

TOWN OF TWO HILLS

Minutes of the Regular Meeting of Council for the Town of Two Hills held on August 15, 2011 at 7:00 P.M. in the Two Hills Town Council Chambers.

CALL TO ORDER: Mayor E. Sorochan called the meeting to order at 7:00 P.M.

PRESENT: Mayor E. Sorochan, Deputy Mayor G. Saskiw, Councillor W. Babiuk, Councillor B. Gray, Councillor S. Rajoo, Chief Administrative Officer E. Howanyk, Public Works Foreman D. Bezovie, Chief Financial Officer M. Gordeyko, Recording Secretary B. Lyzaniuk, a Reporter and members of the Public.

PUBLIC HEARING: Mayor E. Sorochan called the PUBLIC HEARING to order at 7:01 P.M.

Bylaw 2011-907 To Amend Land Use Bylaw 97-757

Rezoning of Lots 4 & 5 of Block 14, Plan 8322532

Mayor E. Sorochan opened the floor for discussion against the proposed Bylaw Amendment. No members of the public that were in attendance spoke to oppose Bylaw 2011-907.

Mayor E. Sorochan opened the floor for discussion in favour of the proposed Bylaw amendment. No members of the public that were in attendance spoke in favour of Bylaw 2011-907.

Mayor E. Sorochan adjourned the PUBLIC HEARING at 7:05 P.M.

AGENDA APPROVAL:

2011-204 **MOVED** by Councillor W. Babiuk to adopt the Agenda with the following addition:
7c) Water Billings

CARRIED

APPROVAL OF MEETING MINUTES:

2011-205 **MOVED** Councillor B. Gray to accept the Regular Meeting Minutes of July 11, 2011 as presented.

CARRIED

2011-206 **MOVED** Councillor S. Rajoo to accept the Regular Meeting Minutes of August 11, 2011 as presented.

CARRIED

DELEGATION:

Two Hills Lions Club

Gerald Toma, on behalf of the club introduced himself and President, Doug Orlecki, and Grounds Keeper, Brandon Grekul who also attended the meeting. Mr. Toma provided some history of their 15-16 years of operation, paying off the mortgage and maintaining the needed maintenance equipment. The Two Hills

golf course brings people from as far away as the U.S. and there is demand for campground facilities for golfers. Mr. Toma discussed their proposal to use a portion of the driving range land (lots 45 – 49) currently leased from Town and develop a full service campground (on lots 48 & 49), which will still leave an operating driving range in place. As the Two Hills Lions Club needs to secure these lands, the request is to either have the Town donate the lands or provide the Two Hills Golf Course with a 99 year lease.

Mayor thanked Mr. Toma for his presentation, and opened the meeting to questions from Council.

Councillor Rajoo asked if there would be a problem with securing Government Grants if land was not owned by the Golf Course. Mr. Toma was unsure and stated they will not start applying until land is secure.

Mayor Sorochan asked if driving range would remain in use. Mr. Toma stated the driving range will still remain in use.

Councillor Rajoo asked if campground would effect any of the neighboring homes. Mr. Toma stated the campground facilities would not have any effect on neighboring residential properties.

County Resident – Fireworks Complaint

A neighbor within a half mile of Joachim Gorgichuk's County property, exploded fireworks in the evening of July 2, 2011, which spooked Mr. Gorgichuk's cattle. Mr. Gorgichuk stated this same situation took place in July of 2010 as well and that he requested his neighbor and the Fire Chief to give him notice of when fireworks would be set off. Mr. Gorgichuk has also approached County Council. The County does not have a fireworks bylaw at this time. Mr. Gorgichuk is bringing this issue to Town Council as it was the Town Fire Chief who had issued the permit to purchase the fireworks. Mr. Gorgichuk stated that the Alberta Fire Chief Association mentions that adjacent landowners are to be notified in advance by providing written consent before applicants are approved. The fire works are harmful to the cattle and could have created more serious results with passing motorists with the location of the fireworks being close to a county road.

Mayor Sorochan again thanked Mr. Gorgichuk for his presentation. C.A.O. will discuss with Fire Chief, and reply back to Mr. Gorgichuk.

REPORTS:

Public Works Report

Foreman D. Bezovie presented his report and provided additional information: Roads that were paved and various areas of pot hole repair completed with a saving of \$50,000.00 by utilizing Public Works staff labour to cut and prepare paving patch areas.

2 main valves have to be installed on 53 Ave by the contractor as supplies were not available during the time of paving. Additionally a 1" lift is all that will be left to do.



