

**Town of Two Hills, Public Meeting  
Held at the Centennial Hall  
At 7:00 P.M., on October 20, 2011**

Mayor Elaine Sorochan called the Public Meeting of October 20, 2011 to order, at 7:00 P.M. An overhead presentation was set-up so the public could visually follow the presentation.

Mayor E. Sorochan welcomed the general public and introduced the Head Table: Deputy Mayor Gerren Saskiw, Councillor Willie Babiuk, Councillor Bruce Gray, Councillor Sonny Rajoo, Chief Administrative Officer Elsie Howanyk, and Executive Secretary Betty Lyzaniuk. In total, twenty three Town residents were in attendance. The previous Public Meeting Minutes of June 23, 2011 were made available for the public.

**2011 Year to Date Review**

Mayor Sorochan informed residents that 168 Bylaws and 6 Policies have been reviewed. The Capital Projects completed to date were:

- 53 Avenue Road/Curb/Sidewalk, (*landscaping to be done in spring of 2012*)
- Repaired 2 main valves, 3 cc valves
- Patching 47 Ave and 46 Street
- Reservoir – in progress, should be completed late December/early January
- Distribution Line from Reservoir to current Distribution System

**Regional Water System Update**

- Alberta Central East Water Corporation (ACE) is a corporation comprised of fourteen municipalities (shareholders).
- The Regional System includes over 350 km of pipeline over 5 phases. The Town of Two Hills is in Phase 1.
- Total capital costs of all 5 Phases is estimated to be \$128 to \$163 million with the Province contributing 90%.
- Once Two Hills has connected to the system, Two Hills will start contributing the annual operation and maintenance costs. This user fee will be based on the Town's actual water consumption.
- The system will be ready to deliver water to the Town of Two Hills in the spring of 2012.
- Town's portion is funded by debenture over 20 years.

**Reservoir Update**

- In order for the Town to be able to have water from the Regional Water System, a reservoir had to be built, that had the capability of holding 2 day supply of water (+1300m<sup>3</sup>).
- Initial estimate was 5 million.
- Province is funding 70.3% of total cost; Town's portion is funded by 30 year debenture.
- The Town tendered out the engineering and construction of the reservoir. Both successful bidders came in under the initial estimate.

**Water Rates**

- ACE Water Corporation's proposed user fee is estimated to be in the range of \$2.50 to \$3.00/m<sup>3</sup>. The Town will need to add their own operating costs over and above the ACE user fees.
- Town's operating costs will be significantly minimized as operation responsibilities will be decreased, i.e. less daily and weekly testing, no annual testing, no chemical costs.
- Infrastructure Fees set out in utility bills reflect the amount to pay in debentures.

**New Community Building**

- Province of Alberta owned old hospital building and land.
- Due to conditions of the building the Province demolished the old hospital.
- The Province has committed to \$1.5M grant to replace the 'community building' on a 50/50 cost sharing basis.
- The County of Two Hills has committed \$750,000.
- The 'New Building Committee' is made up of 3 elected officials from each the County and Town of Two Hills including both C.A.O.'s.
- The Committee has met with potential stakeholders, most of whom are non-profit organizations.
- Potential Stakeholders: Ukrainian Dance Group, Historical Society, Community Futures, Playschool, Eagle Hill Foundation, Adult Learning, Medical Clinic.
- Also discussed having public exercise facility, common board room, tourism booth...
- For the capital and operating expenses to be 100% cost recovered through user fees, the estimated rental/lease rates would be \$10 per square foot per annum, including utilities and maintenance fees.
- If the Town did not recover the capital cost from user fees (estimated at \$5/sq.ft.) then it would cost the Town an estimated \$41,563 per year for 30 years.
- \$41,563 per year means an estimated 0.059 mills:  
e.g. Assessment = Tax Dollars  
\$ 50,000.      \$ 29.50  
\$ 75,000.      \$ 44.25  
\$ 100,000.     \$ 59.00  
\$ 125,000.     \$ 73.75  
\$ 150,000      \$ 88.50  
\$ 175,000.     \$ 103.25  
\$ 200,000.     \$ 118.00

Note: Estimated capital costs can be reduced by donations and fundraisers.

