

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, OCTOBER 3, 2006 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:**

Mayor J. Hunter

Councillors A. Campbell, S. Hurley, G. Majeran, R. Peebles,  
D. Richards & L. Thorogood

Director of Finance & Administration G. Switenky  
Regional Fire Chief M. Dennis  
Recording Secretary C. Smith

Press (2)

**Absent:**

Town Manager R. Stoutenberg

**Call to Order:**

Mayor J. Hunter called the meeting to order at 6:33 p.m.

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

**Motion 06:10:01**

Moved by Councillor Richards to approve the agenda as presented with the following additions:

12(a) AUMA Important Notice

12(b) Alberta Housing Industry Technical Committee

MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held on September 19, 2006

**Motion 06:10:02**

Moved by Councillor Campbell that the Minutes of the Regular Meeting of Council held on September 19, 2006 be approved as presented.

MOTION CARRIED  
Unanimous

(b) Business Arising from the September 19, 2006 Minutes

(i) Director of Finance & Administration, G. Switenky distributed copies of Parkland Regional Library's 2005 Financial Statements to Members of Council for information purposes.

4. **Citizen's Forum:**

(a) None

5. **Delegations:**

(a) None

6. **Administration:**

(a) Memo re: Tax Public Auction Date

Director of Finance & Administration, G. Switenky reported that Section 418 of the *Municipal Government Act* states that the Public Auction must be held between April 1, 2006 and March 31, 2007. There is currently one residential property in the 2006 tax recovery process (having taxes outstanding since 2003).

Under 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 prior to the sale.

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.

**Motion 06:10:03**

Moved by Councillor Peeples that the Town of Stettler Council set the 2006 Tax Public Auction date as December 11, 2006 and approve using the 2006 assessment values as the reserve bids for all 2006 tax sale properties and that the terms for the sale be cash or certified cheque.

MOTION CARRIED  
Unanimous

(b) Memo re: Tax Public Auction Date for Designated Manufactured Homes

Director of Finance & Administration, G. Switenky noted that Section 436.09 of the *Municipal Government Act* states that the Public Auction must be held between April 1, 2006 and March 31, 2007. There are currently two mobile homes in the 2006 tax recovery process for designated Manufactured Homes (having taxes outstanding since 2004).

Under Section 436.1 of the *Municipal Government Act* Council must set: a reserve bid that is as close as reasonably possible to the market value of the designated manufactured home, as well as any conditions that apply to the sale.

The tax recovery process can be stopped by payment of all tax arrears prior to the sale.

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

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

**Motion 06:10:04**

Moved by Councillor Thorogood that the Town of Stettler Council set the 2006 Tax Public Auction date as December 11, 2006 and approve using the 2006 assessment values as the reserve bids for all designated manufactured home Tax Public Auction properties and that the terms for the sale be cash or certified cheque.

MOTION CARRIED  
Unanimous

(c) Request for Input – Regional Fire Chief's 1<sup>st</sup> Annual Appraisal

Mayor Hunter advised Councillors to forward comments, if any to himself or directly to Town Manager R. Stoutenberg by October 10, 2006.

(d) Update re: Strategic Planning

Director of Finance & Administration, G. Switenky reviewed the Town's 2006 Strategic Plan and updated Council with respect to the actions/results achieved to date on a goal by goal basis.

Discussion ensued regarding areas of progress.

This item was presented to Council for information purposes.

(e) Request for Subdivision 2006-11

Director of Finance & Administration, G. Switenky advised that the applicant (Simon Cooper) is proposing to create two parcels for future residential development on Lot 1 excepting there-out the west 21.34 meters, Block 2, Plan 22MC located at 6102 – 50A Avenue.

The applicant proposes to create two (2) residential lots from an existing title. The property to be subdivided is a large corner lot in an R2: General Residential Land Use District.

The applicant proposes to make the north lot slightly larger than the south lot. The north lot will be 696.49 Square Meters and the South lot will be 686.06 square meters. The existing dwelling (on the south lot) is not in compliance with the Land Use Bylaw as its front yard is 2.79 meters short of minimum requirements. New development on the north lot will provide an opportunity to aesthetically enhance both properties by encouraging new construction on the south lot (in compliance with Town Bylaws).

No written concerns from adjacent property owners were received.

