

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, JUNE 5, 2007 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:** Mayor J. Hunter  
  
Councillors A. Campbell, S. Hurley, G. Majeran, R. Peeples, D. Richards & L. Thorogood  
  
Town Manager R. Stoutenberg  
Director of Finance & Administration G. Switenky  
  
Press (2)

**Absent:** None

**Call to Order:** Mayor J. Hunter called the meeting to order at 6:30 p.m.

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

**Motion 07:06:01** Moved by Councillor Hurley to approve the agenda as presented with the following additions:

- 12(a) Golf Course
- 12(b) Ambulance Collective Agreement
- 13(c) In-Camera re: Personnel Matter FCSS

MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

- (a) Minutes of the Regular Meeting of Council held May 15, 2007

**Motion 07:06:02** Moved by Councillor Majeran that the Minutes of the Regular Meeting of Council held on May 15, 2007 be approved as presented.

MOTION CARRIED  
Unanimous

- (b) Business Arising from the May 15, 2007 Minutes

None

4. **Citizen's Forum:** (a) No one was present at the Citizen's Forum

5. **Delegations:** (a) None

6. **Administration:** (a) Request for Subdivision re: Hagen Homes

Town Manager, R. Stoutenberg advised that the applicant (Hagen Homes) is proposing to create two lots to accommodate a duplex on Part of Block 1, Plan 1800U. The proposed subdivision is located at 5708 – 50<sup>th</sup> Avenue (across from the A-Lift Station).

The development of a duplex on this site received Municipal Planning Commission approval, with relaxations on October 4<sup>th</sup>, 2006. A subdivision is required in order to create separate titles for individual ownership of each side.

It was identified that a dirt pile on/near the property may possibly create sightline issues with traffic from 58<sup>th</sup> Avenue. Town Manager, R. Stoutenberg responded that this safety concern will be addressed with this local developer.

**Motion 07:06:03**

Moved by Councillor Richards that Subdivision Application 2007-06 from Hagen Homes to create two (2) lots to accommodate a duplex on Part of Block 1, Plan 1800U 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 the Town of Stettler Council approves Subdivision Application 2007-06 as per the 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 Municipal Development Plan.
3. No Municipal reserves are owing.

And further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the Town of Stettler Council approves Application 2007-06 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. That the developer supplies appropriate municipal services to each new parcel being created to the satisfaction of the Town of Stettler's Public Works Department.
3. That any outstanding property taxes on the land being subdivided are paid or satisfactory arrangements made thereto the Town of Stettler.

MOTION CARRIED  
Unanimous

(b) Memo re: Canadian Badlands Ltd.

Town Manager R. Stoutenberg informed Council that the Stettler Regional Board of Trade and Community Development has the desire to become a participating member (Shareholder) in a "Not for Profit" company (Canadian Badlands Ltd.) established by a group of Alberta Municipal Government leaders with a shared vision to make the Canadian Badlands Region a highly recognizable tourism destination.

Each Shareholder is currently required to pay an annual levy to the Company based on \$0.10 per capita (maximum \$5,000). Stettler's levy in the amount of \$541.80 shall be paid from the 2007 Operating Budget of the Board of Trade.

Discussion ensued regarding the potential benefits to Stettler for joining this Tourism Destination Marketing Organization; given the fact that Stettler is more like a gateway to the northern boundary of the Badlands Region.

It was clarified that the *Municipal Government Board* does not prohibit the Town from becoming a shareholder in a Registered Not-for-Profit Company.

**Motion 07:06:04**

Moved by Councillor Thorogood that the Town of Stettler Council authorizes the municipality's application for admission as a Shareholder of Canadian Badlands Ltd. and authorizes the municipality to become a Subscriber to the Memorandum of Association of Canadian Badlands Ltd., a not for profit Company incorporated under Part 9 of *The Companies Act*. And further that the Town of Stettler appoint the Mayor of the Town of Stettler, as well as the President and the Executive Director of the Stettler Regional Board of Trade and Community Development to be the Town's three (3) Shareholder Representatives to the Company.

MOTION CARRIED (4 – 3)

Opposed: Councillors Hurley,  
Campbell & Peeples

(c) Discussion re: Summer Committee Meetings/Council Holiday Schedule

Town Manager, R. Stoutenberg explained that traditionally the July & August Committee of the Whole Meetings have been cancelled due to a lower work load over the summer.

Mayor Hunter stated that a special meeting can be called, if necessary to deal with any emerging issue(s).

**Motion 07:06:05**

Moved by Councillor Peeples that the Town of Stettler Council cancel the July & August Committee of the Whole Meetings and resume the next Committee Meeting on September 11, 2007.

