

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, JUNE 3, 2008 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present:

Mayor J. Hunter

Councillors A. Campbell, D. Dennis, D. Garbutt, R. Peeples & L. Thorogood

Town Manager R. Stoutenberg
Administrative Assistant S. Mayer

Press (2)

Absent:

Councillor D. Richards
Director of Finance & Administration G. Switenky

Call to Order:

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

1/2. **Agenda Additions/Approval:** Addition: In-Camera – Land Matter

Motion 08:06:01

Moved by Councillor Dennis to approve the agenda with the addition of an In-Camera item.

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held May 20, 2008

Motion 08:06:02

Moved by Councillor Peeples that the Minutes of the Regular Meeting of Council held on May 20, 2008 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the May 20, 2008 Minutes

None

4. **Citizen's Forum:**

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

5. **Delegations:**

(a) None

6. **Administration:**

(a) Recommendation re: To Hold Summer Committee Meetings at the Call of the Chair

Town Manager, R. Stoutenberg explained each year the Committee Meetings are cancelled for July and August.

Motion 08:06:03

Moved by Councillor Campbell that the Town of Stettler Council cancel the July and August Committee Meetings.

MOTION CARRIED
Unanimous

(b) Demolition Tax Refunds

Town Manager, R. Stoutenberg circulated a confidential memo informing Council of the property owners' names. This information is considered personal and should not be released under the *Freedom of Information and Protection of Privacy Act (FOIP)*.

This is a standard demolition policy refund and given the amount (being greater than \$100) it must be approved by Council.

Motion 08:06:04

Moved by Councillor Campbell that the Town of Stettler Council approve a pro-rated property tax refund for Tax Roll #161980004 in the amount of \$895.88 as per Section 347 of the *Municipal Government Act*.

MOTION CARRIED
Unanimous

Mayor Hunter declared a possible conflict of interest and by departing the meeting excused himself from discussion and voting on this matter.

Deputy Mayor Councillor Thorogood assumed the chair.

Motion 08:06:05

Moved by Councillor Garbutt that the Town of Stettler Council approve a pro-rated property tax refund for Tax Roll #800209000 in the amount of \$275.35 as per Section 347 of the *Municipal Government Act*.

MOTION CARRIED with the
abstention of Mayor Hunter

Mayor Hunter returned to the meeting.

- (c) Recommendation re: Change July 1st/15th Council Meetings to July 8 & 22

Town Manager, R. Stoutenberg advised that due to the July 1st Meeting being on a holiday the Council Meetings could be rescheduled from July 1st & 15th to July 8th & 22nd.

Motion 08:06:06

Moved by Councillor Peeples that the Town of Stettler Council change the July 1st & 15th Council Meetings to July 8th & 22nd.

MOTION CARRIED
Unanimous

- (d) Memo Policy XII-1 re: Security Camera Policy

Town Manager, R. Stoutenberg highlighted aspects of the proposed Security Camera Policy.

He noted that the video surveillance in the SRC is to prevent vandalism and to provide security. The recording equipment at the SRC is capable of recording no more than 7 days on the hard drive, eliminating the need for storing and removing CDs from the recording device. Staff recommendation is to keep the storage of video surveillance recordings to a maximum of 7 days which would eliminate the need for storing and removing CDs from the recording device.

Discussion ensued regarding the time frame to keep surveillance information and privacy of such.

Motion 08:06:07

Moved by Councillor Thorogood that the Town of Stettler Council approve Policy XII-1 being the Security Camera Policy as presented.

MOTION CARRIED
Unanimous

- (e) Memo re: 2008 Sidewalk Rehab Tender

Town Manager, R. Stoutenberg explained that two quotes were received for the 2008 Sidewalk Rehab Tender.

J. Branco & Sons Concrete Services Ltd.	\$140,878.49
Proform Concrete Services	\$139,625.33

Town Manager R. Stoutenberg noted that the budget for this item was \$130,000.

Motion 08:06:08

Moved by Councillor Garbutt that the 2008 Sidewalk Rehab Tender be awarded to Proform Concrete Services in the amount of \$139,625.33 (tax in) as presented.

