

MINUTES OF THE THIRTEENTH REGULAR MEETING OF THE COUNCIL OF THE TOWN OF GIBBONS HELD ON WEDNESDAY, JULY 8, 2009

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

Council Absent: Councillor Wyatt

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

As there was a quorum present, Mayor Nimmo called the meeting to order at 7:44 p.m.

ADDITIONS TO THE AGENDA

1. Mayor Nimmo added Item 9.3 "Bylaw No. PLU 1/09" to the agenda.
2. The Town Manager requested Item 9.4 "Regional Partnership Initiative Grant" be added to the agenda

ADOPTION OF THE AGENDA

09/154 Deputy Mayor Horner moved that the agenda be adopted as amended. CARRIED.

ADOPTION OF THE MINUTES

1. Regular Meeting – June 24, 2009

09/155 Councillor Parsons moved that the minutes of the Regular Meeting held on June 24, 2009 be adopted as presented. CARRIED.

ACCOUNTS


1. Accounts

09/156 Mayor Nimmo moved that the total accounts payable in the amount of \$38,309.07 be ordered paid. CARRIED.

APPOINTMENTS

1. 7:00 p.m. –Bob Hanewich – Sewer Project Update

Mr. Hanewich recommended to Council that the lift station, phase one be build to accommodate up to 10,000 people. If the town grew to a population over 10,000, a second lift station with a possible second line would be build. Mr. Hanewich feels that to build any bigger at this time would be a waste.

 09/157 Councillor Fraser moved to concur with Mr. Hanewich's recommendations and build a lift station to accommodate up to 10,000 people. CARRIED.

Mr. Hanewich left the meeting at 8:09 p.m.

2. Debbie Turner – Finance Report
 - a) 2009 Assessment Complaints /Adjustments

We had approximately 30 to 40 verbal assessment complaints/inquiries. After further discussion with our Assessor, 16 property owners received assessment adjustments on 52 properties. At the end of the Assessment Appeal Period, the Town has NO formal Assessment Appeals that require further action.

- b) Revenue and Expense to June 30, 2009

Mrs. Turner presented Council with a Revenue and Expense to June 30, 2009.

- c) Grants

We are moving forward in the Grant process.

July 1st was the deadline for the 2009 MSI Grant Applications. We have submitted for the Second Phase of our Sanitary Sewage Project for the capital grant and have submitted Arena

Operating and Maintenance as well as New Slope Roof for a portion of the Community Hall for the Operating grant.

In order to receive funding if our proposed projects are accepted we have to have all reporting for past grants completed. I am please to say that these reports have also been submitted.

Infrastructure Grants must be completed and submitted on-line using their Internet Program. Mr. Dave Winch from Alberta Transportation was out in February and again last week to help me with all of their grants, both reporting and submitting new applications. Together we accomplished as much as we can at this time. We have applied most of our 2009 Infrastructure grants to our Sanitary Sewer Project as planned. We are waiting for Ministerial approval for the AMIP and NDCC monies.

2009 Capital Budget

I did not include final costs on the 2008, 37Ave/51 Street Project in the 2009 budget. We are currently holding back \$119,939.84 from the contractor. Some of the concrete work was not accepted last fall and needs to be removed and replaced. This money was part of our requirement and was to come from Road Offsite Levies. I am requesting that Council approve this expenditure for our 2009 Capital Budget.

09/158 Councillor Boutin moved to approve the expenditure as recommend for the 37 Avenue/51 Street Project. CARRIED.

Payroll Direct Deposit

09/159 Councillor Fraser moved to incorporate the Direct Deposit for our Payroll. CARRIED.

Debbie Turner left the meeting at 8:30 p.m.

OLD BUSINESS

1. Spring Cleanup Report

This item was received for information. Council suggested that staff investigate different possibilities for next year.

2. Direct Payroll Deposit

This item was taken care of under appointments.

3. See Virtual 360 – June Report

This item was received for information.

4. AB Municipal Affairs – 2009/10 Unconditional Municipal Grant Approval

This item was received for information.

NEW BUSINESS

1. CRWMAC – Survey

This item was received for information. Council concurred with Town Managers recommendations.

2. NLLS – Master Agreement

09/160 Councillor Boutin moved to concur with removing the header from the Northern Lights Library System Master Agreement. CARRIED.

