MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL HELD ON TUESDAY, SEPTEMBER 2, 2008 IN THE MUNICIPAL OFFICE, COUNCIL CHAMBERS

Present: Mayor J. Hunter

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

Director of Finance & Administration G. Switenky
Corporate Secretary C. Smith
GIS Tech G. Scott

Press (2)

Absent: Town Manager R. Stoutenberg

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

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

Motion 08:09:01 Moved by Councillor Richards to approve the agenda as presented with the following additions:

12(a) Memo re: Storage Facility (PLS)
12(b) Compost Bins
12(c) Update re: Affordable Housing
13(c) In-Camera - Update re: IDP Annexation
13(d) In-Camera - Update re: CUPE Negotiations
13(e) In-Camera - Update re: Joint Building Financing

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes**:

(a) Minutes of the Regular Meeting of Council held August 19, 2008

Motion 08:09:02 Moved by Councillor Campbell that the Minutes of the Regular Meeting of Council held on August 19, 2008 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the August 19, 2008 Minutes

None

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

5. **Delegations**: (a) None

6. **Administration**: (a) Memo re: Assessment Services Agreement

Director of Finance & Administration, G. Switenky noted that the Town's property assessment contract with Municipal Property Consultants Ltd. (Don Sheridan) will expire at the end of 2008 (for the taxation year 2009). He has been the Town's Assessor since September 1994 and Administration has been satisfied with property assessment services provided by him.

The final year of the existing contract includes the following per parcel rates;

2008 for 2009 tax year	$16.00 (2896 parcels)

Don Sheridan has submitted a 5 year renewal proposal for professional assessment services at the following per parcel rates:

2009 for 2010 tax year	$16.96 plus $1.00 per parcel for CAMALOT
2010 for 2011 tax year	$17.98 plus $1.00 per parcel for CAMALOT
2011 for 2012 tax year	$19.05 plus $1.00 per parcel for CAMALOT
2012 for 2013 tax year	$20.19 plus $1.00 per parcel for CAMALOT
2013 for 2014 tax year	$21.40 plus $1.00 per parcel for CAMALOT

Discussion ensued regarding the proposed 5 year term, the competitiveness of the pricing and the magnitude of the budget implication.

Motion 08:09:03

Moved by Councillor Thorogood that the Town of Stettler Council approves a five-year Professional Services Agreement with Municipal Property Consultants Ltd, owner Don Sheridan for the provision of general property assessment services as follows:

- 2009 for 2010 tax year - $16.96 per parcel plus $1.00 per parcel for CAMALOT
- 2010 for 2011 tax year - $17.98 per parcel plus $1.00 per parcel for CAMALOT
- 2011 for 2012 tax year - $19.05 per parcel plus $1.00 per parcel for CAMALOT
- 2012 for 2013 tax year - $20.19 per parcel plus $1.00 per parcel for CAMALOT
- 2013 for 2014 tax year - $21.40 per parcel plus $1.00 per parcel for CAMALOT

And an additional flat fee of $400 per account for Government Board Hearings with mileage paid at $0.65/km if venue is someplace other than Red Deer.

MOTION CARRIED
Unanimous

(b) Strategic Item #3 re: Beautification

Graham Scott, GIS Tech entered the meeting.

Mayor Hunter welcomed G. Scott to the meeting.

Director of Finance & Administration, G. Switenky explained that the goals of the memorandum from Graham Scott, GIS Tech were to address beautification possibilities along the north Highway 56 entrance and to give some direction to future policy and decisions made by staff and Council.

G. Scott provided a brief overview of his report.

Roundtable discussion ensued regarding the properties and infrastructure that needs to be improved as well as the scope and magnitude of the challenge.

It was suggested that the Town could meet with area property owners to discuss and gauge support/commitment for improvements.

It was also suggested that the report could be forwarded to the Beautification Committee and the Board of Trade for their review and comments.

Mayor Hunter thanked G. Scott for his detailed report and presentation.

Council mutually agreed that Administration will contact property owners along the highway to discuss what can/should be done to make this entrance more attractive.

(c) Memo re: Twinning of Sanitary Forcemain Tender

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 Richards assumed the Chair.

Town Council reviewed a memorandum from John Keith, Director of Operational Services regarding the Twinning of Sanitary Forcemain Tender.