MOTION CARRIED
Unanimous

(f) Memo re: Strategic Update re: Community Improvement Options

Town Manager, R. Stoutenberg stated that this item "Community Improvement Options" is #3 of Councils 2008 Strategic Goals.

Three options were presented which included:

#1 Incentive Approach

Purpose: To encourage development within commercial districts to improve neighborhood appearances, increase assessment, and make effective use of existing infrastructure.

#2 Enforcement Approach – Further Restrictions through existing Bylaw 1618 (Nuisance & Untidy & Unsightly Bylaw)

Purpose: Through the Town's Nuisance Bylaw a Property standards Bylaw would reinforce and set more defined areas of enforcing derelict buildings. This approach will not help with encouraging redevelopment of contaminated sites, but can assist in keeping them in a presentable fashion and will assist in preventing buildings becoming derelict within our community.

#3 Area Redevelopment Plan/Long Term Planning and Taxation

Purpose: To achieve Council's strategy item goal of rehabilitating contaminated sites in Stettler's commercial districts, revitalizing building facades in the downtown core, and encouraging building demolition and redevelopment of derelict buildings by means of an Area Redevelopment Plan.

Town Manager highlighted the major points of each option. Discussion ensued regarding the pros and cons of such.

Moved by Councillor Peeples that Council direct administration to prepare a finalized Community Improvement Policy as outlined in Option 1, and encourages further education and enforcement of these issues where it is deemed appropriate.

MOTION CARRIED
Unanimous

(g) Town Manager's Report

Motion 08:06:09

Moved by Councillor Thorogood that the Town Manager's Report for the month of May be accepted as presented.

MOTION CARRIED
Unanimous

(h) Accounts Payable in the amount of \$544,080.85

Motion 08:06:10

Moved by Councillor Campbell that Accounts Payable for the period ending May 28, 2008 in the amount of \$544,080.85 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Hunter

- May 23 - Town Office duties.
- May 24 - High School Grad Ceremonies.
- May 27 - Draft Land Use Bylaw.
- May 30 - Town Office duties.
- May 31 - Greetings to Apollo Lodge's 100th Anniversary.
- June 2 - Draft Land Use Bylaw.
- June 3 - Heart Haven Senior's luncheon.

(b) Councillor Campbell

- May 14 - Municipal Planning Commission Meeting.
- June 2 - Draft Land Use Bylaw.

(c) Councillor Dennis

- May 26 - FCSS Meeting.
- May 27 - Draft Land Use Bylaw.
- June 2 - Draft Land Use Bylaw.

(d) Councillor Garbutt

- May 22 - Stettler Housing Authority Meeting.
- May 27 - Draft Land Use Bylaw.
- May 31 - Art Walk.

(e) Councillor Peeples

- May 26 - FCSS Meeting.
- Museum Meeting.
- May 27 - Draft Land Use Bylaw.
- June 2 - Draft Land Use Bylaw.

(f) Councillor Richards

- No report – absent from meeting.

(g) Councillor Thorogood

- No report submitted.

8. **Minutes:**
- (a) Sports Park Fundraising Committee Meeting on May 7, 2008
 - (b) Stettler Town & Country Museum Meeting of April 28, 2008
 - (c) Red Deer River Municipal User Group Meeting of May 15, 2008

Motion 08:06:11

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

MOTION CARRIED
Unanimous

13. **In-Camera Session:**
- (a) Land Matters (2)
 - (b) Meadowlands by the Park – Schedule Payments
 - (c) Annexation
 - (d) Personnel Matter

Motion 08:06:12

Moved by Councillor Campbell that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED
Unanimous at 7:40 p.m.

Motion 08:06:13

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

MOTION CARRIED
Unanimous at 7:55 p.m.

9. **Public Hearing:**
- (a) 8:00 P.M. – Bylaw 1968-08 re: Amend Land Use Bylaw 1797-98

Mayor Hunter declared a possible conflict of interest and by departing the meeting excused himself from voting and discussion on this matter.

Deputy Mayor Councillor Thorogood declared the Public Hearing for Bylaw 1968-08 open at 8:00 p.m.