3. AB Municipal Affairs – Gibbons 50th Anniversary

This item was received for information.

4. Regional Partnership Initiatives Grant

09/161 Councillor Fraser moved to table this item pending more information. CARRIED.

BYLAWS

1. Bylaw No. PLU 2/09

Bylaw No. PLU 2/09 Being A Bylaw of the Town of Gibbons in the Province of Alberta to Revise Bylaw No. PLU 6/07, which is "A Bylaw of the Town of Gibbons In the Province of Alberta To Close a Road Within Subdivision Plan No. 8120077 Registered in Respect of Part of N.E. 3-56-23-W4 Located Within the Boundaries of the Town of Gibbons" was read a first time on the motion from Councillor Fraser.

09/162

CARRIED.

Bylaw No. PLU 2/09 Being A Bylaw of the Town of Gibbons in the Province of Alberta to Revise Bylaw No. PLU 6/07, which is "A Bylaw of the Town of Gibbons In the Province of Alberta To Close a Road Within Subdivision Plan No. 8120077 Registered in Respect of Part of N.E. 3-56-23-W4 Located Within the Boundaries of the Town of Gibbons" was read a second time on the motion from Deputy Mayor Horner. CARRIED.

09/163

09/164

Councillor Parsons moved that Bylaw No. PLU 2/09 be read a third and final time. CARRIED UNANIMOUSLY.

Bylaw No. PLU 2/09 Being A Bylaw of the Town of Gibbons in the Province of Alberta to Revise Bylaw No. PLU 6/07, which is "A Bylaw of the Town of Gibbons In the Province of Alberta To Close a Road Within Subdivision Plan No. 8120077 Registered in Respect of Part of N.E. 3-56-23-W4 Located Within the Boundaries of the Town of Gibbons" was read a third and final time on the motion from Deputy Mayor Horner. CARRIED

09/165

2. Bylaw No. PLU 3/09

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 was read a first time on the motion from Councillor Boutin. CARRIED.

09/166

3. 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.

Council requested the following modification to the Emerald Ridge Area Structure Plan as recommended by Bill Dolman:

1. That the second and third paragraphs of Section 4.2 be deleted and replaced with the following:

"The remaining 5.3ha will be developed with single detached residential dwellings. Lots on the west side of 52 Street will be developed with site widths of a minimum of 15m in accordance with the Single Family Residential (R-1B) District. Lots on the east side of 52 Street will be developed with site widths of a minimum of 12.2m in accordance with the Single Family Small Lot Residential (R-1C) District. All single detached residential lots will accommodate large homes with quality architecture and aesthetics that will be regulated by architectural controls.

"Low Density Residential lots west of 52 Street will be a minimum of 15m wide, in accordance with Policy 10(e) of the Gibbons MDP. Lots east of 52 Street will be a minimum of 12.2m wide. The intent of Policy 10(e) in the MDP is to ensure that a high quality of development will be achieved in locations that are in proximity to the Sturgeon River. Despite the proposed smaller widths for low density lots on the east side of 52 Street in Emerald Ridge, high quality development will be achieved that will benefit from, and is considerate to, its unique location in the Town of Gibbons near the Sturgeon River. This will be achieved through architectural controls that will be mandated by Landrex at the time of construction. Landrex will develop these controls in consultation with the Town."

2. That reference to Policy 10(e) in Appendix C be deleted and replaced with the following:

"Policy 10(e): Area Structure Plans

"Low density development in proximity to the Sturgeon River should have lot widths no less than 15m.

“Low density residential lots west of 52 Street will have minimum lot widths of 15m. Lots on the east side of 52 Street will have lot widths no less than 12.2m. The intent of the MDP to provide high quality development adjacent to the Sturgeon River will be met by mandating architectural controls at the time of construction.”

Bylaw No. PLU 1/09 will be brought back to the Special meeting of Council to be held on July 29, 2009 at 7:00 p.m.