The tender closed on August 26, 2008 with seven bidders as follows:

Wally's Backhoe Services Ltd.	$238,103.25
Prairie Ghost Contracting	$250,011.05
Urban Dirtworks Inc.	$262,978.03
Horizon Earthworks Ltd.	$307,629.59
M. Pidherney's Trucking Ltd.	$308,406.89
Rulam Contracting Ltd.	$356,423.29
Chinook Pipeline Inc.	$572,222.22

Prices include a 5% contingency and GST. The 2008 Capital Budget includes $300,000 for the project including engineering.

Motion 08:09:04 Moved by Councillor Peeples that the Town of Stettler Council award the Twinning of Sanitary Forcemain tender to Wally's Backhoe Services Ltd. at a cost of $238,103.25 (tax in) as presented.

MOTION CARRIED
Unanimous with the abstention of Mayor Hunter

Mayor Hunter returned and reassumed the Chair.

(d) Town Manager's Report

Motion 08:09:05 Moved by Councillor Thorogood that the Town Manager's Report for the month of August be accepted as presented.

MOTION CARRIED
Unanimous

(e) Accounts Payable in the amount of $368,389.31

Motion 08:09:06 Moved by Councillor Campbell that Accounts Payable for the period ending August 28, 2008 in the amount of $368,389.31 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council**: Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Hunter

- Aug 21 - IDP and Annexation Meeting with County Council.
- Aug 22 - Town Office duties.
- Aug 25 - Spoke at Rotary re: Town issues.
- Aug 29 - Town Office duties.

(b) Councillor Campbell

- Aug 21 - IDP and Annexation Meeting with County Council.

(c) Councillor Dennis

- Aug 21 - IDP and Annexation Meeting with County Council.

(d) Councillor Garbutt

- Aug 21 - IDP and Annexation Meeting with County Council.
  - Stettler Housing Authority Meeting.
- Aug 22 - Regional Fire Commission Meeting.

(e) Councillor Peeples

- Aug 21 - IDP and Annexation Meeting with County Council.

(f) Councillor Richards

- Aug 13 - Joint Building Meeting.
- Aug 21 - IDP and Annexation Meeting with County Council.

- Aug 22 - Regional Fire Commission Meeting.
  - Ambulance Transition Conference Call.

- Aug 23 - Len Wagner's Retirement Party.

- Aug 24 - Damnedifiknow Concert in the Park.

- Aug 28 - Sponsored Movie in the Park.

(g) Councillor Thorogood

- No meetings to report – on holidays.

8. **Minutes**: (a) Regional Fire Authority Meeting of August 22, 2008

Motion 08:09:07 Moved by Councillor Richards that the Minutes, item 8(a) be accepted for information.

MOTION CARRIED
Unanimous

13. **In-Camera Session**: (c) Update re: IDP Annexation
(d) Update re: CUPE Negotiations
(e) Update re: Joint Building Financing

Motion 08:09:08 Moved by Councillor Richards that the Town of Stettler Council proceed into an In-Camera Session with the Director of Finance & Administration present to discuss the items added to the In-Camera Agenda.

MOTION CARRIED
Unanimous at 7:45 p.m.

Motion 08:09:09 Moved by Councillor Campbell that the Town of Stettler Council return to the regular meeting.

MOTION CARRIED
Unanimous at 7:59 p.m.

9. **Public Hearing**: (a) 8:00 P.M. – Bylaw 1977-08 re: Amend Land Use Bylaw 1797-08 to establish regulation for (DC-URD) Direct Control Urban Reserve District

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 Richards declared the Public Hearing for Bylaw 1977-08 open at 8:00 p.m.

Present:
Deputy Mayor D. Richards
Councillors A. Campbell, D. Dennis, D. Garbutt
R. Peeples & L. Thorogood
Director of Finance & Administration, G. Switenky
Corporate Secretary, C. Smith
Press (2)
Public (2) – Don Falkenberg & Stephen Loyst

Director of Finance & Administration, G. Switenky advised that Bylaw 1977-08 is to amend Schedule "C" of the Land Use Bylaw 1797-98 to establish a regulation for a Direct Control Urban Reserve District (DC-URD).

Further he reviewed the General Purpose and the Permitted Uses in this new district.

