

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, AUGUST 21, 2012 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present: Mayor Dick Richards

Councillors D. Bachman, M. Fischer, P. Simons, L. Thorogood &
S. Wildeboer

CAO R. Stoutenberg
Assistant CAO G. Switenky
Executive Director, Stettler Regional Board of Trade, A. Brown

Press (0)

Absent: Councillor A. Campbell

Call to Order: Mayor D. Richards called the meeting to order at 6:30 p.m.

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

Motion 12:08:10 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 August 7, 2012

Motion 12:08:11 Moved by Councillor Thorogood that the Minutes of the Regular Meeting of Council held on August 7, 2012 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the August 7, 2012 Meeting Minutes

None

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

5. **Delegations:** (a) 7:15 P.M. – Leann Graham & Dave Dittrick re: Municipal Development Plan Updating

This item was dealt with later in the meeting.

6. **Administration:** (a) Memo re: Tax Public Auction Date

CAO R. Stoutenberg advised that Section 418 of the *Municipal Government Act* states that the Public Auction must be held between April 1, 2012 and March 31, 2013. There is currently one residential property in the 2012 tax recovery process, having taxes originally outstanding in any or all of the following years: 2009, 2010, 2011 & 2012.

The tax recovery process must be strictly adhered to and according to Section 419 of the *Municipal Government Act* Council must set: a reserve bid that is as close as reasonably possible to the market value of the parcel, as well as any conditions that apply to the sale.

The tax recovery process can be stopped by payment of all tax arrears (not including current year) prior to the sale.

It was also noted that a municipality may enter into an agreement with the owner of a parcel of land shown on the Tax Arrears List providing for the payment of the tax arrears over a period not exceeding 3 years, and in that event the parcel need not be offered for sale, unless the agreement is breached. Additionally, current year taxes are required to be paid in full and kept in a current state or the agreement will be considered breached.

The Town may apply for ownership of the property if it is not sold at the public auction.

Should the Town take title to a property the property owner can regain the title if all taxes are paid before the Town sells the property.

It was noted that there is only one property that is currently eligible for Tax Sale in 2012.

Motion 12:08:12

Moved by Councillor Simons that the Town of Stettler Council set the 2012 Tax Public Auction date as October 26, 2012 and approve using the 2012 assessment values as the reserve bids for all 2012 tax sale properties and that the terms for the sale be cash or certified cheque.

MOTION CARRIED
Unanimous

(b) Possible Items for Meeting with Transportation at the AUMA Convention

- Poor condition of Highway 56 through Stettler (51 Avenue).
- Traffic Light programming (lengthy delays) at the Highway 56 & the 70th Street Intersection.

(c) Discussion re: Recent Health Conversation Meeting

CAO R. Stoutenberg explained that A. Brown, Executive Director of the Stettler Regional Board of Trade and Community Development is working on organizing a meeting (at AUMA Convention) with Senior AHS staff and/or other interested MLA's.

Discussion ensued regarding the (genuine) interest show by the two provincial MLA's towards the issues/concerns identified at the recently held community meeting. It was suggested that we should request a copy of the notes from the meeting.

Discussion continued with respect to the status of Stettler Ambulance contract/funding concerns expressed by the County of Stettler at the community meeting.

(d) Bank Reconciliation as of July 31, 2012

Motion 12:08:13

Moved by Councillor Fischer that the Town of Stettler Council accept the Bank Reconciliation as of July 31, 2012 as presented.

MOTION CARRIED
Unanimous

(e) Accounts Payable in the amount of \$181,324.16

Motion 12:08:14

Moved by Councillor Thorogood that Accounts Payable in the amounts of \$68,187.65 & \$113,136.51 for the period ending August 16, 2012 for a total amount of \$181,324.16 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. Council:

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Aug 10 - Town Office duties.
- Aug 14 - MLA Health Care Meeting at the SRC.
- Aug 17 - Town Office duties.
 - Parade luncheon and parade.
 - Evening Stampede performance.
- Aug 18 - Evening Stampede performance.
- Aug 19 - Pancake breakfast.
 - Afternoon Stampede performance.
- Aug 21 - Letter sent thanking Stampede Committee.

(b) Councillor Bachman

- Aug 19 - Pancake breakfast.
- Aug 20 - MPC Meeting.
 - FCSS Meeting.

(c) Councillor Campbell

- No report – absent from meeting.