**Motion 06:10:05**

Moved by Councillor Hurley that Subdivision Application 2006-11 from Simon Cooper to create two parcels for future residential development on Lot 1 excepting there-out the west 21.34 meters, Block 2, Plan 22MC 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 2006-11 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. There are no major development constraints.
4. No Municipal reserves owing.

And further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the Town of Stettler Council approves Application 2006-11 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 individual water & sanitary service to each new parcel being created, in accordance with the Town of Stettler's Water Works Bylaw.
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

(f) Request for Subdivision 2006-12

Director of Finance & Administration, G. Switenky advised that the applicants (Eagle Ridge Homes Corp. & Ken Pfeiffer) are proposing to create two lots to accommodate a duplex (each side with separate ownership) on Lot 64, Block 7, Plan 052 0151 located at 6013 – 53 Avenue Court in Emmerson Acres.

The north lot to be created will be 419.4 square meters and the south lot to be created will be 365.8. The property to be subdivided is located in an R2: General Residential Land Use District. The duplex unit on the north lot will have 33% lot coverage and the duplex unit on the south lot will have 38% coverage, both meeting the Land Use Requirements for this zoning of 40% maximum coverage. Access to both properties will be from 53 Avenue Court.

The proposed development (Duplex) is a permitted use in this Land Use District according to the Land Use Bylaw 1797-98.

No written concerns from adjacent property owners were received.

**Motion 06:10:06**

Moved by Councilor Campbell that Subdivision Application 2006-12 from Eagle Ridge Homes Corp. & Ken Pfeiffer to create two lots to accommodate a duplex on Lot 64, Block 7, Plan 052 0151 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 2006-12 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. There are no major development constraints.
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And further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the Town of Stettler Council approves Application 2006-11 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 individual water & sanitary service to each new parcel being created, in accordance with the Town of Stettler's Water Works Bylaw.
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

(g) Memo re: Rescue Truck

This item was dealt with later in the meeting.

(h) 2006-07 Municipal Sponsorship Program

Director of Finance & Administration, G. Switenky advised that the Town of Stettler is once again eligible for a Municipal Sponsorship grant. The deadline for applications is October 16, 2006.

The Town is eligible to receive up to a maximum grant of \$84,830.63 which includes the following:

Base Grant Eligibility	\$41,130.00
Intermunicipal Bonus	\$10,282.50
Priority Bonus	<u>\$33,418.13</u>
Maximum Grant	<u><b>\$84,830.63</b></u>

The Town has agreed (previously) to support a joint application for a beneficial regional project as determined by the County of Stettler. Upgrading communication infrastructure needed to support and enhance regional fire protection will be the 2006 project.

Director of Finance & Administration, G. Switenky advised that the County is to be designated as the managing partner for the 2006 application.

**Motion 06:10:07**

Moved by Councillor Thorogood that Council authorizes the Town of Stettler to participate in, and submit a Municipal Sponsorship Program Grant Application for the Upgrade of the Regional Emergency Services Communication under the Alberta Municipal Affairs Municipal Sponsorship Program; further

That the Town of Stettler agrees that the County of Stettler No. 6 be designated the managing partner of the Upgrade of the Regional Emergency Services Communications for the purposes of receiving, administering, allocating, reporting, and accounting for the grant funds on behalf of the partners; further

That the Town of Stettler agrees to allocate 100% of its Municipal Sponsorship Program base grant to the Upgrade of the Regional Emergency Services Communications; and further

That the Town of Stettler agrees to abide by the terms of the Conditional Grant Agreement signed by the managing partner on behalf of the other eligible municipal partners governing the purpose and use of the grant funds.

MOTION CARRIED  
Unanimous

(i) Town Manager's Report

**Motion 06:10:08**

Moved by Councillor Peeples that the Town of Stettler Council approve the Town Manager's Report for the month of September as presented.

MOTION CARRIED  
Unanimous

(j) Accounts Payable in the amount of \$1,198,714.85

**Motion 06:10:09**

Moved by Councillor Hurley that Accounts Payable for the period ending September 28, 2006 in the amount of \$1,198,714.85 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

6. **Administration Con't:** (g) Memo re: Rescue Truck

Discussion ensued on the memorandum from the Regional Fire Chief, M. Dennis regarding the replacement of the joint rescue truck as included in the 2006 Capital Budget.

It was mutually agreed that this item should be tabled until the October 17, 2006 Council Meeting when the Regional Fire Chief would be available to answer questions and concerns regarding the quotes received and to explain differences/reasons for the truck's final specifications (in the RFP) versus the original specifications included in the 2006 Capital Budget.

