

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, MARCH 2, 2010 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present: Mayor Dick Richards

Councillors D. Bachman, D. Dennis, D. Garbutt, R. Peeples & L. Thorogood

CAO R. Stoutenberg
Assistant CAO G. Switenky

Press (2)

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 10:03:01 Moved by Councillor Peeples to approve the agenda as presented with the following addition:

12(a) New Electoral Boundaries Proposed for Alberta MLA's

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held February 16, 2010

Motion 10:03:02 Moved by Councillor Bachman that the Minutes of the Regular Meeting of Council held on February 16, 2010 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the February 16, 2010 Meeting Minutes

None

(c) Minutes of the Committee of the Whole Meeting held February 9, 2010

Motion 10:03:03 Moved by Councillor Garbutt that the Minutes of the Committee Meeting held on February 9, 2010 be approved as presented.

MOTION CARRIED
Unanimous

(d) Business Arising from the February 9, 2010 Committee Meeting Minutes

CAO R. Stoutenberg reminded Members of Council that the Pathways Open House will be held on March 23rd, 2010 at 7:00 p.m. in the Stettler Recreation Centre (upstairs meeting room).

- (e) Minutes of the Special Council Meeting held February 19, 2010

Motion 10:03:04

Moved by Councillor Thorogood that the Minutes of the Special Council Meeting held on February 19, 2010 be approved as presented.

MOTION CARRIED
Unanimous

- (f) Business Arising from the Special Council Meeting held February 19, 2010 Meeting Minutes

None

4. **Citizen's Forum:**

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

5. **Delegations:**

- (a) 7:05 P.M. – Lee Penner, Director of Parks & Leisure Services Memo re: Hwy 56 & 12 Junction

This item was dealt with later in the meeting.

- (b) 7:30 P.M. – James Nibourg re: East Central Recyclers

This item was dealt with later in the meeting.

6. **Administration:**

- (a) Memo re: 2010 Trade Show

Town Manager, R. Stoutenberg explained that the annual Stettler Trade Show will be held from April 9-11, 2010.

Each year Council and staff members have worked shifts at the Trade Show because it is a great opportunity for Council and staff to informally meet with the public to discuss their concerns, promote many Town initiatives and gather input and general feedback.

The shift schedule for the weekend was reviewed and each Town Council Member committed to a time they are available/responsible to work in the booth.

Roundtable discussion ensued regarding various information items and reference materials that should/could be included in the booth/display area.

- (b) Memo re: 2010 Paving & Roads Tender

Town Council reviewed the memorandum regarding the 2010 Paving & Roads tender. The following four tenders were received:

- Black Diamond Paving Ltd.	\$367,516.10
- Metro Paving & Roadbuilding Ltd.	\$295,693.55
- Central City Asphalt Ltd.	\$263,019.80
- Border Paving Ltd.	\$253,260.00

It was noted that these prices do not include GST and that the Town's 2010 capital budget is \$350,000 for the entire project; of which this is the primary cost component. It was noted that the entire project is funded from provincial grant programs being SIP (75%) & MSI (25%). Any unused annual SIP funding can be carried forward to a subsequent year.

Administration is recommending awarding the tender to Border Paving Ltd.

Motion 10:03:05

Moved by Councillor Bachman that the Town of Stettler Council award the 2010 Paving & Roads Tender to Border Paving Ltd. at a cost of \$253,260.00 plus GST.

MOTION CARRIED 5-1
Opposed Councillor Dennis

(c) Town Manager's Report

Motion 10:03:06

Moved by Councillor Bachman that the Town of Stettler Council accept the Town Manager's Report as presented.

MOTION CARRIED
Unanimous

(d) Accounts Payable in the amount of \$563,365.95

Motion 10:03:07

Moved by Councillor Peebles that Accounts Payable in the amount of \$101,644.73 & \$461,721.22 for the period ending February 25, 2010 for a total amount of \$563,365.95 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. Council:

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Feb 18 - CAEP Community Readiness Meeting.
- Feb 19 - Special Council Meeting.
 - Town Office duties.
 - Picture for Board of Trade re: Mayor's Message.
- Feb 22 - MGB Prep Meeting at Town Office.
 - Sports Park Meeting.
- Feb 24 - Design Guidelines Meeting at the County Office.
- Feb 26 - Attainable Housing Contractor's Meeting.
- Mar 2 - Luncheon with Town CAO, County Reeve & CAO.
 - Call from Stettler Elementary School requesting crosswalk.

(b) Councillor Bachman

- Feb 18 - Library Board Meeting.
- Feb 19 - Special Council Meeting.
- Feb 22 - FCSS Meeting.
- Feb 25 - Parkland Regional Library Meeting in Lacombe.

(c) Councillor Campbell

- No report – absent from meeting.

(d) Councillor Dennis

- Feb 18 - Community Investment Readiness Meeting at the Board of Trade.
- Feb 19 - Special Council Meeting.
- Feb 24 - Meeting at County Office re: Design Guidelines.
- Feb 25 - County of Stettler Housing Authority budget approval.

