

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, OCTOBER 20, 2009 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present: Mayor Dick Richards

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

Town Manager R. Stoutenberg
Assistant CAO G. Switenky

Press (2)
Public (1)

Absent: None

Call to Order: Mayor D. Richards called the meeting to order at 6:30 p.m. and welcomed Councillor Elect Darcy Bachman (observing only – not yet sworn in) to the meeting. D. Bachman was elected at the by-election held on October 19th, 2009 (yesterday).

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

Motion 09:10:15 Moved by Councillor Thorogood to approve the agenda as presented with the following additions:

12(a) Performing Arts Centre (PAC) Advisory Board and Community Usage

12(b) Update from a Regional Meeting with Area MLA's and the Minister of Municipal Affairs in Red Deer

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held October 6, 2009

Motion 09:10:16 Moved by Councillor Dennis that the Minutes of the (adjourned without quorum) Regular Meeting of Council held on October 6, 2009 be approved as presented.

MOTION CARRIED
Unanimous

(b) Minutes of the Special Council Meeting of October 7, 2009

Motion 09:10:17 Moved by Councillor Garbutt that the Minutes of the Special Meeting of Council held on October 7, 2009 be approved as presented.

MOTION CARRIED
Unanimous

(c) Business Arising from the October 7, 2009 Special Meeting Minutes

None

- (d) Minutes of the Committee of the Whole Meeting held October 13, 2009

Motion 09:10:18

Moved by Councillor Campbell that the Minutes of the Committee Meeting held on October 13, 2009 be approved as presented.

MOTION CARRIED
Unanimous

- (e) Business Arising from the October 13, 2009 Committee Meeting Minutes

None

4. **Citizen's Forum:**

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

5. **Delegations:**

- (a) Darwin Durnie re: Health Facility Development

Mayor Richards referred this item to the In-Camera portion of the meeting given the confidential nature of this private development presentation.

6. **Administration:**

- (a) Notice re: Reschedule Council/Organizational Meetings to November 2

Town Manager, R. Stoutenberg explained that due to the upcoming AUMA Convention on November 4-6, 2009 the Regular Council Meeting of November 3rd has been rescheduled to Monday, November 2nd.

This information was presented for information purposes.

- (b) Notice re: Budget Meetings – November 10 & December 8 at 3:00 P.M.

Town Manager, R. Stoutenberg advised that Budget Meetings are scheduled for November 10 & December 8 at 3:00 p.m. in the Council/Board Room.

Due to the Budget Meetings there will be no Committee Meetings scheduled for these dates.

- (c) Committee Recommendation

Town Manager, R. Stoutenberg advised that representatives from the County of Stettler Housing Authority have inspected the property (Parkland Place) and are very impressed with the newly renovated dwelling units. They also confirmed that acquiring 2 – one bedroom units and 1 - two bedroom unit will be suitable for their (local) needs, and therefore will meet the requirements for provincial funding.

Discussion ensued as to whether or not a two bedroom unit should be acquired. It was explained that a third one bedroom unit is available on a higher floor and at a similar price to the two bedroom unit that is located on the bottom floor.

It was clarified that a two bedroom unit provides greater placement flexibility for the Housing Authority, and that the Town will retain ownership to ensure the requirements of the Municipal Block Funding Agreement are met.

Motion 09:10:19

Moved by Councillor Garbutt that the Town of Stettler Council approves that 3 condo dwelling units be acquired in Parkland Place from Don-Syl Holdings Ltd. based on multiple unit pricing as substantively presented and subject to the condo dwelling units satisfactorily meeting the Provincial Government's supported needs requirements.

And further that these units will be operated by the County of Stettler Housing Authority; subject to the Housing Authority's agreement that they will repay the Town for its 35% funding contribution through monthly rents received from tenants or by another acceptable manner.

MOTION CARRIED
Unanimous

(d) Notice re: Joint IDP Meeting

Town Manager, R. Stoutenberg advised that the County of Stettler No. 6 and the Town of Stettler will host a Public Open House on Monday, October 26, 2009 from 7:00 p.m. to 9:00 p.m. at the Stettler Community Hall to present the draft Inter-municipal Development Plan.