New method of paving roads is to grind the existing asphalt and re-compact with powdered concrete to create a good base. Then pave the road. Cost savings of about \$20 per square meter.

With all the rain falls this summer drainage problems have been a constant issue especially on hillside back lanes; recommend paving these areas to decrease the problem. C.A.O. provided Council with some pictures of a residential lot that was affected by the downpour on August 14, 2011.

Some service valve maintenance has been done. Council noted that all main service valves should be checked before winter.

New flags were hung at Geleta Park and noted that new poles should be considered due to safety issues with the old flag pole system in place.

Financial Report

Chief Financial Officer Morgan Gordeyko presented the Reconciliation Statement for the month of July 2011, the Cheque Register from July 8 to August 11, 2011, and the Income and Expense Statement for the fiscal year to date.

CAO Report

Written report was acknowledged as presented providing information regarding progress on the ACE Water System and reservoir, town inspection of playgrounds and upcoming teleconference on Regional Economic Development Officer Initiative.

2011-207 **MOVED** by Councillor B. Gray that all the Reports be acknowledged as presented and incorporated into the minutes.

CARRIED

BUSINESS ARISING FROM MINUTES:

Town Park

The C.A.O. and Foreman inspected the park in question and recommended removal of 2-3 trees with protruding roots. Council suggested replacing them with other trees that don't have such large spreading roots. Council also discussed the suggestion of posting safety signage in the parks, as well as having the parks equipment professionally inspected.

2011-208 **MOVED** by Deputy Mayor G. Saskiw to budget and schedule tree trimming for the back alley between 47 and 48 Street north of 53 Avenue and removal of 2 to 3 trees that are protruding large roots at the park near the corner of 53 Avenue and 47 Street for the 2012 year; and

Further to budget for safety signage our parks as per recommendation from Reynolds Mirth Richards & Farmer LLP.

CARRIED

2011-209 **MOVED** by Deputy Mayor G. Saskiw to have the C.A.O. research costs for having all the playgrounds/equipment inspected.

CARRIED

Quotes for Centennial Hall Concrete Pad and Door

New Centennial Hall front double doors were budgeted for this year, but when it came time to get quotes the contractors notified the Town that it was necessary to replace the concrete pad in front of the doors first. Quote #1 was for the replacement of the concrete pad and Quote #2 also provided a cost for installing a new door with the new pad. Discussion was to either just replace the cement pad, or replace the pad and install a new door system. A comment was raised that if only the pad was replaced, will the old door still need to be replaced after the new pad is in place. If both are not done at the same time this could create problems as well.

2011-210 **MOVED** by Councillor W. Babiuk that replacement of the concrete pad in front of the Centennial Hall main doors be TABLED to the next meeting so the CAO can gather more information, and to allow the Mayor to meet with local clubs regarding donations.

CARRIED

Water Billings

Mayor Round Table:

Councillor B. Gray- opportunity to give our residence grace; this was a learning experience and more adjustments need to be made.

Councillor W. Babiuk – usage varied; keep infrastructure fees and set consumption rate of water at \$1 per cm³, can make adjustments when new water is available. Noted a family average consumption should be 20m³.

Councillor S. Rajoo – the more water you use the more you pay; go back to the old rates until the new water arrives and then review.

Mayor E. Sorochan – A.C.E. Water still not sure what rates will be. All Municipalities are to be charged the same rate for capital/operating. Note that municipalities will also have to add their own operating costs to A.C.E. set rates.

Deputy Mayor G. Saskiw – Can see why residents are concerned about paying for consumption rate when Regional System is not yet in place.

General consensus was the need to get more Public input.

2011-211 **MOVED** Councillor B. Gray to give the CAO direction to amend Bylaw 2011-898 to change Schedule A Water Rates & Sewer Rates to read water consumption at \$1.00 per cubic meter and sewer at \$0.50 per cubic meter.

CARRIED

9:20 P.M. Councillor W. Babiuk excused himself from Council Chambers.

CORRESPONDENCE:

2011-212 **MOVED** by Councillor S. Rajoo that Correspondence be acknowledged as presented and filed.

CARRIED

9:22 P.M Councillor W. Babiuk returned to Council Chambers.

BYLAWS/POLICIES:

Bylaw 2011-907 To Amend Land Use Bylaw 97-757

The Public Hearing was held earlier within this meeting and there were no residents that opposed or supported Bylaw 2011-907 to Rezone Lots 4 and 5 Block 14 Plan 8322532 from the Commercial (C2) District to the Residential Manufactured Home Subdivision (RMHS) District.