Some Members of Council identified concerns that this new district regulation affords Council too much latitude/discretion in approving such improvements to existing residences as deemed by Council to be compatible with this area.

Director of Finance & Administration G. Switenky responded that the narrative in the General Purpose Statement of the regulation provides some guidance to Council to maintain the long term plan as set forth in the MDP to have this area transition to Industrial Land Use.

Discussion continued regarding the fact that this form of Direct Control designation provides Council with the ability to virtually approve any type or magnitude of improvement they see fit.

Director of Finance & Administration, G. Switenky advised that the Bylaws were advertised on August 13th & August 20th for the Public Hearing to be held tonight (September 2nd).

Director of Finance & Administration, G. Switenky advised that one general inquiry regarding Bylaw 1977-08 was received and that no other written or verbal submissions have been received for/or against Bylaw 1977-08.

Members of the Public present declined the invitation/opportunity to make any representations.

There were no other representations heard or made.

Deputy Mayor Councillor Richards declared the Public Hearing for Bylaw 1977-08 closed at 8:10 p.m.

(b) <u>8:00 P.M. – Bylaw 1978-08 re: Amend Land Use Bylaw 1797-08 to designate lands as a Direct Control Urban Reserve District (DC-URD)</u>

Mayor Hunter's declaration of a possible conflict of interest continued and having previously departed the meeting excused himself from voting and discussion on this matter.

Deputy Mayor Councillor Richards declared the Public Hearing for Bylaw 1978-08 open at 8:10 p.m.

<u>Present</u>:
Deputy Mayor D. Richards
Councillors A. Campbell, D. Dennis, D. Garbutt
R. Peeples & L. Thorogood
Director of Finance & Administration, G. Switenky
Corporate Secretary, C. Smith
Press (2)
Public (2) – Don Falkenberg & Stephen Loyst

Director of Finance & Administration, G. Switenky advised that Bylaw 1978-08 is to amend Schedule "A" of the Land Use Bylaw 1797-98 as follows: that Lot 4 & 5 Block 2 Plan 7823014, Lot 8 to 11 Block 2 Plan 7922699, Lot 13 Block 2 Plan 0628175 and Block 27A Plan 9222138 be rezoned from UR "Urban Reserve District" to DC-URD "Direct Control Urban Reserve District".

Director of Finance & Administration, G. Switenky advised that the Bylaws were advertised on August 13th & August 20th for the Public Hearing to be held tonight (September 2nd).

Director of Finance & Administration, G. Switenky advised that no written or verbal submissions have been received for/or against Bylaw 1978-08.

Don Falkenberg questioned why the triangular piece north of 47 Avenue was not included in Bylaw 1978-08 as originally requested by property owners at an earlier Council Meeting.

C. Smith, Corporate Secretary retrieved previous minutes for clarification/discussion purposes.

Discussion ensued regarding the interpretation of the Council Minutes/Motions from June 17 & July 22, 2008 relating to this Bylaw's development.

Deputy Mayor Councillor D. Richards concluded discussion advising that only the area duly advertised and included in this Bylaw can be considered by Council in this Public Hearing however this does not preclude Council from considering other zoning amendments at a later date.

There were no other representations heard or made.

Deputy Mayor Councillor Richards declared the Public Hearing for Bylaw 1978-08 closed at 8:33 p.m.

10. **Bylaws:** (a) Bylaw 1977-08 re: Amend Land Use Bylaw 1797-08 to establish regulation for (DC-URD) Direct Control Urban Reserve District

Mayor Hunter's declaration of a possible conflict of interest continued and having previously departed the meeting excused himself from voting and discussion on this Bylaw.

Motion 08:09:10 Moved by Councillor Garbutt that the Town of Stettler Council give second reading to Bylaw 1977-08.

MOTION CARRIED (4 – 2)
Opposed: Councillors Peeples & Thorogood, with the abstention of Mayor Hunter

Motion 08:09:11 Moved by Councillor Dennis that the Town of Stettler Council give third and final reading to Bylaw 1977-08.

MOTION CARRIED (4 – 2)
Opposed: Councillors Peeples & Thorogood, with the abstention of Mayor Hunter

(b) Bylaw 1978-08 re: Amend Land Use Bylaw 1797-08 to designate lands (DC-URD) Direct Control Urban Reserve District

Mayor Hunter's declaration of a possible conflict of interest continued and having previously departed the meeting excused himself from voting and discussion on this Bylaw.