MOTION CARRIED

Unanimous

(d) Memo re: Stettler Home Page

Town Manager, R. Stoutenberg advised that the existing Town of Stettler web site has served us since being revamped in 1997, however the site's usability was identified by both Council and Staff at the 2007 Strategic Planning Session (Goal #8) as a priority for improvement/complete overhaul.

It was stated that the 2007 Operating Budget includes \$5,000 for the web site and that Administration will request additional budget allocation from Council should this budget allocation need to be increased to allow for a suitable site design.

**Motion 07:06:06**

Moved by Councillor Thorogood that the Town of Stettler Council approves and directs staff to hire a web hosting company to re-design, rebuild and host the Town's web site in an appropriate format suitable to reflect our organization's municipal image and to provide easily accessible, relevant and current information respecting the community.

MOTION CARRIED  
Unanimous

(e) Memo re: Red Willow Creek Dredging Grant Funding

Town Manager, R. Stoutenberg advised that 2007 provincial funding program for projects like Red Willow Creek dredging is fully subscribed and new funding will not be assessed until late 2007 for the 2008 funding year. The Town will not know until early 2008 if the project has been accepted. However, given the emergent nature of this type of project the Province will allow preventative projects to be undertaken and completed for up to three years while still being considered for funding.

Discussion ensued regarding the high importance of this project to mitigate the flooding potential in Stettler. It was noted that according to the Water Management Branch of the Provincial Government the Town's commitment to this project would be an asset towards funding approval in the future.

The project is included in the 2007 Capital Budget and based upon a recent study prepared by Tagish Engineering and presented to Council on April 3<sup>rd</sup>, 2007 Administration was directed to proceed with tendering the project given a revised cost estimate of \$371,820 and revised grant funding in the amount of \$275,000.

**Motion 07:06:07**

Moved by Councillor Peebles that the Town of Stettler Council approve and direct Administration to proceed with the planned dredging of Red Willow Creek on the assumption that grant funding may not be approved.

MOTION CARRIED  
Unanimous

(f) Town Manager's Report

Town Manager R. Stoutenberg informed Council that approximately \$1.5 million in lots were sold at the June 4<sup>th</sup>, 2007 lot draw for Meadowlands and Emmerson. This represents about one half of the available lots.

**Motion 07:06:08**

Moved by Councillor Campbell that the Town of Stettler Council approve the Town Manager's report for the month of May as presented.

MOTION CARRIED  
Unanimous

(g) Accounts Payable in the amount of \$567,444.27

**Motion 07:06:09**

Moved by Councillor Hurley that Accounts Payable for the period ending May 30, 2007 in the amount of \$567,444.27 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Hunter

-Verbal report presented.

(b) Councillor Campbell

-May 16 - Municipal Planning Commission Meeting.

-May 21 - Supper with Greenlab representatives.

-May 22 - Greenlab Press Conference.

(c) Councillor Hurley

-May 28 - Special Meeting re: Ambulance.

-June 4 - Physician Recruitment.

(d) Councillor Majeran

-May 16 - Municipal Planning Commission Meeting.

-May 17 - Stettler Housing Authority Meeting.

-May 21 - Meeting with Greenlab representatives.

-May 22 - Greenlab Press Conference.  
- FCSS Meeting.

-June 5 - Willow Creek re: Seniors Week.

(e) Councillor Peebles

-May 16 - Municipal Planning Commission Meeting.

-May 17 - Red Deer Municipal Users Group Water Meeting in Drumheller.

-May 21 - Meeting with Greenlab representatives.

-May 22 - Greenlab Press Conference.  
- Regional Water Meeting.  
- Museum Meeting.

-May 24 - Brought Greetings on behalf of Mayor and Council at the ATB Grand Opening.

-May 28 - Special Meeting re: Ambulance.

-June 5 - Red Deer Regional Watershed Alliance Meeting in Red Deer.

(f) Councillor Richards

-May 16 - Municipal Planning Commission Meeting.

-May 22 - Greenlab Press Conference.

-June 2 - Heartland Youth Centre Silent Auction.

(g) Councillor Thorogood

-May 21 - Meeting with Greenlab representatives.

-May 22 - Greenlab Press Conference.

-May 23 - Ambulance Union Negotiation Ratification and Meeting.

-May 28 - Special Meeting re: ambulance.  
- HSAA Telephone Conference to confirm ratification.

-June 2 - Heartland Youth Centre Silent Auction.

-June 5 - HSAA Meeting to sign Ambulance Agreements.

8. **Minutes:**

(a) Municipal Planning Commission Meeting of May 16, 2007

(b) Stettler Town & Country Museum Meeting of April 16, 2007

(c) Stettler Recycling Committee Meeting of April 25, 2007

(d) Parkland Regional Library Board Meeting of March 29, 2007

(e) Trail of the Buffalo Tourism Association Meeting of May 15, 2007

(f) Stettler District Ambulance Association Meeting of April 23, 2007

(g) Performing Arts Centre Advisory Board Meeting of May 8, 2007

(h) Memorial Tree Park Committee Meeting of May 28, 2007

**Motion 07:06:10**

Moved by Councillor Richards that the Minutes, items 8(a) to 8(h) inclusive be accepted for information.