**Motion 06:10:10**

Moved by Councillor Majeran that the Town of Stettler Council table discussion and voting on the purchase of a new Rescue Truck until the October 17, 2006 Council Meeting when the Regional Fire Chief is available to answer questions and concerns.

MOTION CARRIED  
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Hunter

-Sept 22 - Town office duties.

-Sept 28 - Physician Recruitment.

-Sept 29 - Town office duties.

(b) Councillor Campbell

- Sept 22 - Waste Management Meeting.
- Sept 26 - Stettler Housing Foundation Golf Meeting.
- Sept 29 - Airport Board Meeting.

(c) Councillor Hurley

- Sept 26 - Physician Recruitment luncheon.
- Sept 28 - Physician Recruitment Committee Meeting.

(d) Councillor Majeran

- Sept 29 - Regional Fire Commission Meeting.

(e) Councillor Peeples

- Sept 21 - Red Deer River Municipal Users Group Meeting in Drumheller.
- Sept 22 - Red Deer River Watershed Alliance Meeting.

(f) Councillor Richards

- Sept 22 - Regional Partnership Steering Committee.
- Sept 29 - Regional Fire Commission Meeting re: discussed Fire Underwriter's Survey.

(g) Councillor Thorogood

- Sept 26 - Stettler Ambulance Board Executive Meeting.
- Stettler Ambulance Board Meeting.

Regional Fire Chief, M. Dennis entered the meeting at 7:30 p.m.

**Motion 06:10:11**

Moved by Councillor Majeran that the Town of Stettler Council lift from the table consideration of the purchase of a new Rescue Truck effectively rescinding the previous Tabling Motion 06:10:10.

MOTION CARRIED  
Unanimous

6. Administration Con't: (g) Memo re: Rescue Truck

Mayor Hunter welcomed Regional Fire Chief, M. Dennis to the Council Meeting.

Regional Fire Chief, M. Dennis explained that the Town & County would like to replace the existing rescue truck with a new cab-over type custom chassis; featuring a Caterpillar engine with 335 HP, and an Allison 6-speed automatic transmission; complete with aluminum, walk-around modular style 17 ft. rescue body.

He further explained key features including: an enclosed cab area, belted seating for eight with five seats containing self contained breathing apparatus for rapid deployment. Also a fragmentation station is provided to safely refill breathing air bottles on scene during an event. Additionally, a light tower that extends ten feet above the unit will provide badly needed elevated scene lighting. The unit will contain an AC generator that will provide enough power to operate scene lighting and rescue tools.

The low quotation is \$479,740. The Town's share of this cost will be \$176,370, an increase of approximately \$89,370 from the approved 2006 Capital budget. The Town's share will be further reduced should the County purchase 100% of the existing rescue unit.

Considerable discussion ensued regarding the reasons for changing the specifications in the RFP to a custom cab design verses the commercial chassis design approved in the 2006 Capital Budget (as quoted by Superior).

It was noted that Superior fire trucks are no longer being manufactured in Red Deer. The Company has been sold to USA based E1 (Fire Trucks) and the Superior line will no longer be produced. Servicing of our existing Superior equipment will be continued by Rocky Mountain Phoenix in Red Deer.

Regional Fire Chief M. Dennis reviewed three options including delaying the purchase of the Rescue Truck for one year.

It was noted that should this rescue truck be ordered in October 2006 the delivery date would not be until August 2007.

Mayor Hunter thanked M. Dennis for his input and congratulated him on his 1 year anniversary with the Town of Stettler as the Regional Fire Chief.

Regional Fire Chief, M. Dennis departed the meeting at 8:00 p.m.

**Motion 06:10:12**

Moved by Councillor Richards that the Town of Stettler Council purchase a new Rescue Truck as quoted from Whole Sale Fire & Rescue (Pierce) changing the generator to a PTO design effectively reducing the cost to \$462,740, and further that the purchase be subject to the County of Stettler's approval and matching contribution.

MOTION CARRIED  
Unanimous

8. **Minutes:**

- (a) Stettler Town & Country Museum Meetings of August 21 & September 18, 2006
- (b) Trail of the Buffalo Tourism Association Meeting of September 14, 2006

**Motion: 06:10:13**

Moved by Councillor Thorogood that the Minutes, items 8(a) & 8(b) be accepted for information.