The Town of Stettler and the County of Stettler No. 6 have developed a draft Inter-municipal Development Plan pursuant to section 631 of the Municipal Government Act and based on the Memorandum of Understanding signed on March 18, 2009.

Members of the public are invited to attend the open house to review the draft plan and provide their input.

It is intended that the bylaw to adopt the IDP will be presented to the Town and County Councils in November 2009.

This item was presented for information purposes.

(e) Memo re: AUMA Convention

Town Manager, R. Stoutenberg advised that hotel reservations have been made for the AUMA Convention on November 3-5, 2009.

Also meetings have been scheduled with Transportation & Infrastructure, Alberta Environment & the RCMP.

(f) Request for Decision - #2009-01

Ron Greidanus entered the meeting at 6:45 p.m.

Mayor Richards and Councillor Thorogood declared possible conflicts of interest and by departing the meeting excused themselves from discussion or voting on this item.

Deputy Mayor Councillor Peebles assumed the chair.

Town Manager, R. Stoutenberg advised that the applicants (Ron & Pattie Greidanus) are proposing to create four large unserviced lots on lands located at the southeast corner of 3900-44 Street.

Town Manager, R. Stoutenberg advised further that late today the County of Stettler has advised the Town that the subdivision application, as referred to them, does not comply with the current area structure plan for the area.

Therefore, Council has only two options tonight (October 20th) firstly being to refuse the application or secondly to table the item to a later date allowing Administration and the applicant time to review the County's concerns.

Deputy Mayor Councillor Peeples allowed the applicant, Ron Greidanus to address Council.

Mr. Greidanus advised Council of his intentions and timelines, and is prepared to meet further with both Town and County Administrations to address concerns.

Motion 09:10:20

Moved by Councillor Campbell that the Town of Stettler table the Request for Decision for the applicants (Ron & Pattie Greidanus) to create four large unserviced lots on lands located at 3900-44 Street.

MOTION CARRIED

Unanimous with the abstention of Mayor Richards and Councillor Thorogood

R. Greidanus departed the meeting at 6:58 p.m.

Mayor Richards returned and assumed the chair.

Councillor Thorogood returned to the meeting.

(g) November Newsletter Items

- Notice of New Town Councillor
- Remembrance Day Service
- Stettler Variety Showcase
- Royal Canadian Legion re: Rewind 50's, 60's & 70's
- Festival of Lights

(h) Accounts Payable in the amount of \$899,344.64

Motion 09:10:21

Moved by Councillor Peeples that Accounts Payable in the amounts of (\$447,852.70, \$396,980.86 & \$54,511.08) for the period ending October 16, 2009 for a total amount of \$899,344.64 having been paid, be accepted as presented.

MOTION CARRIED

Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Oct 9 - Town Office duties.
- Oct 13 - Committee of the Whole Meeting.

- Oct 15 - Sports Park Fundraiser Meeting.
 - RCMP Meeting with Sgt. R. Schmidt.
 - Town Office duties.
- Oct 16 - Meeting with MLA, Jack Hayden.
- Oct 19 - Ministers Regional Consultation Session.
 - Voted at the Municipal By-Election.

(b) Councillor Campbell

- Oct 7 - Special Council Meeting.
- Oct 13 - Committee of the Whole Meeting.
- Oct 15 - Premier's Dinner.
- Oct 16 - Meeting with MLA, Jack Hayden.
- Oct 19 - Voted at the Municipal By-Election.
- Oct 20 - Training re: E-Agendas.

(c) Councillor Dennis

- Oct 8 - Library Advocacy Committee Meeting.
- Oct 13 - Committee of the Whole Meeting.
- Oct 16 - Meeting with MLA, Jack Hayden.
 - E-Agenda Training.

(d) Councillor Garbutt

- Oct 13 - Committee of the Whole Meeting.
- Oct 16 - Meeting with MLA, Jack Hayden.
- Oct 19 - FCSS Meeting.

