

MINUTES OF THE FOURTEENTH REGULAR MEETING OF THE COUNCIL OF THE TOWN OF GIBBONS HELD ON WEDNESDAY, AUGUST 26, 2009

Council Present: Mayor Nimmo, Deputy Mayor Horner, Councillors Boutin, Fraser, Parsons, Smyth and Wyatt

Staff Present: Mark Oberg, Town Manager and Chris Sutherland, Recording Secretary

As there was a quorum present, Mayor Nimmo called the meeting to order at 7:00 p.m.

ADDITIONS TO THE AGENDA

The Town Manager advised that the order of Appointments has changed.

1. Landrex
2. Gary Shenfield – Riverside Point Ltd.
3. Joint Fire Truck Purchase
4. Activation Analysis

ADOPTION OF THE AGENDA

09/178 Councillor Parsons moved that the agenda be adopted as amended. CARRIED.

ADOPTION OF THE MINUTES

1. Public Hearing – July 8, 2009

09/179 Councillor Fraser moved that the minutes of the Public Hearing held on July 8, 2009 be adopted as presented. CARRIED.

2. Regular Meeting – July 8, 2009

09/180 Councillor Wyatt moved that the minutes of the Regular Meeting held on July 8, 2009 be adopted as presented. CARRIED.

3. Public Hearing – July 29, 2009

09/181 Councillor Smyth moved that the minutes of the Public Hearing held on July 29, 2009 be adopted as presented. CARRIED.

4. Regular Meeting – July 29, 2009

09/182 Councillor Wyatt moved that the minutes of the Special Meeting of Council held on July 29, 2009 be adopted as presented. CARRIED.

ACCOUNTS

1. Monthly Statement – May 2009

09/183 Deputy Mayor Horner moved to accept the May 2009 monthly statement as presented. CARRIED.

2. Monthly Statement – June 2009

09/184 Councillor Fraser moved to accept the June 2009 monthly statement as presented. CARRIED.

3. Accounts

09/185 Mayor Nimmo moved that the subtotal accounts payable in the amount of \$468,650.23. be ordered paid. CARRIED.

Councillor Boutin declared a Pecuniary Interest and left the room at 7:10 p.m.

09/186 Mayor Nimmo moved that the total accounts payable in the amount of \$469,190.48. be ordered paid. CARRIED.

Councillor Boutin returned at 7:11 p.m.



APPOINTMENTS

1. Landrex – West Gibbons ASP

Chris Davis attended the Council Meeting to present the modifications to the West Gibbons ASP as per Council's request.

A letter of agreement with Pacific Capital Group Central Ltd. stating that Landrex agrees to prepare and register a Road Plan for those lands described as 57th Street at its sole cost, which shall provide Pacific Capital Group Central Ltd. with unimpeded access to services on and through the NW-3-56-23-4, owned by Landrex in the ASP area and Landrex agrees to oversized all services to accommodate future development of lands owned by Pacific in the ASP area.

Landrex agrees that it shall develop the lands described in the ASP in such a manner that no manufactured homes/mobile homes shall be located along 57th Street. Landrex agrees that it shall construct either a fence or berm between all manufactured homes/mobile homes located in the ASP area and all other forms of development in the ASP.

Two alternatives have been developed for managing storm water within the West Bank. The first option uses the natural topography of the land to maintain the current drainage pattern with the aim of directing flows to the adjacent ravine. In turn, the ravine will be used as the area's SWMF and discharge at the pre-development flow rate to the Sturgeon River via a new outfall. Due to the proximity of the Sturgeon River, small portions of runoff may have to be discharged directly to the river valley. Under these circumstances, stormwater quality (particle removal) will be provided before any discharge reaches the Sturgeon River. As examples, grass swales may be used to passively cleanse runoff water before it enters the river and lots backing onto the river will be required to directly roof leaders towards the front of their properties. The second option will be employed in the event that it is determined that the first option is proven not to be viable (from an environmental or slope stability perspective) or economical. The second option involves a more conventional approach to storm water management with the use of two storm ponds located in centralized low areas within the West Bank. Both SWMF's would include outlets that would control discharge at the pre-development flow rate to the adjacent ravine.