(e) Councillor Garbutt

- Feb 19 - Special Council Meeting.
- Feb 22 - FCSS Meeting.

(f) Councillor Peebles

- Feb 18 - Community Investment Readiness Meeting at the Board of Trade.
- Feb 19 - Special Council Meeting.
- Feb 24 - Meeting at County Office re: Design Guidelines.

(g) Councillor Thorogood

- Feb 5 - Bowling for the HYC.
- Feb 19 - Special Council Meeting.
- Feb 22 - Sports Park Meeting.
- Feb 24 - Meeting at County Office re: Design Guidelines.

5. Delegations:

(a) 7:05 P.M. – Lee Penner, Director of Parks & Leisure Services
Memo re: Hwy 56 & 12 Junction

Lee Penner, Director of Parks & Leisure Services entered the meeting at 7:10 p.m.

Mayor Richards welcomed L. Penner to the meeting.

L. Penner explained that since the new Tourist Information and Board of Trade building was built on the west end of Town, and more recently since the Screammers Ice Cream trailer is no longer using the proposed site, Council requested a plan to beautify this area. Input from the Beautification Committee, the Development Department and the Parks and Leisure Services Department was used to develop a concept plan.

At the Beautification Committee meeting held February 4, 2010 the Committee voted unanimously to accept the conceptual plan presented by the Parks and Leisure Services Department for the Junction of Hwy 56 and 12 (the Old Tourist Booth Location). This plan unites much of the architecture in the Town and combines green trees and shrubs with a pergola structure for good visibility and a calming effect in a busy intersection.

Costs:

• Vinyl Pergola	\$10,000.00
• Mulch	\$500.00
• Trees and Shrubs	\$900.00
• Stone walkways	\$2,500.00
• Miscellaneous	\$700.00
Total	\$14,600.00

Council reviewed pictures of sample pergola concepts envisioned and supported by the Beautification Committee. It was noted that the site will also have a large heart imbedded in the stonework on the ground.

Discussion ensued regarding the recommendation not to proceed until the year 2011. Council questioned Administration as to whether the relatively modest financial resources necessary to complete this project could be made available in 2010.

Motion 10:03:08

Moved by Councillor Thorogood that the Town of Stettler Council approve the conceptual Plan as recommended/supported by the Heartland Beautification Committee to construct a Pergola on the old tourist information booth location (southeast side of the Highway 56 and 12 junction) with an estimated cost of \$14,600. And further that Town Council approves and funds this item in the year 2010 from General Reserve funds or other appropriate available sources.

MOTION CARRIED
Unanimous

L. Penner departed the meeting at 7:25 p.m.

(b) 7:30 P.M. – James Nibourg re: East Central Recyclers

James Nibourg, East Central Recyclers and Johan van der Bank, Director of Planning and Development for the County of Stettler entered the meeting at approximately 7:25 p.m.

Mayor Richards welcomed J. Nibourg to the Council Meeting.

J. Nibourg explained that his company, East Central Recyclers, is looking for a letter of easement/consent from the Town to support his development application process with the County of Stettler. He desires to purchase a 10 acre (yet to be subdivided) parcel of land within the County of Stettler's development jurisdiction. His intention is to acquire these lands upon which he would operate his existing local automotive recycling business.

Specifically, the proposed site is located on the East side of Highway 56 North; within the new Inter-municipal Development Plan (IDP) boundaries/scope, but just outside the Town's designated future commercial growth area.

J. Nibourg clarified further that his business is comprised of three components: "Retail" automotive parts/sales, "Commercial" wholesale automotive parts/sales, and "Industrial" automotive salvage. He stated that he desires this specific site because the economics are right for him, and there is good potential that he may be able to access (in the future) the abutting rail line which APST currently utilizes/controls.

He commented that his salvage business is strictly regulated, environmentally responsible, and provides a valuable service for the entire area. He also stated that he prefers to address all subdivision, development and zoning matters the right way. He further reviewed a sketch of his site plans with Council, and commented on the types of materials to be used in his fencing/screening and related building structures.

Discussion ensued regarding whether Town Council had any jurisdiction with respect to a commercial development located in the County. It was noted that the proposed parcel has long-term highway commercial potential/appeal; given that it contains considerable highway frontage and is immediately adjacent (on the north side) to the Town's designated commercial growth area.

Mayor Richards welcomed J. van der Bank to the meeting and invited him to provide Town Council with his prospective and/or interpretation regarding the application of the Inter-municipal Development Plan with respect to this proposed development.

J. van der Bank stated that the IDP does reference that the agreement of both municipalities is needed prior to the approval of commercial development within the IDP boundaries but outside the designated growth areas.

He stated further that the County does have various concerns respecting the sighting and aesthetics of the proposed development activities, etc. however he does not believe that this proposed subdivision (and associated development) would erode the intent of the new IDP. He commented that, his opinion, development within the designated commercial growth boundaries of the IDP is intended for relatively smaller parcels, and since this subdivision is proposed to be a 10 acre parcel it is somewhat larger and more unique.