2011-213 **MOVED** by Councillor B. Gray that Re-Zoning Bylaw 2011-907 be now read a second time this 15th day of August 2011.

CARRIED

2011-213 **MOVED** by Councillor W. Babiuk that Re-Zoning Bylaw 2011-907 be now read a third and final time this 15th day of August 2011.

CARRIED

Procedural Bylaw 2011-905, Bylaws 649, 95-726, 95-727, and New Development Incentive & Safety Policy

2011-214 **MOVED** by Councillor S. Rajoo that due to time restraints the Procedural Bylaw 2011-905, Bylaws 649, 95-726, 95-727, and New Development Incentive & Safety Policy be **TABLED** to another meeting.

CARRIED

NEW BUSINESS:

46 Street Reservoir Distribution Main Tender

There were 3 bids received for the 46th Street Reservoir Distribution Main Project.

2011-215 **MOVED** by Councillor S. Rajoo that the Town award the 46 Street Reservoir Distribution Main Tie-in Project to HCL Site Services Ltd. in the amount of \$148,780.50.

CARRIED

Two Hills Business Building Revitalization Program

A Building Revitalization Program has been proposed by Community Futures. Business would apply for loans to upgrade their business fronts and after repaying the loans in full they could apply to the Town to have the interest portion be applied as a credit toward their taxes. Council recommends the Chamber of Commerce to find out what the level of interest is and to bring the results back to Council for consideration before 2012 deliberations.

2011-216 **MOVED** by Councillor S. Rajoo that the C.A.O. contact the Chamber of Commerce for feasibility of Chamber to canvas Town business of their interest in this program.

CARRIED

Municipal Share of Provincial Oil Sands Royalties Initiative

Alderman Peter Demong (City of Calgary) stated that there may be a 5 fold increase or more in royalties realized from the Alberta Oil Sands in the next six years. "This initiative is intended to start the conversation of how Alberta can best address financial pressures and the costs of growth faced by Alberta Municipalities caused directly and indirectly by the Oil Sands, a large part of which is deteriorating or badly needed new infrastructure. Clearly, with improved future revenue streams, Alberta Municipalities could be more effective contributors and partners in growing the Alberta economy." Alderman Peter Demong proposes the following resolution:

WHEREAS a June 2011 independent study entitled *Economic Impact of Staged Development of Oil Sands Production in Alberta (2010 – 2035)* by the Canadian Energy Research Institute shows the Government of Alberta will see oil sands royalties increase 5-fold in the next 6 years. During the entire 25 year period, the overall investments, reinvestments, and revenues from operation of the existing and under construction oil sands projects are estimated at \$2.1 trillion. Should there be additional pipelines constructed, Alberta would see an estimated increase of \$4.7 trillion to the provincial economy;

AND WHEREAS the study states that the oil sands impact Alberta more than any other province;

AND WHEREAS the Alberta oil sands are at the heart of most of the growing pressures on municipalities across the province; these pressures are causing most of the issues with regard to growth in every Alberta municipality;

AND WHEREAS: the tax base local governments have is always a reactive tax as to what the property values are worth, with municipalities always having to play catch up; and these cash-strapped municipalities in Alberta have regularly seen higher than normal property tax increases;

AND WHEREAS the citizens of Alberta who are the most impacted by the oil sands should all share equally in the benefits of the oil sands royalties. A small percentage of these oil sands royalties distributed to each of the municipalities would greatly ease the growing strain and the tax burden felt by individual taxpayers;

AND WHEREAS even if 10% of the annual oil sands royalties, which are currently being paid to the provincial government were transferred to Alberta municipalities, the Government of Alberta would still earn a compounding annual increase of 30% in their revenues over the next 6 years;

AND WHEREAS the Federal, Provincial and Territorial Ministers are currently creating a national energy strategy;

AND WHEREAS the governing Progressive Conservative Party in Alberta is in the midst of a pivotal leadership race, which will be followed by an equally pivotal Provincial election, municipalities can be leaders in magnifying the potential opportunity to distribute a share of the royalties given to the provincial government from the oil sands to Alberta municipalities;

NOW THEREFORE BE IT RESOLVED that (name of municipality) engage the leadership candidates, and subsequently the new Premier, in a discussion to garner at least 10% of oil sands royalties from the provincial government for distribution to Alberta municipalities on a per capita basis.

2011-217

MOVED by Deputy Mayor G. Saskiw to support the resolution proposed by Alderman Peter Demong regarding the Municipal Share of Provincial Oil Sands Royalties Initiative and to forward the resolution to Alberta Urban Municipalities Association (AUMA).