- Town and County Councils of the Whole will be meeting in early November to further discuss capital costs in more detail.
- Public Consultation Sessions will be held later this year or early 2012.

**Capital Plan**

- Town Council is preparing for 2012 Capital and Operating Budget.
- Capital Projects for consideration for 2012:
  - Water/Sewer Main Lines and Services on 50 Street from 53 Ave to alley behind strip mall north of 50 Ave.

- Move water line from middle of Highway 36 between 51 Ave and 50 Ave to along property line.
- Replace manholes at lagoon.
- Part 1 of 4 Desludging Program (lagoon).
- Evaluation of Storm Water Collection Assessment.
- Public Works Sanding Truck with Snow-plow.
- Major Facilities Upgrades: Hall, Arena, Curling Rink, Library.
- Smaller projects:
  - Sidewalks and retaining wall to deal with surface drainage issues.

### **Question/Comment Period Between Residents & Council**

- Q. Community building will be a large capital, operating and replacement cost that will be passed on to residents through taxes at a time when we already have large debentures to repay due to new water line (should be built by the users).
- These are issues Town and County are dealing with; Province offered 50% with County 25% (agreed to provide \$750,000.) and Town 25% some of which may have to be covered by taxes.
  - Offer of money from the Province is an offer which we may never get again and offer has a time limit.
  - Will be looking at cost recovery method, except for NPO (not for profit organizations) as they cannot not afford as much.
  - Need a new Medical Clinic as more space is required; this may bring in more doctors and/or specialist services to Town.
  - Require more space for Ukrainian Dancers as well as Community Futures, Historical Society and other groups.
  - RCMP now by Prov. Gov. instead of Federal; 25 yr lease in new building may be a future opportunity.
  - Capital costs may be reduced by corporate donations.
- Q. Would be nice to have a new building but maybe could use other buildings in Town; maybe the NPO groups could use these other buildings?
- There are other needs for the current medical facility, i.e. FCSS
  - Our Centennial Hall is currently very busy
  - Arena has no space available
- Q. Some of the NPO's do Casino's and can get grants; find out what they can afford, why should the Town and residents subsidize?
- e.g. Uk. Dancers could share common space with other groups such as jazz or ballet, and adult learn programs
  - Money raised by organizations is used for costumes and performance travel.
  - We are currently looking at what the NPO's can afford; initial stage
- Q. Have you thought of approaching Portage College?
- New Mennonite School may already incorporate Portage College; currently in discussions with St. Paul Education.
- C. It is nice to have a new building but more concerns about condition of old water lines; right now Town doesn't pay for water but when there is a break in the future it will cost us for all the lost water. The Town can't say we don't have new buildings as the Mennonite population are doing a good job upgrading and building new buildings