Present:

Councillors A. Campbell, D. Dennis, D. Garbutt
R. Peeples & L. Thorogood
Town Manager R. Stoutenberg
Administrative Assistant S. Mayer
Press (2)

Deputy Mayor Thorogood welcomed members of the public and explained the purpose and some basic rules for the conduct of the Public Hearing.

Proceeded with introductions of Council Members and Administration to the public.

Deputy Mayor Thorogood advised that Bylaw 1968-08 is to amend Schedule "A" of the Land Use Bylaw 1797-98 as follows:

That Parcel A, Plan 6166HW be re-designated from UR – Urban Reserve to C2 – Highway Commercial.

It was noted the Bylaw was advertised on May 14th & May 21st for the Public Hearing to be held tonight (June 3rd).

The rezoning application was applied for by the present property owner.

Deputy Mayor Thorogood advised that three letters of concern have been received from area property owners: Bill & Diane Campbell, Gary A. Fedick & Marsha M. Fedick, Brian Ecklund and Glennis Ecklund.

Deputy Mayor Thorogood called for questions/concerns from the public.

Mrs. Ecklund noted that due to a personal commitment Mr. & Mrs. Campbell could not attend the meeting. Mrs. Ecklund provided pictures of signage taken by Mr. Campbell. The pictures were of signage posted at the both ends of 50 Street (between Highway 12 and 38 Avenue). The signage indicates "no truck traffic"

Items questioned and discussion included.

Question regarding access to Jen Express property from 50 Street instead of Highway 12.

Clarification that Jen Express applied to operate a 2-cube van business. Approval was given by the Stettler Municipal Planning Commission. Transportation advised that Jen Express can access Hwy 12 from the existing highway access south of their property. It may require approval from the adjacent property. Until all approvals are obtained Jen Express will have to use the 50th Street access.

Clarification that the access road from Highway 12 will not be built until the adjacent property owner to the east/south proceeds with his proposed commercial/residential development. As the developer he will be responsible to develop the road at which time the 50th Street access will be closed.

Concern about heavy trucks and speed of traffic. What can be done about excessive traffic using 50th Street? Danger to pedestrians, traffic noise.

Clarification that increase traffic use of 50th Street was recognized and that is why the present signage at either end of 50th Street was posted.

Question regarding Town of Stettler long term plan to rezone properties adjacent to Highway 12 to Highway Commercial.

Clarification that the Town's long term plan has been in effect since 1989 and that there is a need for more highway commercial property.

Question regarding a refusal by the Town for development at 50th Street and 44th Avenue which seem to be of a similar use.

Clarification that the proposed business was for the use of heavy oilfield trucks, which is not allowed in C-2 zoning. It was felt that the proposed use would create too much of a disturbance to the area residents. Jen Express has only two cube vans which are for their personal business use only.

Concern about residential property values with the growth of Highway Commercial development and any future development on the Jen Express property.

Clarification that approval of Highway Commercial zoning will allow commercial business as outlined in the Land Use Bylaw. Property owner would be eligible to subdivide parcel and to further develop lands.

Questions for enhanced policing of 50th Street.

Clarification by Deputy Mayor Thorogood that traffic concerns are recognized and that the RCMP will be requested to monitor.

Deputy Mayor Thorogood thanked everyone for coming out and providing their input.

Deputy Mayor Thorogood declared the Public Hearing for Bylaw 1968-08 closed at 8:30 p.m.

10. **Bylaws:**

(a) 1968-08 re: Amend Land Use Bylaw 1797-98

Motion 08:06:14

Moved by Councillor Thorogood that the Town of Stettler Council give second reading to Bylaw 1968-08.

MOTION CARRIED

Opposed: Councillor Campbell

Motion 08:06:15

Moved by Councillor Garbutt that the Town of Stettler Council give third and final reading to Bylaw 1968-08.

MOTION CARRIED

Opposed: Councillor Campbell

The public left the meeting at approximately 8:48 p.m.

9. **Public Hearing:**

(b) 8:00 P.M. – Bylaw 1969-08 re: Amend Land Use Bylaw 1797-98

Mayor Hunter and Councillor Dennis declared a possible conflict of interest and by departing the meeting excused themselves from voting and discussion on this matter.

