

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD APRIL 9, 2013

Present: Mayor D. Richards, Councillors D. Bachman, A. Campbell, M. Fischer, P. Simons, L. Thorogood & S. Wildeboer

CAO R. Stoutenberg
Assistant CAO G. Switenky
Director of Parks & Leisure Services L. Penner

Absent: None

Call to Order: Mayor D. Richards called the meeting to order at approximately 4:30 p.m.

1. Agenda Additions/Deletions

7(a) Power Ecosystems for Buildings (Co-generation)

2. Agenda Approval

Moved by Councillor Bachman that the agenda be approved as presented.

MOTION CARRIED
Unanimous

3. Delegation - 4:30 P.M. – Mark Pedersen, Can Pak re: Update on Operations

Mark Pedersen, Can Pak Environmental Services Representative entered the meeting at 4:30 p.m.

Mayor D. Richards welcomed M. Pedersen to the meeting.

Lengthy discussion ensued regarding recent issues relating to the excessively wet/muddy spring conditions at the Landfill site. M. Pedersen explained that he expected that a higher level of customer service/support is warranted under the circumstances.

Discussion continued regarding the current level of commercial tipping fees at the Landfill. M. Pedersen expressed that given rate/cost sensitivities he is already taking some loads to Coronation to afford his commercial customers cheaper garbage disposal fees. It was noted that given the economics of the Landfill, SWMA cannot afford to lose loads or rates will have to increase even higher to compensate.

Discussion concluded respecting the overall SWMA organization, and the need for an economically viable Landfill operation for our region.

It was mutually agreed that Town CAO R. Stoutenberg will discuss customer service concerns with County CAO T. Fox.

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Mayor Richards thanked M. Pedersen for attending the Committee of the Whole Meeting to discuss Landfill concerns.

M. Pedersen departed the meeting at approximately 5:05 p.m.

4. Request to hold the Budget Meeting on April 30, 2013 at 4:30 P.M. and to Cancel the May 14th Committee Meeting

CAO R. Stoutenberg advised that given there are five Tuesday's in April and a Tax Budget session should be planned for the last week of April. Thereafter the 2013 Operating Budget and Tax Rate Bylaw will go to Council on Tuesday, May 7, 2013.

Discussion ensued regarding possible dates that Council Members were available. It was mutually agreed that Tuesday April 30th remains the best alternative date. It was noted that Councillor Thorogood will most likely not be available, under the circumstances as this is the last day to file Federal tax returns.

It was also mutually agreed that the regular Committee of the Whole Meeting planned for May 14th will not be necessary and is therefore cancelled.

5. Memo re: Canadian Tire Ditch

CAO R. Stoutenberg advised that when Canadian Tire (Real Estate) developed, the original intention for the ditch alongside the highway was to cost share a piped system jointly between the developer and the Town. MPC removed the piping condition, but added a condition to the development permit to have the developer address the drainage and maintenance of the ditch.

Plans submitted by the developer and approved by the Town showed the grading of the ditch clear to Red Willow Creek.

Historical Summary:

- The developer did landscaping on their property only, no work was completed on the ditch or side slopes.
- The Town followed up, confirming the developer was responsible for the boulevard, ditch and side slopes.
- May 2011 – The developer had a landscaper complete some of the ditch work, however the east end at Red Willow Creek was not touched.
- Multiple emails back and forth between developer and Town regarding the remaining work to be completed.
- June 27, 2011 – Town sent follow-up email, no work completed to date. Landscaper was sent all necessary information to complete the work.
- July 19, 2011 – Town went out before Communities in Bloom judges arrived and mowed the area not landscaped towards the creek.
- Sept 2011 – no work completed.

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Based on the lack of work completed to date and since no securities were retained with the development permit, the Town has had no recourse for this development without undertaking the work ourselves.

In the spring of 2012, a parcel was subdivided from the overall adjacent development area, which triggered a recalculation of the original local improvement charges for all the parcels; including the Canadian Tire site. Under the revised calculations Canadian Tire is owed approximately \$17,000 in pre-paid local improvement charges.

Administration would like Committee support to request that Canadian Tire redirect some of these funds to complete the remainder of the ditch/drainage work that was approved under the Development Permit.

It was noted that legally the Town could issue a planning Order under the MGA to have the work completed. And if not satisfactorily completed then the Town could undertake the work and collect the costs in the same manner as taxes.

It was mutually supported that prior to issuing any planning Order, Town Administration take a simpler path and contact Canadian Tire Real Estate to discuss this mutually beneficial option.

6. Correspondence

None

7. Additions

(a) Power Ecosystems for Buildings (Co-generation)

Councillor Fischer advised that there will be a co-generation power technology presentation on Monday, April 22, 2013 in the upstairs Board Room at the SRC from 3-4 p.m.

8. Adjournment

Moved by Councillor Campbell that the Committee of Whole Meeting be adjourned.

MOTION CARRIED
Unanimous at 5:42 p.m.

Mayor

Assistant CAO