STAFF REPORTS

1. Town Manager's Report

Front Yard Garbage Pickup – As I mentioned in my June 8th Manager's Report, there is currently both front yard and back lane pickup of garbage in Gibbons. It is the opinion of both staff and the garbage contractor that front pickup is preferable. It makes for easier road maintenance in both summer and winter when garbage bins aren't crowding the already narrow alleys. Also, even in the summer the surface of the ground is inconsistent enough to cause problems in picking up and putting down the bins. As well, when garbage bins are in the front of a property, residents tend to keep loose garbage to a minimum. Due to the width and congestion of some streets, front yard pickup won't be possible everywhere. Back lane pickup will still be done on Birch Drive and 41 Ave. – 53 Street (north of Landing Trail School).

Recreational Infrastructure Canada Program (RInC) grant application – At the May 27, 2009 Council Meeting it was decided to "... apply for a grant to pave the outdoor rink." In my memo to Council I explained that other grants could be used to help fund the municipal portion of the project and the granting agency doesn't have any restrictions on this. Each grant would have its own criteria ... some would allow it and some wouldn't. I've been contacted by Western Economic Diversification Canada and they require a decision of Council stating that if the RInC grant of \$25,218 were provided that the remaining \$50,437 would be committed to the project by the Town, whether other grants were included in that amount or not. If the grant is approved, the project would be done in 2010. A resolution from Council is required.

09/167 Councillor Boutin moved to apply for the Recreational Infrastructure Canada Program, commit to \$50,437 and investigate possible grants to cover the commitment . CARRIED.

Bon Accord Parade – August 1 – The Town of Gibbons has been requested to participate in the parade. Staff will need to know which members of Council plan to attend.

Dust Control - The cost for dust control on just the two alleys behind the Town Office is very high (\$2,500). That's because the truck is brought in only partly full. A full truck (\$3,800) would do dust control on the two alleys plus about 1 ½ to 2 times the distance again. Roughly measured it should cover the alleys in the business district. The economics of the situation is such that it doesn't make sense to do the two alleys alone. A full truck should be used so as to get the best cost per meter.

09/168 Councillor Fraser moved to approve a full truck for \$3,800. CARRIED.

2009 Sewer Project – On 52 Street (north of 53 Avenue) there is a group of houses that currently have their effluent being piped to our existing sewer line. As you know, this line will be decommissioned once the new line is installed. A solution is being worked out in consultation with our engineer.

50th Anniversary Celebrations – This event was wonderful ... starting with the Freedom of the Town ceremony and ending with the Time Capsule burying. It was a lot of work, but it was well worth the effort. Congratulations to all who contributed, particularly to the 50th Anniversary Committee members and to our lead staff members for the celebration ... Gary Spitzig and Kelly Taylor.

How many members of Council will attend the Jeff Johnson Golf Tournament on September 11th at Goose Hummock Golf Resort?

Mayor Nimmo, Deputy Mayor Horner, Councillor Fraser and Ambassador Geoff Jones will participate and Councillor Boutin will attend the breakfast.

I took ½ day of vacation on July 3rd. I will take 9 days of vacation from August 1 till August 16.

Meetings

Tour of Boonstock Grounds (Gary Spitzig, Eric Lowe) – June 25 – Just north of Gibbons

A tour was organized to give those organizations involved with Boonstock an opportunity to see the grounds before the event. We have found out that the event was the most successful ever – approximately 6,500 people participated.

Sturgeon Regional Economic Development – June 25 – Morinville

The highlights of this meeting included a report by Neil Shelley (Executive Director, Alberta's Industrial Heartland Association) on how the future of industrial expansion in our area.

There is a plan forming to hold a "regional group symposium" in early 2010. the purpose of this day long meeting would be to share information on the activities and projects of each municipality.

Updates were presented by both Petro-Canada and NorthWest Upgrading.

Our own Deputy Mayor Doug Horner was elected as the new Chairman of the Sturgeon Regional Economic Development Committee.

Sprung Instant Structures Ltd. (Gary Spitzig, Bill Nimmo, Jeaniece A. MacIsaac, Rick Desjardins) – May 26 – Gibbons

Sprung is a manufacturer based out of Calgary. They make buildings that have an insulating layer between two layers of fabric. The cost of these buildings is generally lower than traditionally manufactured structures. Some preliminary cost comparisons have been done and should be looked into further.

Business Association Lunch – May 26 – Gibbons

Mayor Nimmo was the guest speaker. He spoke about the current situation of the Town of Gibbons and about what we could see in the future.