CARRIED

Letter from Town Resident re: Sidewalk

Town received a letter from a resident complaining about the condition of their sidewalk which they understood was to be replaced in 2009. Sidewalk replacements are prioritized by levels of condition and budget availability. Council will be discussing infrastructure priorities in the fall and CAO will provide a letter to resident explaining this process.

ACE MOU & Interim Agreement Addendum

An addendum to the Memorandum of Understanding (MOU) and Interim Agreement for the Alberta Central East (ACE) Water Corporation is necessary to establish and appoint an Executive Committee to carry out the establishment and implementation of all corporate and operational governance steps required by the municipalities and the Regional Water Line Project.

The intent is to bridge the gap between the current MOU and Interim Agreement status, and the full incorporation and organization of ACE.

2011-218 Mayor E. Sorochan resolves that:

1. The Town of Two Hills execute the MOU & Interim Agreement Addendum, in the form and content as is attached hereto;
2. The Mayor and the Chief Administrative Officer of the Municipality shall be authorized to execute the MOU & Interim Agreement Addendum on behalf of the Municipality, in counterpart; and
3. The executed MOU & Interim Agreement Addendum shall be forwarded to John McDonnell at Brownlee LLP, for the administration of the MOU & Interim Agreement, as amended.

CARRIED

Enabling Accessibility Fund

Our MP Leon Benoit has informed the Town that organizations can now apply for funding for projects that will create or enhance accessibility for people with disabilities through the Government of Canada's Enabling Accessibility Fund. Organization can submit proposals until September 23, 2011, through the Fund's Small Project Component.

2011-219 **MOVED** by Councillor S. Rajoo to submit a proposal to the Government of Canada's Enabling Accessibility Fund for an elevator for the new building.

CARRIED

Muscular Dystrophy Canada Proclamation

September is once again Muscular Dystrophy Awareness Month across Canada for the purpose of increasing public knowledge of neuromuscular disorders and the impact on these families.

Mayor E. Sorochan proclaimed the month of September 2011 as Muscular Dystrophy Awareness Month in the Town of Two Hills.

New Building Committee

The Mayor for the Town of Two Hills is requesting a committee be formed made up of the Reeve and the Mayor as well as 1 or 2 other elected officials and the Chief Administrative Officers from each of the County and Town of Two Hills regarding the 'New Building'. The County representatives are Reeve A. Sayler, Deputy Reeve E. Yakimchuk, Councillor P. Gordeyko and C.A.O. R. Jorgensen.

- 2011-220** **MOVED** by Councillor S. Rajoo to appoint Mayor E. Sorochan, Councillor W. Babiuk, Councillor B. Gray, to sit on the New Building Committee along with C.A.O. E. Howanyk.

CARRIED

**NEXT COUNCIL
MEETING:**

Council decided to schedule a Special Council Meeting for August 16, 2011 at 11:00 A.M. to discuss an amending Bylaw for Schedule "A" of Bylaw 2011-898.

- 2011-221** **MOVED** by Deputy Mayor G. Saskiw to extend the August 15, 2011 Town Council Meeting no later than 11:30 P.M. in accordance with Bylaw 2000-791 Council Business Procedures and Transactions.

CARRIED

**IN & OUT
OF CAMERA:**

- 2011-222** **MOVED** by Councillor B. Gray to go IN CAMERA at 9:51 P.M.

CARRIED

- 2011-223** **MOVED** by Councillor B. Gray to revert back to an open meeting at 10:24 P.M.

CARRIED

One Earth Farms Proposal

Brian Acton, Quality Foreman, attended in place of Brian Peat, Director, Grain Operations. Mayor and

- 2011-224** **MOVED** by Councillor B. Gray that Mayor E. Sorochan and C.A.O. E. Howanyk will meet with Bryan Peat to discuss Letter of Proposal.

CARRIED

- 2011-225** **Two Hills Lions Club Request**

MOVED by Councillor W. Babiuk to enter into a 99 year lease agreement with the Two Hills Lions Club for the purposes of campground facilities and a driving range on Lots 45 to 49, Block 23, Plan 8021287.

CARRIED

Town of Two Hills Regular Council Meeting of August 15, 2011

Hydrocarbon Issue

Mayor E. Sorochan, Councillor W. Babiuk and C.A.O. E. Howanyk meet as a delegation with County Council as a Whole.

ADJOURNMENT:

With all items on the agenda having been addressed Mayor E. Sorochan adjourned the Regular Council Meeting 10:27 P.M.

MAYOR ELAINE SOROCHAN

ELSIE HOWANYK, C.A.O.