 2015 funding request to the Red Deer River Watershed Alliance in the amount of \$2,874.00. (5748 X \$.50 per capita).

MOTION CARRIED
Unanimous

- (e) Memo re: Award of Water Reservoir Lining Tender

CAO G. Switenky advised that Town Council approved 2014 capital budget of \$175,000 to seal the Town water reservoir. Project includes installing an HDPE liner in the existing water reservoir to eliminate the leakage that is occurring through the cracks in the floor. The capital budget included installing baffle walls to improve circulation, however through the design process; Administration found the use of a mixer will provide better circulation in times of low water use. Town Administration will be managing the design, contract and construction to eliminate engineering consultant fees.

Tenders:

The following tender was received on October 17th. All prices exclude GST.

- Knibb Developments Ltd. \$150,000

Knibb has successfully completed several geomembrane liners for water reservoirs in Alberta and has great references. Knibb Developments is also the contractor completing the inlet pipe repairs at the water treatment plant and is very familiar with municipal potable water systems.

Administration respectfully recommends that Town of Stettler Council award the water reservoir lining tender to Knibb Developments Ltd. in the amount of \$150,000. The remaining \$25,000 of funding will be used to purchase a mixer for the reservoir with the installation by Knibb Developments Ltd. Total project cost is expected to be \$175,000 to be paid for by Federal Gas Tax Funding.

Motion 14:10:22

Moved by Councillor Nollis that the Town of Stettler Council award the water reservoir lining tender to Knibb Developments Ltd. in the amount of \$150,000. The remaining \$25,000 of funding will be used to purchase a mixer for the reservoir with the installation by Knibb Developments Ltd. Total project cost is expected to be \$175,000 to be paid for by Federal Gas Tax Funding.

MOTION CARRIED
Unanimous

- (f) Memo re: Development of Future Park Area in Meadowlands

CAO G. Switenky advised that Town of Stettler Council discussed this item at their regular Council Meeting back in May 15, 2012.

There is an airport flyover area identified in the southwest corner of the quarter section developed as Meadowlands by the Park. Discussions have occurred within Administration on how to best develop the southwest corner of this land.

CAO G. Switenky reviewed the process to date.

In 2012 Council approved and directed Administration to proceed with finalizing a balanced grading plan for the remainder of the quarter section at a cost of \$5,100.

Step 1. Tagish Engineering has reviewed the existing grading plan for Meadowlands by the Park to ensure the plan will still work with the existing development. Topographic survey of the site has been completed. A finalized balanced grading plan for the remaining quarter section is completed.

Step 2. Rather than having another flat park area in Stettler, Town Staff and Tagish Engineering have designed rolling hill contours with winding paths and natural areas. A much needed second off leash Dog Park and parking area are included in the plan.

Potential tree plantings and riparian areas, similar to the features experienced naturally around Stettler have been incorporated. Pathway connections to existing and future residential developments have been considered.

Step 3. Because of the rolling hill design additional fill can be used to develop the park without requiring heavy equipment to move fill from one location to the next. Public Works has begun disposing of extra fill accumulation on the site according to the plan. Grading can be ongoing within operational budget.

Motion 14:10:24

Moved by Councillor Sernecky that the Town of Stettler Council accept the design plan for the airport fly zone parklands, allowing internal work to begin in order to have contoured park features.

MOTION CARRIED
Unanimous

(g) Bank Reconciliation as of September 30, 2014

Motion 14:10:25

Moved by Councillor Bachman that the Town of Stettler Council accept the Bank Reconciliation as of September 30, 2014 as presented.

MOTION CARRIED
Unanimous

(h) Accounts Payable in the amount of \$566,098.82

Motion 14:10:26

Moved by Councillor Brown that Accounts Payable in the amounts of \$169,810.82, \$30,000.00, \$308,275.50 & \$58,012.50 for the period ending October 17, 2014 for a total amount of \$566,098.82 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. Council:

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Oct 10 - Town Office cheques & Committee Agenda.
- Oct 14 - Committee of the Whole Meeting.
- Oct 16 - Meeting with Mayor Steve Christle, AUMA Director, Cities up to 500,000 re: MSI Funding & International Cooperation.
- Oct 17 - Town Office cheques & Council Agenda.
- Stettler Elementary Leadership Awards Fundraising Results & Pig Auction.

(b) Councillor Bachman

- Oct 8 - Pheasant Festival set up.
- Oct 10 - MPC Meeting.
- Oct 14 - Committee of the Whole Meeting.
- Oct 15 - Library Board Meeting.
- Oct 17 - Pheasant Festival Banquet.

(c) Councillor Brown

- Oct 10 - MPC Meeting.
- Health Enhancement Advisory Committee.
- Oct 14 - Committee of the Whole Meeting.
- Oct 15 - New Physician Mixer.
- Oct 20 - FCSS Meeting.

(d) Councillor Campbell

- No report – absent from meeting.

(e) Councillor Fischer

- Oct 13 - Forwarded some concerns to Administration.
- Oct 14 - Committee of the Whole Meeting.
- Oct 15 - Welcome reception for new doctor, Dr. Bailey.

(f) Councillor Nolls

- Oct 10 - MPC Meeting.
- Oct 14 - Committee of the Whole Meeting.
- Oct 15 - Attended mixer for the new doctor and his spouse.
- Oct 20 - Museum Meeting.
- Oct 21 - Board of Trade Meeting.

(g) Councillor Sernecky

- Oct 10 - Health Enhancement Advisory Committee.
- Oct 14 - Met with new doctor to discuss incentives and answer any questions or concerns.
- Committee of the Whole Meeting.
- Oct 15 - Toured new doctor's spouse around Stettler.
- Attended mixer for new doctor, Dr. Bailey.

8. Minutes: (a) None

9. Public Hearing: (a) None

10. Bylaws: (a) None

11. Correspondence: (a) Member Notices – Dutch Success: Lessons in Waste Management from the Netherlands

Motion 14:10:27

Moved by Councillor Nolls that correspondence item 11(a) be accepted for information.

MOTION CARRIED
Unanimous

12. Items Added: (a) None

13. In-Camera Session: (a) Land Matter

(b) Personnel Matter

Motion 14:10:28

Moved by Councillor Bachman that the Town of Stettler Council proceed into an In-Camera Session with the CAO and Assistant CAO present to discuss the In-Camera items.

MOTION CARRIED
Unanimous at 7:20 p.m.

Motion 14:10:29

Moved by Councillor Sernecky that the Town of Stettler Council return to the regular meeting.

MOTION CARRIED

Unanimous at 8:15 p.m.

Motion 14:10:30

Moved by Councillor Bachman that the Town of Stettler Council decline the request for a reduced price for Lot 10, Block 17, Plan 062 6396 and uphold the current Town of Stettler pricing, and further a full refund be offered to the applicant.

MOTION CARRIED

Unanimous

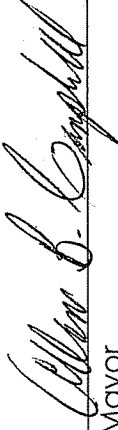
14. **Adjournment:**

Motion 14:10:31

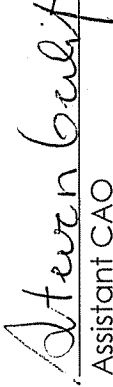
Moved by Councillor Fischer that this regular meeting of the Town of Stettler Council be adjourned.

MOTION CARRIED

Unanimous at 8:16 p.m.



Mayor



Assistant CAO