Bill Dolman advised that he had no negative comments, but an agreement should be undertaken that states that the Town is not responsible for the construction of the road.

10.1 Bylaw PLU 1/09 – Being a Bylaw of the Town of Gibbons in the Province of Alberta to Provide for the Adoption of the Emerald Ridge Area Structure Plan

09/187 Bylaw No. PLU 1/09 Being A Bylaw of the Town of Gibbons in the Province of Alberta to provide for the adoption of the Emerald Ridge Area Structure Plan was read a third time on the motion from Councillor Parsons. Six in Favour, One opposed. CARRIED.

Councillor Fraser moved to amend the Area Structure Plan to allow Low Density of a minimum of 15 meter lots. One in favour, six opposed. Amendment Defeated.

10.2 Bylaw PLU 3/09 - Being A Bylaw of the Town of Gibbons in the Province of Alberta to provide for the adoption of the West Gibbons Area Structure Plan

Councillor Fraser moved to approve the Area Structure Plan with amends as presented and to include the removal of the following from the last paragraph on page 8 of the West Gibbons Area Structure Plan as agreed to at the public hearing:

09/188 "However, the market is demanding more efficient products as a result of affordability and a greater consumer awareness of the global environmental impact of housing. The West Gibbons ASP allows for the flexibility to evolve to more efficient products to meet the demands of the largest market segment, while also offering larger lot products and higher cost alternatives to the remainder of the market." CARRIED.

09/189 Bylaw No. PLU 3/09 Being A Bylaw of the Town of Gibbons in the Province of Alberta to provide for the adoption of the West Gibbons Area Structure Plan as amended was read a second time on the motion from Councillor Wyatt. Councillor Boutin abstained from voting on second reading due to the fact that she was not in attendance for the Public Hearing. CARRIED.

09/190 Councillor Fraser moved to concur with the Town Managers recommendations and proceed with the notifications of landowners to register the extension of 57th Street south to the border of SE ¼ Sec 3 Twp 56 Rge 23 W-4 within the West Gibbons Area Structure Plan. CARRIED.


Chris Davis left the meeting at 7:43 p.m.


2. Don Rigney

Mr. Rigney attended to give Council a brief update on the Industrial Heartland Upgraders.

3. Garry Shenfield. Gordon Barke. – Riverside Point Ltd. & Gary Spitzig

Garry Shenfield attend the meeting to request variances on his Riverside Point, 33 Unit, 3 Storey Condo Development. Mr. Shenfield is asking that the site coverage be changed from a maximum of 25% to 31% and that the rear yard setback be changed from a minimum of 30 feet to 7 feet 6 inches.

09/191

Councillor Fraser moved approval of the variances as presented. CARRIED.

Mr. Shenfield, Mr. Barke and Mr. Spitzig, Mr. Dolman left the meeting at 8:00 p.m.

4. Joint Purchase of Fire Truck -Bart Clark, Gary Power, Eric Lowe

Bart Clark, Sturgeon County, advised that Bon Accord and Gibbons have 1981 Fire Pumpers. The Industry Standard is 20 years as front line pumpers and an additional 5 years as a backup pumpers. Calahoo's pumper is close to its serviceable life and will require early replacement in 2001 instead of 2013. Sturgeon County is in good shape at this time. He advised that the County would be willing to enter into an agreement for the purchase of 2 new Fire pumpers. Sturgeon County has assisted Legal, Redwater, Bon Accord and Morinville in Joint purchases in the past. Mr. Clark presented Council with a possible plan of the purchase. This information was presented for information at this time.

Mr. Clark, Mr. Power and Mr. Lowe left the meeting at 8:21 p.m.

5. Activation Analysis – Envision Gibbons Update

John Szumlas, Don Grimble, Diane Conway attended the meeting to give Council an update on the progress of Envision Gibbons. Mr. Szumlas advised that he is very impressed with the turn out of the Citizens Advisory Group considering the time of year. At each meeting a future vision for the community is discussed focusing on a specific pillar as well as the current reality for that pillar. The five pillars are Social, Environmental, Economic, Cultural and Governance. Mr. Grimble advised that the group has covered 4 out of the five pillars and have one more meeting to discuss Governance and a summary meeting. Once that is done a report will be compiled and brought to Council.