MOTION CARRIED  
Unanimous



9. **Public Hearings:** (a) None

10. **Bylaws:** (a) 1939-06 re: Local Improvement Bylaw

Director of Finance & Administration, G. Switenky explained that Bylaw 1939-06 is to authorize construction of road/pavement by levying a special assessment as a local improvement on 49 Avenue from 66 Street to 68 Street and on 67 Street from 49 Avenue to 50 Avenue (per Canalta Development Agreement).

It was noted that 100% of the cost of the project is recoverable from persons liable to pay the local improvement tax.

**Motion: 06:10:14**

Moved by Councillor Richards that the Town of Stettler Council give first reading to Bylaw 1939-06.

MOTION CARRIED  
Unanimous

**Motion: 06:10:15**

Moved by Councillor Campbell that the Town of Stettler Council give second reading to Bylaw 1939-06.

MOTION CARRIED  
Unanimous

**Motion: 06:10:16**

Moved by Councillor Majeran that the Town of Stettler Council give permission for third and final reading to Bylaw 1939-06.

MOTION CARRIED  
Unanimous

**Motion: 06:10:17**

Moved by Councillor Hurley that the Town of Stettler Council give third and final reading to Bylaw 1939-06.

MOTION CARRIED  
Unanimous

(b) 1940-06 re: Borrowing Bylaw

Director of Finance & Administration, G. Switenky advised that Bylaw 1940-06 authorizes Town Council to incur indebtedness by the issuance of debenture(s) in the amount of up to Three Hundred Thousand (\$300,000) for the purpose of constructing a Road/Pavement project as a Local Improvement (per Canalta Development Agreement).

It was noted that 100% of the cost of borrowing is recoverable from persons liable to pay the local improvement tax.

**Motion: 06:10:18**

Moved by Councillor Peeples that the Town of Stettler Council give first reading to Bylaw 1940-06.

MOTION CARRIED  
Unanimous

**Motion: 06:10:19**

Moved by Councillor Thorogood that the Town of Stettler Council give second reading to Bylaw 1940-06.

MOTION CARRIED  
Unanimous

**Motion: 06:10:20**

Moved by Councillor Richards that the Town of Stettler Council give permission for third and final reading to Bylaw 1940-06.

MOTION CARRIED  
Unanimous

**Motion: 06:10:21**

Moved by Councillor Campbell that the Town of Stettler Council give third and final reading to Bylaw 1940-06.

MOTION CARRIED  
Unanimous

11. **Correspondence:**
- (a) AUMA re: Discussion Paper on a Provincial Land Use Framework
  - (b) AUMA re: Small Communities Newsletter
  - (c) AUMA Notice re: 2006 Convention – Education Sessions & Speakers
  - (d) AUMA Notice re: Standing Committee Guest Speakers & Supplementary Sessions
  - (e) Meeting with Dr. Lyle Oberg
- Director of Finance & Administration, G. Switenky advised that this invitation is an opportunity to meet with PC Leadership Candidate Dr. Lyle Oberg on October 12, 2006 in Forestburg.
- (f) Stettler P & H Elevator Preservation Society Newsletter
  - (g) AAMDC Contact
  - (h) Resident Letter of Request
  - (i) The Drumheller Mail
12. **Additions:**
- (a) AUMA Important Notice

Director of Finance & Administration, G. Switenky reviewed the important emergent resolution that will be addressed at the AUMA Convention urging the Government of Alberta to immediately freeze all development within an 8 kilometer zone from all borders of every urban municipality until such time as the Provincial Land Use consultations are complete, and a strong, effective Land Use Policy framework is legislated. Further that all current urban annexation applications be expedited, and that if urban municipalities cannot accommodate growth demands within their boundaries, that their boundaries be immediately expanded.

(b) Alberta Housing Industry Technical Committee

Correspondence from the Alberta Housing Industry Technical Committee expresses concerns with the proposed City of Edmonton Alberta Building Code changes being presented at the AUMA Convention.

**Motion: 06:10:22**

Moved by Councillor Majeran that correspondence items 11(a) to 11(i) inclusive and items added 12(a) & 12(b) be accepted for information.

MOTION CARRIED  
Unanimous

13. **In-Camera Session:** (a) There was no In-Camera Session at this meeting.

14. **Adjournment:**

**Motion 06:10:23**

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

MOTION CARRIED  
Unanimous at 8:29 p.m.

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Mayor

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Director of Finance & Administration