Discussion continued regarding individual Council Member's support for the nature of J. Nibourg's business activities, as well as having his facility located in the community.

CAO R. Stoutenberg stated that the fundamental principles associated with our new IDP provide for the orderly development of commercial ventures within both the Town's and the County's designated future growth areas/boundaries. However commercial development within the IDP but outside the identified growth boundaries is allowed subject to the agreement of both municipal jurisdictions; with the intention of limiting/eliminating infrastructure extension avoidance issues inherent with "Leaping" development.

Discussion continued further respecting:

- The location of the proposed subdivision (and associated development) being directly along Highway 56 for aesthetic purposes;
- The developmental "Leap" precedent, if any that could arise depending on the County's final decision.
- It was questioned whether Alberta Prairie Steam Tours was contacted. J. Nibourg stated that APST has no concerns. Also J. Nibourg stated that he has spoken with a major land owner on the west end of Stettler (S. Wilford) who has no objections with the proposed development or location.
- J. Nibourg also commented that Alberta Transportation has no concerns at this time.

It was mutually accepted that the aesthetics associated with any proposed industrial development activities is crucial, and that Town Council is very sensitive respecting commercial developments along the highway entrances to our community.

Mayor Richards expressed gratitude towards the County for referring this proposed commercial development application to the Town for comment and/or concerns. He recognized that the final decision rests with the County's because the lands are located within their jurisdiction. And further that the Town respects the underlying fundamental principles of the IDP, one of which is the coordination and protection of orderly commercial development both inside and outside the boundaries of the plan areas.

Mayor Richards thanked J. Nibourg for attending the meeting and commented that Council values the nature of his business activity/venture in our community however location/IDP principles are concerns that require more consideration by Council.

J. Nibourg and J. van der Bank departed the meeting at 8:00 p.m.

Discussion continued further respecting:

- The location of the proposed subdivision (and associated development) being directly along Highway 56 North (for aesthetic purposes being within the IDP boundaries/scope).
- The County's acknowledgment (per J. van der Bank) that the proposed development will require satisfactory aesthetic design measures, controls and conditions. It was stated that any aesthetic design conditions imposed by the County would need to be strictly enforced to ensure compliance on an ongoing basis.
- The developmental "Leap" or precedent that could arise depending on the County's decision.
- Does the desire/need for this type of local business activity and the economics of the preferred business location (as identified by the owner) justify Council's decision to support development beyond the commercial growth boundaries agreed to in the IDP, and/or to support industrial activity along highway frontage.
- Does Town Council need to respond in writing, given the development is outside the Town's jurisdiction.

It was mutually agreed that this item be tabled to the March 16, 2010 Council Meeting to allow for further IDP Administrative interpretation and consideration.

8. **Minutes:**
- (a) Trail of the Buffalo Tourism Meeting of February 16, 2010
 - (b) Stettler Regional Board of Trade & Community Development Meeting of January 12, 2010
 - (c) Stettler Public Library Meeting of January 21, 2010

Motion 10:03:09

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

MOTION CARRIED
Unanimous

9. **Public Hearing:** (a) None
10. **Bylaws:** (a) None
11. **Correspondence:** (a) Alberta Municipal Affairs re: 2010 MSI Funding
(b) Alberta Transportation re: Federal Gas Tax Fund
(c) Alberta Transportation re: Streets Improvement Program (SIP)
(d) Future Meals n Council's Mind
(e) AUMA Member Notices
(f) Stettler P&H Elevator Newsletter
(g) Red Deer Advocate re: Grading Crews Snowed Under
(h) Charlottetown Considers Scrapping Ward System
(i) ATCO Gas 2010 Symposium

Motion 10:03:10

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

MOTION CARRIED
Unanimous

12. **Items Added:** (a) New Electoral Boundaries Proposed for Alberta MLA's
- It was noted that the Provincial Government is proposing changes to the electoral divisions/boundaries in Alberta. The result is that the County of Stettler would be split between the new ridings of Stettler – Wainwright and Brooks – Drumheller. The primary purpose of the boundary adjustments is to rebalance the population in each riding to be at least 40,000 (with only a few exceptions).
- Discussion ensued respecting the impact of the riding adjustment upon the Town and the County. It was noted that projects in the County (and joint projects with the Town) would require the support of two MLA's.
- It was suggested that a letter could be sent expressing Council's concerns, if any.
- No clear decision for any kind of action was agreed upon by Council.

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

Motion 10:03:11

Moved by Councillor Thorogood that the Town of Stettler Council proceed into an In-Camera Session with the CAO and Assistant CAO present to discuss the items on the agenda.

MOTION CARRIED
Unanimous at 8:32 p.m.

Motion 10:03:12

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

MOTION CARRIED
Unanimous at 8:40 p.m.

14. **Adjournment:**

Motion 10:03:13

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

MOTION CARRIED
Unanimous at 8:40 p.m.

Mayor

Assistant CAO