Deputy Mayor Councillor Thorogood declared the Public Hearing for Bylaw 1969-08 open at 8:50 p.m.

Present:

Councillors A. Campbell, D. Garbutt, R. Peeples & L. Thorogood

Town Manager R. Stoutenberg

Administrative Assistant S. Mayer

Press (2)

Town Manager R. Stoutenberg advised that Bylaw 1969-08 is to amend Schedule "A" of the Land Use Bylaw 1797-98 for the purpose of rezoning Block X, Plan 1368AT from R4 – Small Holdings to R2 – General Residential. He further advised that the Bylaw was advertised on May 14th & May 21st for the Public Hearing to be held tonight (June 3rd).

Deputy Mayor L. Thorogood declared the Public Hearing for Bylaw 1969-08 closed at 8:54 p.m.

(b) 1969-08 re: Amend Land Use Bylaw 1797-98

Motion 08:06:16

Moved by Councillor Garbutt that the Town of Stettler Council give second reading to Bylaw 1969-08.

MOTION CARRIED

Opposed: Councillor Campbell

Motion 08:06:17

Moved by Councillor Peeples that the Town of Stettler Council give third and final reading to Bylaw 1969-08.

MOTION CARRIED

Opposed: Councillor Campbell

Mayor Hunter & Councillor Dennis returned to the meeting.

- (c) 1970-08 re: Debenture Bylaw & ACFA Letter

Motion 08:06:18

Moved by Councillor Campbell that the Town of Stettler Council give first reading to Bylaw 1970-08.

MOTION CARRIED
Unanimous

- (d) 1972-08 re: Off-Site Levy Bylaw

Motion 08:06:19

Moved by Councillor Thorogood that the Town of Stettler Council give first reading to Bylaw 1972-08.

MOTION DEFEATED
Opposed: Councillors Dennis,
Garbutt & Campbell

- (e) 1973-08 re: Business Tax Bylaw

Motion 08:06:20

Moved by Councillor Peeples that the Town of Stettler Council give first reading to Bylaw 1973-08.

MOTION CARRIED
Unanimous

Motion 08:06:21

Moved by Councillor Garbutt that the Town of Stettler Council give second reading to Bylaw 1973-08.

MOTION CARRIED
Unanimous

Motion 08:06:22

Moved by Councillor Thorogood that the Town of Stettler Council give permission for third and final reading to Bylaw 1973-08.

MOTION CARRIED
Unanimous

Motion 08:06:23

Moved by Councillor Dennis that the Town of Stettler Council give third and final reading to Bylaw 1973-08.

MOTION CARRIED
Unanimous

11. **Correspondence:**

- (a) Canada.com re: Fire Sparks Rules Changes
(b) DTHR re: Lead in Drinking Water
(c) Water Conservation, Efficiency & Productivity Planning for the Municipal Sector Underway
(d) News Release re: Draft Land-use Framework Charts New Direction for Planning and Decision-Making in Alberta
(e) Canada.com re: Bigger Property Tax Hike on Deck
(f) MGB re: Annexation Crossing Primary (Provincial) Highways
(g) News Release re: Government Moving Ambulance Services Under Alberta's Health System

Motion 08:06:24

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

MOTION CARRIED
Unanimous

12. **Items Added:** (a) None

Mayor Hunter recessed the regular Council Meeting at 8:57 p.m.

Mayor Hunter reconvened the regular Council Meeting at 9:02 p.m.

13. **In-Camera Session:** (a)

Motion 08:06:25

Moved by Councillor Peeples that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED
Unanimous at 9:00 p.m.

Motion 08:06:26

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

MOTION CARRIED
Unanimous at 10:20 p.m.

Motion 08:06:27

Moved by Councillor Thorogood that the Town of Stettler Council extend the June 1, 2008 payment under the land sale agreement with 1283794 Alberta Ltd. to October 1, 2008.

MOTION CARRIED
Unanimous at 10:20 p.m.

14. **Adjournment:**

Motion 08:06:28

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

MOTION CARRIED
Unanimous at 10:20 p.m.

Mayor

Director of Finance & Administration