Mr. Szumlas, Mr. Grimble and Ms. Conway left the meeting at 8:55 p.m.

Mr. Rigney left the meeting at 8:56 p.m.

OLD BUSINESS

1. Alberta Transportation – 2009 Street Improvement Grant & AB Municipal Infrastructure Grant

This item was received for information.

2. Alberta Transportation – APA & NDCC Acceptance

This item was received for information.

3. Alberta Transportation – AMIP

This item was received for information.

4. Alberta Transportation – Alberta Municipal Water/Wastewater Partnership

This item was received for information.

5. See Virtual360 – July Report

This item was received for information.



NEW BUSINESS

1. Muscular Dystrophy Canada – Muscular Dystrophy Awareness Month

09/192 Councillor Wyatt moved to proclaim September as Muscular Dystrophy Awareness Month. CARRIED.

2. Alberta Health Services Lease Agreement

09/193 Deputy Mayor Horner moved to approve the Alberta Health Services Lease Agreement as presented. CARRIED.

3. Canadian Union of Postal Workers – Request for Support

09/194 Councillor Parsons moved to send a Letter of Support to the Canadian Union of Postal Workers. CARRIED.

BYLAWS

1. Bylaw PLU 1/09 – Being a Bylaw of the Town of Gibbons in the Province of Alberta to Provide for the Adoption of the Emerald Ridge Area Structure Plan

This item was moved forward to Appointments

2. Bylaw PLU 3/09 - Being A Bylaw of the Town of Gibbons in the Province of Alberta to provide for the adoption of the West Gibbons Area Structure Plan

This item was moved forward to Appointments.

STAFF REPORTS

1. Town Manager's Report

RInC Grant – I have received verbal confirmation that we have received the grant for paving the Outdoor Rink in 2010. Once we receive the written confirmation we'll know more about the details.

Vacation – I was away on vacation from August 1st till 16th. I returned for one day to attend the Communities in Bloom function, the CAO Transit Committee, and to do some reading in preparation for the meeting. So far I have taken 8 ½ days vacation this year.

Arena Ice Schedule & Staffing – On request by CNN, we will be opening the Arena for bookings beginning on September 8th. We are also advertising this early opening (We usually open about 2 weeks later.) to other groups that may want ice time.

Dust Control – The product that was used for the dust control in the alleys adjacent to our business district has worked well. We will continue to monitor it through the season.

2009 Sewer Project – The lift station has gone to tender. This tender closes on September 1st. The Force Main will be tendered shortly. Our engineer is in conversation with Alberta Transportation and Infrastructure regarding the routing to take under and near the existing and future alignment of Highway 28A.

Military Exercises – 1 Combat Engineer Regiment has been holding training exercises in the Town of Gibbons (August 17-20). The exercises have been well organized and conducted and we have had a favorable response from our residents.

AUMA Convention (attendance and timeline) – This year's convention will be held in Calgary from November 4th till 6th. How many Councillors plan to attend? When do you want to leave for Calgary? In the past we have used Red Arrow for transportation ... does Council want to do that again?

Council to advise the Town Manager of attendance.

Curling Club Agreement – A draft agreement is in the hands of the Curling Club. We wait for their response and any input they may have.

Councillor Parsons requested a copy of the draft agreement.

Storm Water Outfall Repairs – A cost effective solution is being designed so as to put in place a structure that will do the job while remaining within our budget.

AWA

MMO

Communities in Bloom – Our Town can be proud of the efforts made to participate in the National Competition this year. The Town looks great! We will hear who won the competition in October.

Unightly Properties – There are a number of parked vehicles along the 53rd Street back lane and beside Memorial Park. “No Parking” signs have been put up in the park and we have been working with the landowner (Homestead) to get the site beside the alley cleaned up.

Fort Saskatchewan Community Hospital Foundation Annual Dinner (Fort Saskatchewan, November 7th at 6 pm) – We have received information about this upcoming event. The cost is \$150 per person. Do any Council Members wish to attend? Please let Chris Sutherland know.

Town-Wide Garage Sale – This event will be held on September 12th.

Athabasca-Redwater P.C. Association Golf Tournament – This event will be held at Goose Hummock Golf Resort on September 11th. We will send a team in support of our MLA, Jeff Johnson.

