

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, SEPTEMBER 20, 2011 IN THE MUNICIPAL OFFICE,
COUNCIL CHAMBERS**

Present: Mayor Dick Richards

Councillors A, Campbell, M. Fischer, L. Thorogood, P. Simons &
S. Wildeboer

CAO R. Stoutenberg
Assistant CAO G. Switenky

Press (1)
Public (1)

Absent: Councillor D. Bachman

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

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

Motion 11:09:17 Moved by Councillor Wildeboer to approve the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held September 6, 2011

Motion 11:09:18 Moved by Councillor Thorogood that the Minutes of the Regular Meeting of Council held on September 6, 2011 be approved as presented with the following corrections:

Page 2 – Item 6(b) “Kerry Bates” should be “Kerry Bales”, and

Page 3 – Item 7(f) “Department of Health” in 3 places should all be “Portraits of Honour”.

MOTION CARRIED
Unanimous

(b) Business Arising from the September 6, 2011 Meeting Minutes

CAO, R. Stoutenberg informed Council that the property owners adjacent to the new East End (Kinsmen) Playground have decided not to purchase any lands offered for sale by the Town.

It was noted that the fence will now be installed along the original property line.

(c) Minutes of the Committee Meeting held September 13, 2011

Motion 11:09:19 Moved by Councillor Fischer that the Minutes of the Committee Meeting held on September 13, 2011 be approved as presented.

MOTION CARRIED
Unanimous

- (d) Business Arising from the September 13, 2011 Committee Meeting Minutes

None

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

5. **Delegations:** (a) 7:30 P.M. – Delcan Presentation re: Hwy 56 Realignment

This item was dealt with later in the meeting.

6. **Administration:** (a) Committee Recommendations

CAO, R. Stoutenberg highlighted the key points respecting the items discussed in greater detail at the Committee of the Whole meeting held on September 13th, 2011.

1. 4905-44 Avenue Servicing Tender

CAO, R. Stoutenberg explained further that the tendered costs were higher than anticipated, however the developer has accepted them and desires the Town to proceed with the installation.

It was noted that the Developer may be able to recover some of the associated servicing costs when additional development occurs in the future.

Motion 11:09:20

Moved by Councillor Thorogood that the Town of Stettler Council award the tender of the 4905-44 Avenue servicing to Action Plumbing and Excavating.

MOTION CARRIED
Unanimous

2. Service Club Signs

Motion 11:09:21

Moved by Councillor Fischer that the Town of Stettler Council approve the procurement of the "Serving Stettler" signs and frames utilizing the \$25,000.00 awarded by Canadian Badlands for the Town's entrance sign initiative as well as General Reserve funds. And that all local service clubs and churches be responsible to pay for their individual signs. And further that the cost responsibilities are as follows:

Town of Stettler: \$6,575.00 x 4 = \$26,300.00 (utilizing \$25,000.00 awarded from CBL)

Service Clubs: \$50.00 x 4 signs = \$200.00 per service club

Churches: \$11.50/church/sign x 4 signs = \$46.00/church

MOTION CARRIED
Unanimous

- (b) Memo re: A.E. Kennedy Roof Replacement 2011

CAO R. Stoutenberg explained that in 2001 the southwest and southeast sections of the roof system at the A.E. Kennedy Building were replaced.

Based on an assessment of the roof in 2010, it was determined that the northeast section of the roof system required substantial repair. Town Council approved the repair as a capital expenditure in 2011 for \$50,000.00.

On September 1, 2011 at an onsite inspection with 2 qualified and competing roof companies it was determined that the northwest section and second storey also require substantial repair. With this information Town staff issued an addendum to the tender document asking for price quotes on the additional sections.

Tender Results:

Goodman Roofing:

| | |
|--------------------|-------------|
| North East Section | \$73,128.00 |
| North West Section | \$66,000.00 |
| Second Storey | \$36,720.00 |

+ Replacement of any wet insulation @ \$1.50/sq ft

Cooper Roofing:

| | |
|--------------------|-------------|
| North East Section | \$54,020.00 |
| North West Section | \$41,735.00 |
| Second Storey | \$23,355.00 |

+ Replacement of any wet insulation @ \$1.85/sq ft

Note: These costs include a 1" insulation upgrade for better temperature control as well as providing an additional inch for better sloping and drainage.