- Public Works takes a bit longer to fix own water breaks but save a lot of money compared to paying contractors.
  - Other municipalities have similar old infrastructure problems; we are working on ours a little at a time.
  - Our water is becoming worse as time passes; needed to find a safe water solution. The Town will not be able to meet Provincial Standards and Regulations if we do not connect to the Regional Water Line.
  - Council is thankful that the Province is paying 90% of the capital cost of the Regional Water Line.
- C. Oil companies are wrecking our road with heavy loads, and damaging our infrastructure.
- We are continuing to communicate with the Transportation Minister; all the response we have received so far is that infrastructure is our responsibility and the surface of Hwy #36 is the responsibility of the Province. Town is planning to invite the Minister of Transportation to meet with our Council as there is approximately \$400,000 worth of infrastructure to do under this Highway.
- Q. Mayor asked residents if they like having monthly utility bills.
- Yes; all were okay with having monthly billings.
- Q. Council asked how residents felt about having sidewalks on only one side of a street.
- Some were okay with the idea; other still wanted sidewalks on both sides.
- Q. Concerns about flooding/drainage issue; road higher than sidewalk in some areas.
- Looking into retaining walls, or a higher sidewalk; slated to next year.
- Q. Can the County be hired to do some road/paving work for the Town of Two Hills?
- Currently in discussions with the County as it is the Town's turn to have the County do some work in 2012.
- Q. Will engineers be used?
- Do less but do it right. Should be engineered.
  - Engineers are costly and workers can also do good work.
- Q. Concerns that the County is providing funding of \$750,000 for the new community building without operating and maintenance cost sharing.
- Looks like County is taking the direction of sharing the operations as well.
- Q. When the Council met with the Minister of Transportation did you also talk about the big loads going up north?
- Mayor is involved with CRISP (Comprehensive Regional Infrastructure Sustainability Plan for the Cold Lake Oil Sands Area)
- Q. Complaint of continued truck traffic on 46 Street and 51 Avenue, along with dust problems on 51 & 52 Avenue; do we have a street sweeper? Need bigger signs – hidden behind lilac bushes.
- Use street sweeper earlier into season in 2012
  - Need to get some bigger signs
  - Also need to speak to School to alter bus traffic off 52 Avenue which is very dusty and have them use the newly paved 53 Avenue
- Q. Why is the front end loader being used to level pot holes instead of the grader
- C.A.O. will look into.
- Q. Most concerns are about infrastructure and quality of water than a new building. What is more important a new building or public health and safety?
- Of course each Council Member is more concerned about health and safety.

- The 1.5 M is only allowable for a new building – that is why we are exploring all ideas. Community Centre is not #1 priority
- Q. What kind of grant did the Province offer to provide for the new building?
  - It is a 50/50 match, one time only
- C. Ask the new Minister of Transportation, Ray Danyluk – how much does provincial government get for heavy load permits.
- Q. Why would I as a taxpayer help fund a building? We have empty buildings. What are you going to do with downtown by taking business away from downtown? Why is Town running a business?
  - Need to be cost recovery; not a business as it will mostly be NPO's, but if we do get some business it will help subsidize costs to NPO's.
  - All services are for residents and we are trying to get another doctor, maybe a surgeon for whom the extra space is required and which may restore surgical options within our hospital.
  - With increased senior population health care is very important.
- Q. Do we subsidize the doctors where they are now?
  - Town more than subsidizes the doctors.
  - Let's not focus on just medical clinic but more on provision of services to our seniors.
- Q. Do we pay capital costs per Phase for the water?
  - Yes.
  - The more users - the less the water rate.
- Q. Can members of the community get together to fundraise for a new playground in the golf course subdivision?
  - Yes! Welcome the group to attend Council, or meet with CAO to discuss.
- C. Council is seriously looking at ways to bring in more industry to shift the tax burden from residential taxes.
- C. Thank You to the Town for putting up a sign around soccer fields to prevent damage.
- C. Thank You to all attendees and their comments and ideas.
- C. Thank You to all Councillors for their support to improve our Town.

### **Public Participation Opportunities**

All residents and encouraged to participate in the following community groups:

- COMMUNITY DESIGN GROUP
- CHAMBER OF COMMERCE
- CENTENNIAL HALL COMMITTEE

(Please contact Mayor Elaine Sorochan for more information or if you are interested in participating on any of the above mentioned groups.)

- NEW BUILDING PUBLIC CONSULTATION SESSION(S)
- REGULAR OR SPECIAL COUNCIL MEETINGS

Check website or newsletters for meeting dates.

Meeting adjourned at 8:25 P.M.

ALL THE PUBLIC WAS INVITED TO STAY FOR COFFEE AND DONUTS.