New Janitor – Our previous janitor for our Town Office, Claudette Clendennin, resigned from her duties at the end of July. We wish her well in the future. We now have a new janitor, Julie Booth.

2010 Budget – Staff has begun the process of creating the 2010 Budget. It is a long process to make a financial document that is well balanced, reasonable and functional.

Joint Purchase of Fire Trucks – Over the past months there has been discussion on how best to purchase the needed fire trucks for the Bon Accord and Gibbons Fire Departments. As you know, these departments serve both towns and a portion of Sturgeon County. A delegation will attend the August 26th Council Meeting to share information and receive input from Council. Bart Clark, Sturgeon County’s Fire Chief and Manager of Protective Services, has determined that the truck type that would be appropriate for the work would have an estimated cost of \$330,000 per truck. The discussions have contemplated purchasing 2 trucks for \$660,000. The building of fire trucks takes a long time, often more than a year, so it is important to get the process going if the trucks are needed.

The way that the payments are made is:

- \$66,000 upon tender award (10%)
- \$200,000 within 3 months of tender award, for the chassis
- \$394,000 upon delivery of fire trucks to our fire halls

As you know, the big fires in Sturgeon County were very costly. The costs involved with purchasing even 1/3 of the two fire trucks would be high for the County. (Each community’s share would be \$220,000.) Mr. Clark is looking to 2010 to help rebuild their budget dollars. One possibility is to have the tender opening in the Fall of 2010. That way we could get the fire truck manufacturing process going while reserving most of the payments for the 2011 budget year.

Dave Winch from the Alberta Government has suggested that the Alberta Municipal Infrastructure Program (AMIP) grant could be used for the project. Of course, when grant money is spent on one project it means that it can’t be spent on another project. We will look at future capital projects and how they will be funded during the Budget meetings this fall.

The discussion at this week’s Council Meeting will be for information sharing and we are not asking Council for a decision at this time.

Meetings

Capital Region Board Meeting – July 9 – Chateau Louis

This was the regularly scheduled CRB Meeting. In this meeting was a presentation from the Wildlife Rehabilitation Society of Edmonton and a notice of motion regarding the Heartland Transmission Project (to use existing corridors). As well, the CAO Working Group from 2008 was re-engaged to make a recommendation regarding cost allocations for public transit. I now represent the Town of Gibbons on this committee.

Change of Command (1 Combat Engineer Regiment) – July 10 – Edmonton Garrison

This event was to celebrate the change of command to L.Col. Flint from L.Col Izatt.

Meeting with Corey Brown, Town of Legal CAO – July 14 – Legal

There are a number of bylaws that we want to harmonize. The Town of Legal uses Sturgeon County Bylaw Officers and it is felt that it would be helpful to make our bylaws work together as much as possible. We are starting with the “Sidewalk Clearing Bylaw” to

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begin with. I have written a draft version and it has gone to Legal and our Bylaw Officers for review and input.

CRB Transit Cost Sharing Formula Committee – July 22, August 12, August 24 – King's University College

This is the committee that was re-engaged at the July 9th CRB Meeting.

Meeting with Mike Darbyshire, Alberta Capital Region Wastewater Commission CAO – July 27 – Commission Offices

We discussed the upcoming changes to our sewage system and Mr. Darbyshire gave me a tour of the facility.

Municipal Sustainability Plan, Citizen's Advisory Group Meeting – July 28, August 18, August 25 – Dew Drop Inn

The group of community members in this committee has been working hard on the various issues that need to be addressed in order to form a Municipal Sustainability Plan. Activation Analysis will make a presentation to Council at the August 26th Council Meeting.

Communities in Bloom Meet & Greet – August 12 – Gibbons

A presentation was made to the two judges that came to Gibbons. Once again it was made very clear how great a town Gibbons is. Whether we are chosen to win a national award or not, the Town and its residents is definitely a winner!

Meetings before the Council Meeting

Capital Region Board Meeting – August 20 – Chateau Louis

This is the regularly scheduled meeting. The notices of motion from the Land Use Committee have been circulated to Council. Mayor Nimmo requests input from Councillors by September 2nd.

2008 Expropriation Meeting – August 24 – Brownlee LLP Offices

The discussions regarding the expropriation of land south of River View continue with the former owners of the land.