Motion 08:09:12 Moved by Councillor Garbutt that the Town of Stettler Council give second reading to Bylaw 1978-08.

MOTION CARRIED (4 – 2)
Opposed: Councillors Peeples & Thorogood, with the abstention of Mayor Hunter

Motion 08:09:13 Moved by Councillor Campbell that the Town of Stettler Council give third and final reading to Bylaw 1978-08.

MOTION CARRIED (4 – 2)
Opposed: Councillors Peeples & Thorogood, with the abstention of Mayor Hunter

Mayor Hunter returned and reassumed the Chair.

11. **Correspondence**:

(a) AUMA re: 2008 Annual Convention and Trade Show

Town Council will request meetings with representatives from the Ministries of Environment and Transportation at the AUMA Convention to discuss items of concern.

(b) New Affordable Housing Complex Opens its Doors in Ponoka

(c) $5M Arena Contract Turfed

(d) Explosions, Fireballs at Propane Plant Rock Toronto

(e) Town of Drumheller re: Regional Economic Development Alliance's

(f) FCM re: Low-Interest Loans for Brownfield Remediation

(g) FCM re: Low – Interest Loans and Grants for Wastewater Projects

(h) 2008-09 Municipal Policing Assistance Grant

(i) Municipal Police Service Agreement

(j) DTHR re: Emergency Medical Services Transition

(k) Bill C-568 re: Amend Motor Vehicle Safety Act (Speed Limiters)

(l) 2008 CN Safer Alberta Youth Award

Mayor Hunter will send a congratulatory letter to the Wm. E. Hay Composite High School Film Class for winning the 2008 CN Safer Alberta youth Award.

(m) Honourable Jack Hayden re: Health Board Services

Motion 08:09:14 Moved by Councillor Peeples that correspondence items 11(a) & 11(m) be accepted for information.

MOTION CARRIED
Unanimous

12. **Items Added**: (a) Memo re: Storage Facility

Town Council reviewed the memorandum from Assistant Director of Parks & Facilities, B. Wollis regarding the storage facility tender.

Director of Finance & Administration, G. Switenky advised that one tender was received from UFA Cooperative Limited of Stettler for $49,519.10 GST included.

The 2008 Capital Budget includes $60,750.00 for this project.

Motion 08:09:15 Moved by Councillor Richards that the Town of Stettler Council accept the tender from UFA Cooperative Limited to supply and construct the Storage Facility as per the tender for the cost of $49,519.10 GST included.

MOTION CARRIED
Unanimous

(b) Compost Bins

It was noted that excess bags of garbage and grass clippings have been left at the compost bins on 57 Street & 51 Avenue.

Also, it was noted that two compost bins have been temporarily removed near the Affordable Housing Apartment site currently under construction. This will likely result in more than the usual amount of material being dropped off at the 57th Street site.

Parks & Leisure Services staff will clean up the 57th Street site and continue to monitor for improper dumping. Should the problem continue, then finding a solution may be warranted.

(c) Update re: Affordable Housing

It was stated that all four duplexes in Stettler have now been completed with the exception of the landscaping at the Emmerson site.

Discussion ensued on the landscaping at the Affordable Housing Units in Emmerson. Sidewalks, trees and sod will be installed by the Town and its landscaping contractor.

13. **In-Camera Session**: (b) Energy Contract Renewal

Motion 08:09:16 Moved by Councillor Dennis that the Town of Stettler Council proceed into an In-Camera Session with the Director of Finance & Administration present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED
Unanimous at 8:40 p.m.

Director of Finance & Administration G. Switenky departed the meeting at 9:05 p.m.

(e) Personnel Matter

Motion 08:09:17 Moved by Councillor Richards that the Town of Stettler Council return to the regular meeting.

MOTION CARRIED
Unanimous at 9:30 p.m.

14. **Adjournment**:

Motion 08:09:18 Moved by Councillor Campbell that this regular meeting of the Town of Stettler Council be adjourned.

MOTION CARRIED
Unanimous at 9:30 p.m.

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Mayor

_____
Director of Finance & Administration