Administration recommends awarding the entire tender with addendum to the low bidder Cooper Roofing.

Discussion ensued respecting the existing lease with Alberta Health Services and that the Town is responsible for this structural maintenance cost.

Discussion continued respecting the timing of the necessary work in relation to the 2011 and the 2012 budget approval processes and limits.

Motion 11:09:22

Moved by Councillor Campbell that the Town of Stettler Council approve the following:

1. Award Cooper Roofing with the tender to replace/repair the north east section of the roof system.
2. Increase the 2011 Capital Budget to \$60,000.
3. Due to the attractive pricing provided by Cooper Roofing, enter into an agreement with Cooper Roofing to complete the additional roof sections (northwest and second storey) with the work being funded in 2012.

MOTION CARRIED
Unanimous

(c) Memo re: Speed Limit Reduction on Hwy 12

CAO R. Stoutenberg explained that Alberta Transportation has approached the Town regarding the speed limit on Hwy 12 on the west side of Town. Alberta Transportation would like to reduce the speed further out of Town than currently exists.

The Town met with Alberta Transportation to discuss where the zones shall be placed. Alberta Transportation and Town Administration jointly support the earlier speed reduction.

Discussion ensued respecting traffic safety and alternatively expanding the proposed 70 KPH speed zone all the way to Agro Stettler (John Deere).

It was mutually accepted that Alberta Transportation has agreed to revisit the speed reductions in the future as additional development occurs.

Motion 11:09:23

Moved by Councillor Thorogood that the Town of Stettler Council recommends that Town Council support the speed reductions along Highway 12 entering Stettler from the west as presented by Alberta Transportation.

MOTION CARRIED
Unanimous

(d) Memo re: SRC Upgrades

CAO R. Stoutenberg explained that at the Committee Meeting on June 14th it was determined that we give the County Council the opportunity to learn firsthand about the SRC upgrade project.

It was noted that County Councillor and SRC Committee Member, Greg Jackson has relayed this information to County Council and they will review it prior to the next Joint Meeting.

Administration is recommending that the Town advance this topic for discussion at the upcoming Joint Council Meeting and to ultimately pass on direction back to the SRC upgrade committee so they can push forward in the most appropriate manner.

It was mutually agreed that this item be placed on the next Joint Town/County Council Meeting Agenda for discussion to determine the next steps for the SRC, and to ultimately forward direction on to the SRC Upgrade Committee so they may proceed with project planning and design.

(e) Memo re: History of Old Pool Located at 4902-54 Street

CAO R. Stoutenberg explained the history of the old pool located at 4902-54 Street as follows:

1. Stettler School District No. 1475 initially owned the property in 1965.
2. The Town of Stettler and the Stettler School District No. 1475 jointly built the pool in 1967.
3. An agreement was drafted in 1988 with a term from 1988 to 2005 covering operations, ownership, etc. The Stettler School District No. 1475 remained the sole owner.
4. The pool site was transferred to the Town of Stettler's name in 1995.
5. In 1995 the Stettler School District No. 1475 changed to Clearview Regional Division #24.
6. An easement was registered around the pool for a Fire Lane in 1996.
7. The pool was demolished in 2010 at a total cost in excess of \$200,000.

It was noted the current graveled site is being used as a parking lot for the adjacent Schools and should likely be incorporated into the school site for future planning purposes.

Councillor P. Simons expressed his desire to abstain from any discussion on this matter as he is also an elected Trustee for the Clearview School Division. Members of Council mutually respected and accepted his abstention with regard to this matter and supported that he remain at the table to hear all discussion.

Given the substantial cost incurred by the Town to demolish the structure it was mutually agreed that the Town would need to receive some type of compensation or recovery of these costs upon any disposition.

Discussion ensued regarding the determination of and the expectation for a reasonable fair market value in relation to this parcel given its location.

Motion 11:09:24

Moved by Councillor Fischer that the Town of Stettler Council direct Administration to enter into discussions and preliminary negotiations with the Clearview School Division Administration respecting the disposition and transfer of the former old pool lands to the School Division based on an acceptable compensation agreement.