Curling Club (Rico Sebastianelli, President) – May 29 – Gibbons

We talked generally about the Gibbons Curling Club and specifically about forming a written agreement with the Club. There isn't one in place and it would be a benefit for both the Curling Club and the Town to have one. We will work on this together during the summer.

Bob Hanewich (Select Engineering Consultants) – June 29 – Gibbons

The lift station for this year's sewer project is being designed. We discussed the options that we have as far as design shape and size. Mr. Hanewich will talk with Council at the July 8th Council Meeting.

50th Anniversary Committee – June 29 – Gibbons

I attended the last meeting of this group before the big events began. This has been a hard-working group that has worked well together for about a year. The great results of our 50th Anniversary celebrations are largely due to their efforts.

Gibbons Parade – July 1 – Gibbons

It was my honor to serve as one of the judges for this year's parade.

TREF Conference Call – July 3 – Gibbons

I am on the list as one of the CAOs that make decisions on land development proposals that come to the Capital Region Board. We discuss the issues concerning individual development proposals and if our group supports them unanimously, they are approved. If we are not unanimous, the proposals go on to the CRB Board for decision. We discussed three proposals on July 3rd.

Meetings before the Council Meeting

Emergency Public Warning System Training – July 8 – Sturgeon County Centre, Morinville

2. Public Works Report

a) Water

Chlorine is good.
Reservoir is at 80%
Hydrants flushing will start this week.
Water Values will be done in July.

b) Sewer

Industrial Park sewer was checked by cam track. A leak a Cheyenne Rig and one Man hole was seeping. We will check again this week
Spring flushing next two weeks for our problem lines.

c) Roads .

Sweeping is ongoing.

Dust control estimate are in. I have e-mails and calls out to about 5 other municipalities and I am waiting their replies.

Will do some potholes this week.

Crack filling contract has been awarded start time to be determined.

d) Parks

Inspections end of the month.

Gophers starting to come back on 51st berm. We will get the contractor back this month.

e) Arena

Minor repairs on going.

Heater for plant room is in will be installed the same time as the condenser.

Hockey nets are gone to King sandblasting.

Olympia will be going for servicing soon, and boards will be done at the same time.

f) General .

Community Service Kids are removing dead fall from River valley, and I am looking at a White concrete paint to cover the Graffiti under the bridge..

RV dump is getting fair usage.

Fish Pond was topped up.

Canada Day Celebrations clean up is ongoing.

09/169

Councillor Boutin moved to accept the Staff Reports as presented. CARRIED.

COMMITTEE REPORTS

1. Canada Day and 50th Anniversary Celebrations

All of Council participated in the Canada Day and 50th Anniversary events as they could.

Council is very impressed with the work that went into the celebrations. Council requested a thank you to all the volunteers be placed in the newspaper.

2. Sturgeon Regional Economic Development

Deputy Mayor Horner attended this meeting and has been appointed Chair of this committee.

3. Fire Department

Deputy Mayor Horner attended this meeting and advise that the Fire Department won 1st place in the firefighter Olympics.

4. Staff BBQ

Mayor Nimmo and Councillor Fraser put on a Staff BBQ.

5. Business Association

Mayor Nimmo and Councillor Fraser attended. Mayor Nimmo gave a presentation.

6. Bar Cana Modular Tour

Mayor Nimmo and Councillor Fraser attended this tour on July 2, 2009.

7. Sprung Structures

Mayor Nimmo attended a presentation on Sprung Structures and has information available for review.

8. CRB

Mayor Nimmo attended this meeting.

9. CRB – GIS

Mayor Nimmo attended this meeting.

Deputy Mayor Horner moved that Council go in-camera to discuss a contract issue and a



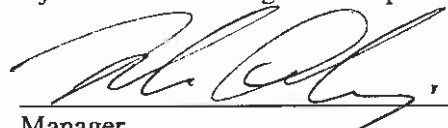
09/170 development agreement. CARRIED. Council went in camera at 10:02 p.m.

09/171 Deputy Mayor Horner moved to revert to normal sitting. CARRIED. Council reverted to normal sitting at 10:15 p.m.

There being no further business, Mayor Nimmo adjourned the meeting at 10:16 p.m.



Mayor



Manager