(e) Councillor Peeples

- Oct 7 - Special Council Meeting.
- Oct 13 - Committee of the Whole Meeting.
- Oct 16 - Meeting with MLA, Jack Hayden.
 - E-Agenda Training.
- Oct 19 - Museum Meeting.

(f) Councillor Thorogood

- Sep 21-26 - Rummage Sale.
- Oct 1 - SHSF Meeting.
 - Beautification Meeting.
 - Physician Recruitment.
- Oct 3-17 - Holidays.

8. **Minutes:**

(a) Airport Board Meeting of October 2, 2009

(b) Regional Fire Authority Meeting of September 11, 2009

Motion 09:10:22

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

MOTION CARRIED
Unanimous

9. **Public Hearing:**

(a) None

10. **Bylaws:**

(a) None

11. **Correspondence:**

(a) Letter re: Parcels Trucking Ltd.

Mayor Richards declared a possible conflict of interest and by departing the meeting excused himself from discussion and voting on correspondence item 11(a) only.

Deputy Mayor Councillor Peeples assumed the chair.

Town Manager, R. Stoutenberg explained the request from Parcels Trucking Ltd. and Brookson Holdings Inc. to reverse 2009 late penalties totaling \$893.46 on their property taxes.

Discussion ensued regarding whether or not the Town had used the correct mailing address.

Assistant CAO, G. Switenky advised that Town records contain a written change of address notice from Parcels Trucking dated February 7th, 2008. At that time their mailing address for utility and taxation invoicing purposes was internally changed from a local box number to a Red Deer address.

It was therefore concluded that the Town is not at fault for an incorrect address, and further that property owners and legal firms should be sensitive to property taxation due dates regardless.

Motion 09:10:23

Moved by Councillor Thorogood that the Town of Stettler Council deny the request from Parcels Trucking Ltd. and Brookson Holdings Inc. to reverse 2009 late penalty charges totaling \$893.46 on their property taxes.

MOTION CARRIED

Unanimous with the abstention of Mayor Richards

Mayor Richards returned and assumed the chair.

(b) Jasper Avenue "Grenades" Face Wrecking Ball

(c) McKay Land & Cattle Co. Inc.

Discussion ensued regarding the underlying purpose of collecting offsite levies from developers.

Discussion continued regarding whether the McKay development predates the offsite levy bylaw, and the possibility of deferring the payment of offsite levies pending lot sales. It was concluded that deferring the payment would set a precedent for all future developers.

It was mutually concluded that the majority of Council Members present support that the Town's offsite levy be applied to the McKay Family Development Project as per the requirements in the current offsite levy bylaw.

(d) Member Notices – What Happens When the Wind Stops?

Motion 09:10:24

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

MOTION CARRIED

Unanimous

12. **Items Added:**

(a) Performing Arts Centre (PAC) Advisory Board and Community Usage

Discussion ensued regarding user groups and public access to the PAC during ongoing construction activity at the High School. It was noted that there has been a lack of communication with user groups.

Discussion continued regarding the status of the PAC Advisory Board and its role in the community/facility.

- (b) Update from a Regional Meeting with Area MLA's and the Minister of Municipal Affairs in Red Deer

Town Manager, R. Stoutenberg advised Council regarding anticipated levels of MSI/AMIP funding for 2010.

13. **In-Camera Session:** (a) 2010-? CUPE Negotiations Discussions
(b) Legal Update
(c) Delegation – Darwin Durnie re: Health Facility Development

Motion 09:10:25

Moved by Councillor Thorogood that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager, Assistant CAO and Councillor Elect D. Bachman present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED
Unanimous at 7:55 p.m.

Darwin Durnie entered the meeting at 7:55 p.m.

D. Durnie departed the meeting at 8:25 p.m. prior to discussion of In-Camera items 13(a) & 13(b).

Motion 09:10:26

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

MOTION CARRIED
Unanimous at 9:03 p.m.

14. **Adjournment:**

Motion 09:10:27

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

MOTION CARRIED
Unanimous at 9:03 p.m.

Mayor

Assistant CAO