MOTION CARRIED
Unanimous

(f) Bank Reconciliation as of August 31, 2011

Motion 11:09:25

Moved by Councillor Wildeboer that the Town of Stettler Council that the Bank Reconciliation as of August 31, 2011 be accepted as presented.

MOTION CARRIED
Unanimous

(g) Accounts Payable in the amount of \$120,258.32

Motion 11:09:26

Moved by Councillor Thorogood that Accounts Payable in the amounts of \$72,168.39, \$52.45 (VOID) & \$48,142.38 for the period ending September 16, 2011 for a total amount of \$120,258.32 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

Mayor Richards on behalf of the Council and the Community sincerely thanked Councillor Thorogood for her leadership and organization of the Portraits of Honour tour stop in Stettler. The event was very well planned, accepted and supported by the Community. He acknowledged that without her dedicated and relentless pursuit of the tour it would likely not have come to Stettler.

- Sept 9-14 - Vacation – Thanks to Deputy Mayor Campbell for filling in at the Portraits of Honour and Committee Meeting.
- Sept 17 - SMHA Fundraiser at the SRC.
- Sept 19 - Rotary Chili Cook-Off Fundraiser.
- Sept 20 - Meeting with County Reeve Nixon re: upcoming Joint Town/County Meeting.

(b) Councillor Bachman

- No report – absent from meeting.

(c) Councillor Campbell

- Sept 9 - SWMA Meeting.
- Sept 12 - Portraits of Honour.
- Sept 13 - Committee of the Whole Meeting.
- Sept 14 - Jason Kenny, Minister of Immigration presentation.
- Sept 15 - RDRMUG Meeting in Drumheller.
- Sept 16 - RDRWSA Meeting in Red Deer.
- Sept 19 - Museum Meeting.
- Sept 20 - Rodeo Meeting.

(d) Councillor Fischer

- Sept 12 - Portraits of Honour.
- Sept 13 - Committee of the Whole Meeting.
- Sept 14 - Breakfast Before Business Meeting re: Jason Kenny spoke on immigration issues and needs.

(e) Councillor Simons

- Sept 8 - Beautification Committee Meeting.
- Sept 9 - Airport Board Meeting.
 - Stettler Waste Management Authority Meeting.
- Sept 13 - Committee of the Whole Meeting.
- Sept 15 - County of Stettler Housing Authority Meeting.

(f) Councillor Thorogood

- Sept 9 - Portraits of Honour Committee Meeting.
- Sept 12 - Portraits of Honour Event.
- Sept 13 - Committee of the Whole Meeting.
- Sept 14 - Breakfast Before Business Meeting re: Jason Kenny.
- Sept 16 - Portraits of Honour Meeting.

(g) Councillor Wildeboer

- Sept 8 - Beautification Committee Meeting.
- Sept 12 - Portraits of Honour.
- Sept 13 - Committee of the Whole Meeting.
 - Board of Trade Meeting.
- Sept 14 - Breakfast Before Business Meeting re: Jason Kenny.

8. **Minutes:**

Motion 11:09:27

(a) Airport Board Meeting of September 9, 2011

Moved by Councillor Thorogood that the Town of Stettler Council accept the minutes, item 8(a) as presented.

MOTION CARRIED
Unanimous

9. **Public Hearing:**

(a) 8:00 P.M. – Bylaw 2018-11 re: Enact Land Use Bylaw

This item was dealt with later in the meeting.

10. **Bylaws:**

(a) 2018-11 re: Enact Land Use Bylaw 2018-11

This item was dealt with later in the meeting.

11. **Correspondence:**
- (a) Town of Nanton re: AUMA Resolution Information
 - (b) Municipal Affairs re: Urban Affairs are on the PC Leadership Radar
 - (c) City's Snow Removal Strategy Stuck in a Rut
 - (d) No Fire Hydrant Fee on Edmonton Utility Bills
 - (e) City Operations Help Fill Coffers
 - (f) Culture Can Provide Energy Boost in New Alberta
 - (g) Recycling Council of Alberta – Waste Reduction Week

Motion 11:09:28

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

MOTION CARRIED
Unanimous

5. **Delegations:**
- (a) 7:30 P.M. – Delcan Presentation re: Hwy 56 Realignment

Justin Barrett, P.Eng. representing Delcan and Stuart Richardson, P.Eng representing Alberta Transportation entered the meeting at approximately 7:30 p.m.