2. Public Works Report

a) Water

-Chlorine is good.

-Reservoir is at 85%

-Hydrants flushing is completed, repairs to be done on about 5 hydrants.

-Test on reservoir pumps failed, Harold O, was in last week we will retest the fire pump this week. Most problems we are in countering are computer related.

b) Sewer

-Industrial Park sewer is still a concern, we shut off the water on Aug 20th and found a leak by 5115 41st. First call is in and it will be repaired hopefully this week.

-We are doing a manhole check this week.

c) Roads .

-Sweeping is ongoing.

-Dust control is still holding.

-Crack filling is completed.

-Line painting is completed.

-RV dump is being used quite a bit, we will put out the car counter on the long weekend.

d) Parks

-Inspections will be completed this week.

-Fish pond is very low, we don't want to fill it due to Lift station construction very soon.

-Wood chips are down on the trail.

e) Arena

-Condenser is in and operational.

-Heater for plant room will be installed shortly.

-Hockey nets are back .

-Olympia is out for servicing should be back anytime.

-Matt Yeo has started getting the arena ready, opening is scheduled for first week of Sept.

-Minor welding repairs to be done inside.

-Concession stainless steel to be installed.

-Roof repair is coming along but is slow, cinder blocks were installed this weekend.

f) General .

-Summer students finished last Friday..



- Facility and Sign inspections were done minor repairs.
- Graveling the lanes (in spots that it is required) and the south a few spots.
- Wood chipping budget is completed we are still getting lots of branches we are now moving them to the lagoon. We are still getting a lot of branches in.
- Sidewalks should be started this week.
- Weed spraying this week.
- New sweeper is working good a few small bugs to work out, a lot of dust blowing out. The company will be here after the long weekend to look at it.
- Garage sale signs will be placed next week.
- Over all, the Town is looking good.
- Not a lot of graffiti after the initial blue/red attack.
- Extra clean-up on ice cream shack due to contractor on roof at Food Town, a lot of dust and dirt blown over onto the shack.

Council requested that staff investigate signage for the overflow parking at the arena and to check out the status on the complaint on weed control on the ¼ section adjacent to the industrial park.

3. Permit Report – June 2009

This item was received for information.

4. Permit Report – July 2009

This item was received for information.

5. Significant Events – June Report

This item was received for information.

6. Significant Events – July Report

This item was received for information.

09/195

Deputy Mayor Horner moved to accept the Staff Reports as presented. CARRIED.

COMMITTEE REPORTS

1. Community Services Board

Councillor Smyth attended this meeting. 2010 Budget was discussed. Lori and Ian Grant as well as Kelly Taylor will be attending the Communities in Bloom Gala in Ontario.

2. Communities in Bloom

Mayor Nimmo, Deputy Mayor Horner, Councillor Boutin, Wyatt and Smyth attended the Communities in Bloom Judging Day. Councillor Fraser commented on the CIB Booklet.

3. Roseridge Landfill

Councillor Parsons attended this meeting.

4. Redwater Parade

Councillor Parsons attended the Redwater parade and was very impressed with their participation. They had a midway and a chili cook-off.

5. Legal Parade

Councillor Horner attended and was very impressed with their community support.

6. Capital Region Board – GIS

Deputy Mayor Horner attended this meeting.

7. Sturgeon Historical Society

Councillor Wyatt attended this meeting and reported that the members are concerned about the visibility of the museum signs. The Town Manager will have Staff check into this. The group would also like to have a wooden sign like Westlock and Councillor Wyatt suggested



that they look into grant funding for this project. Chinking of the log building will start September 1st.

8. Change of Command

Mayor Nimmo attended the Change of Command of the 1 Combat Engineer Regiment.

9. CRB

Mayor Nimmo attended this meeting where a Notice of Motion on the Heartland Transmission Project was passed out.

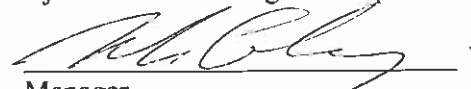
10. Military Exercises

Mayor Nimmo visited the military exercises and was part of the media release.

There being no further business, Mayor Nimmo adjourned the meeting at 9:46 p.m.



Mayor



Manager