(d) Councillor Fischer

- Aug 7 - Met with FCSS Director, Theresa Tempest re: staffing.
- Aug 8 - Signed FCSS cheques.
- Aug 9 - Meeting to discuss SRC upgrades and renovation ideas.
- Aug 13 - Senior's progress interview with the Stettler Independent.
- Aug 17 - Parade luncheon and parade.
- Aug 18 - Drove in Byemoor Parade and attended Stettler rodeo.
- Aug 19 - Pancake breakfast.
- Aug 20 - MPC Meeting.
 - Meeting re: SRC updating.
 - FCSS Meeting.

(e) Councillor Simons

- July 30 - Welcomed Communities in Bloom judges and attended luncheon.

(f) Councillor Thorogood

- Aug 8 - DTHT Meeting with Carrie Fortner.
- Aug 14 - Health Conversation with MLA's.
- Aug 20 - MPC Meeting.

(g) Councillor Wildeboer

- July 27 - Fire Authority Meeting.
- July 30 - Communities in Bloom judges and attended luncheon.
- Aug 17 - Steel Wheel Stampede dignitaries luncheon and parade.
- Aug 19 - Pancake Breakfast.
 - Jim Rouse Memorial at the Stettler Town & Country Museum.
- Aug 20 - MPC Meeting.
 - Stettler Town & Country Museum volunteer appreciation potluck.

8. Minutes: (a) None

9. Public Hearing: (a) None

10. Bylaws: (a) None

11. Correspondence: (a) Staples – Best is Yet to Come in Rec Centre Boom

(b) Vacant Lots Show Gap in Rules to Encourage Infill Housing

Motion 12:08:15

Moved by Councillor Bachman that correspondence items 11(a) & 11(b) be accepted for information.

MOTION CARRIED
Unanimous

12. Items Added: (a) None

Mayor Richards thanked A. Brown for attending the meeting.

A. Brown, Executive Director of Stettler Regional Board of Trade departed the meeting at 6:51 p.m.

13. In-Camera Session: (a) Memo re: Drainage Issue

(b) Memo re: Town/County Fire Agreement

Motion 12:08:16

Moved by Councillor Wildeboer that the Town of Stettler Council proceed into an In-Camera Session with the CAO present to discuss the In-Camera item.

MOTION CARRIED
Unanimous at 6:51 p.m.

Motion 12:08:17

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

MOTION CARRIED
Unanimous at 6:58 p.m.

Mayor Richards temporarily recessed the meeting at 6:58 p.m.

Mayor Richards reconvened the meeting at 7:03 p.m.

5. Delegations: (a) 7:15 P.M. – Leann Graham & Dave Dittrick re: Municipal Development Plan Updating

Leann Graham, Development Officer and Dave Dittrick, Planning Contractor entered the meeting at 7:03 p.m.

Mayor Richards welcomed L. Graham & D. Dittrick to the meeting.

D. Dittrick explained that a Municipal Development Plan (MDP) is a requirement under the *Municipal Government Act* for communities our size.

It is a document that outlines how and where land can be developed in the Town. It must address the following:

- Future land use and growth areas of the Town;
- The process of how land is developed;
- The transportation network within the Town;
- The delivery of municipal services; and
- Any other matter that Council deems appropriate.

It was noted that this document will fundamentally guide the community and therefore must strive to engage as many stakeholders as possible.

Ultimately the MDP affects whether and how landowners can develop and subdivide as all development proposals are evaluated against the policies within the MDP, and all planning decisions by Council/MPC are based on MDP policies.

The Town's current plan was last updated in 1990, and does not reflect current thinking. The new MDP will also incorporate lands annexed from the County of Stettler in 2010.

D. Dittrick highlighted some of the typical broad land use policies, servicing policies, environmental policies, community development policies, economic development policies, education policies, and inter-municipal cooperation policies to be supported within the MDP.

It was identified and mutually agreed that an appropriate strip along the west side of Highway 56 southbound should be designated as commercial to match the opposite (east) side of the highway.

Discussion continued regarding the inclusion of the approved Highway 56 northbound re-alignment concept and flood mapping in the MDP.

L. Graham advised that flood mapping is to be considered a living document; given the impacts that certain types of new development can have on drainage.

The next steps in the process were reviewed and mutually accepted by Council.

Mayor Richards thanked L. Graham & D. Dittrick for their informative and valuable presentation.

L. Graham & D. Dittrick departed the meeting at 7:36 p.m.

14. Adjournment:

Motion 12:08:18

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

MOTION CARRIED
Unanimous at 7:36 p.m.

Mayor

Assistant CAO