Director of Operations, Melissa Robbins entered the meeting at approximately 7:30 p.m.

Mayor Richards welcomed J. Barrett, S. Richardson and M. Robbins to the meeting.

Mayor Richards also acknowledged and welcomed County of Stettler Councillor Greg Jackson to the meeting.

J. Barrett highlighted the design criteria expectations of Alberta Transportation with respect to the future realignment of Highway 56 on the north side of Stettler. He advised that Town planning documents will eventually need to reflect the final highway alignment determination.

He explained further what the evaluation criteria was for the six preferential design options, and reviewed what feedback Delcan heard at the open house and from the public information session. It was noted that Option "F" is the ultimate preferred option and was previously supported by Council prior to the public meetings.

Discussion ensued respecting:

 - Drainage concerns for the whole area
 - Ultimate road elevations
 - Lower traffic volumes and future development/growth
 - Project timing being the long term

Mayor Richards invited comments from County Councillor G. Jackson who supported planning for future Highway 56 upgrades and hoped the project would become a reality sooner rather than later.

Discussion continued with respect to the poor and deteriorating condition of the existing Highway 56 (51st Avenue) through Stettler.

Alberta Transportation representative S. Richardson advised Council that the realignment project is a long term project and that the existing Highway 56 through Stettler will likely get some needed attention prior to any realignment becoming a reality.

He also advised Council that a motion from the municipality would be good to provide the Province with community support for the project.

Mayor Richards thanked delegation members for their informative presentation and for attending the meeting.

Mayor Richards also thanked Director of Operations, M. Robbins and County of Stettler Councillor G. Jackson for attending and providing valuable input.

Motion 11:09:29

Moved by Councillor Campbell that the Town of Stettler Council support and endorse Option F as presented by Delcan to be the preferred realignment option for Highway 56 on the north side of Stettler. And that the Province of Alberta is encouraged to advance this project from planning to reality as soon as possible.

MOTION CARRIED
Unanimous

Delegation members departed the meeting at approximately 8:00 p.m.

9. **Public Hearing:** (a) 8:00 P.M. – Bylaw 2018-11 re: Enact Land Use Bylaw

Mayor Richards declared the Public Hearing for Bylaw 2018-11 open at 8:00 p.m.

Present:

Mayor D. Richards
Councillors A. Campbell, M. Fischer, L. Thorogood, P. Simons & S. Wildeboer
CAO R. Stoutenberg
Assistant CAO G. Switenky
Press (2)

Mayor Richards explained the purpose of the Public Hearing and noted that there were no members of the public present.

Mayor Richards advised that Bylaw 2018-11 is to enact the Town of Stettler Land Use Bylaw.

Mayor Richards advised that the bylaw was advertised on August 31 & September 7, 2011 for the Public Hearing to be held tonight (September 20th).

Administration informed Council that no written or verbal submissions have been received for or against Bylaw 2018-11.

There were no other representations heard or made.

Mayor Richards declared the Public Hearing for Bylaw 2018-11 closed at 8:02 p.m.

Mayor Richards reconvened the regular Council Meeting at 8:02 p.m.

10. **Bylaws:** (a) 2018-11 re: Enact Land Use Bylaw 2018-11
- Motion 11:09:30** Moved by Councillor Campbell that the Town of Stettler Council give second reading to Bylaw 2018-11.
- MOTION CARRIED
Unanimous
- Motion 11:09:31** Moved by Councillor Fischer that the Town of Stettler Council give third and final reading to Bylaw 2018-11.
- MOTION CARRIED
Unanimous
12. **Items Added:** (a) None
13. **In-Camera Session:** (a) There was no In-Camera Session at this Meeting
14. **Adjournment:**
- Motion 11:09:32** Moved by Councillor Campbell that this regular meeting of the Town of Stettler Council be adjourned.
- MOTION CARRIED
Unanimous at 8:05 p.m.

Mayor

Assistant CAO