MOTION CARRIED  
Unanimous

9. **Public Hearing:**

(a) None

10. **Bylaws:**

(a) Bylaw 1949-07 – Closing a Portion of a Public Highway

Town Manager, R. Stoutenberg explained that Bylaw 1949-07 is for the purpose of closing a portion of a road on Plan 052 6033. This existing road dedication is not practical or required for future access in its present location.

Discussion ensued regarding the possible re-alignment of the location of this road in the future when needed. It was speculated that a cul-du-sac road design will likely be appropriate to access the remaining parcel upon further residential subdivision development.

**Motion 07:06:11**

Moved by Councillor Richards that the Town of Stettler Council give first reading to Bylaw 1949-07.

MOTION CARRIED  
Unanimous

(b) Bylaw 1954-07 re: Area Structure Plan

Mayor Hunter explained that Bylaw 1954-07 is for the purpose of adopting the Meadowlands by the Park Area Structure Plan for Block 3, Plan 012 2779 and Part of the NW ¼ 36-38-20-W4.

Town Manager, R. Stoutenberg reviewed the Area Structure Plan for Meadowlands by the Park submitted by Mittlelands Development Ltd.

Discussion ensued regarding the proposed land use concepts throughout the area. It was stated that an Area Structure Plan is necessary for the remaining lands in the Meadowlands subdivision prior to Council's consideration of zoning amendments for the future development of the area.

**Motion 07:06:12**

Moved by Councillor Thorogood that the Town of Stettler Council give first reading to Bylaw 1954-07.

MOTION CARRIED  
Unanimous

(c) Bylaw 1955-07 re: Rezoning Meadowlands

Mayor Hunter explained that Bylaw 1955-07 is for the purpose of amending Bylaw 1797-98 of the Town of Stettler.

**Motion 07:06:13**

Moved by Councillor Peebles that the Town of Stettler Council give first reading to Bylaw 1955-07.

MOTION CARRIED  
Unanimous

11. **Correspondence:**

(a) County of Stettler No. 6 re: Annual Recreation Funding

Town Manager, R. Stoutenberg advised that under the County of Stettler Annual Recreation Funding Policy the 2007 annual grant to the Town of Stettler will be \$115,772.00.

- (b) Federation of Canadian Municipalities
- (c) The Cold Lake Sun
- (d) County of Grande Prairie News Release
- (e) Alberta Minister of Municipal Affairs and Housing
- (f) Central Alberta Economic Partnership (CAEP) Quicknotes
- (g) Town of Ponoka

**Motion 07:06:14**

Moved by Councillor Campbell that correspondence items 11(a) to 11(g) inclusive be accepted for information.

MOTION CARRIED  
Unanimous

12. **Items Added:**

- (a) Golf Course Concerns

It was questioned as to whether the Stettler Golf Club could install a high net along 47<sup>th</sup> Avenue (hole #1) to prevent golf balls from leaving the course and entering the hospital grounds/parking lot causing damage to property or potential harm to people.

It was stated that this issue is not new. A high net would likely cost in excess of \$100,000 and would still not solve the real height problem. Discussion ensued regarding liability and concluded with no practical solution.

- (b) Ambulance Collective Agreement

It was stated that the Collective Agreement between the Stettler Ambulance Association and its employees has been ratified (signed). A copy has been provided to Town Manager, R. Stoutenberg.

13. **In-Camera Session:**

- (a) Delegation re: Service Proposal/Legal Matter
- (b) Compensation Request/Land Development
- (c) FCSS Personnel Matter

**Motion 07:06:15**

Moved by Councillor Richards that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager and Director of Finance & Administration present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED  
Unanimous at 8:10 p.m.

**Motion 07:06:16**

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

MOTION CARRIED  
Unanimous at 9:45 p.m.



**Motion 07:06:17**

Moved by Councillor Peeples that the Town of Stettler Council pay 1139817 Alberta Ltd. \$5,730 representing a one-time one-half share of the amount requested as compensation for additional costs incurred by the company due to lot servicing constraints/delays. And further that this compensation be paid subject to 1139817 Alberta Ltd. providing the Town with an appropriate release regarding all additional costs incurred by the company.

MOTION CARRIED (5 – 2)  
Opposed: Councillors Richards & Majeran

14. **Adjournment:**

**Motion 07:06:18**

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

MOTION CARRIED  
Unanimous at 9:46 p.m.

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Mayor

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Director of Finance & Administration