

MINUTES OF A REGULAR MEETING OF THE COUNCIL FOR THE TOWN OF GRANDE CACHE HELD ON TUESDAY APRIL 18TH, 2006 IN THE COUNCIL CHAMBERS, PROVINCIAL BUILDING, GRANDE CACHE, ALBERTA

Present

L. Krewusik	Mayor
P. Bailey	Councillor
T. Coray	Councillor
J. Dube	Councillor
G. Frentz	Councillor

Mr. D. Dukart	Municipal Administrator
V. Wiseman	Recording Secretary

Absent

T. McCormick	Deputy Mayor
V. Beland	Councillor

Call to Order

Mayor Krewusik called the meeting to order at 7 p.m.

Open Session

No members of the public were present for the Open Session.

Additions to Agenda

The following additions were made to the Agenda:

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| 4.1 | Farnell Properties Proposal |
| 6.3 | Meeting, re: Highway #40, Alberta Transportation |
| 6.4 | Communication Workshop |

Adoption of Agenda

Motion No.
116-06

Motion by Councillor Coray to adopt the Agenda as amended.

Carried

Delegations

Farnell Properties
Mr. Tony Yakielashek
Lot 6 Block 34
Plan 822-3273 &
Part of Lot A
Plant 6285NY

Mayor Krewusik welcomed Mr. Yakielashek to the meeting.

Mr. Yakielashek appeared before Council to share his vision for Grande Cache, which is to bring new developments with character as far as design is concerned. He is proposing an architecturally controlled design project, one that would include development for retail/light commercial use, such as: a restaurant, R.C.M.P. Detachment, hotel, cardlock, truck parking, etc. He estimates it would take five years to complete the project. Mr. Yakielashek stated the project is in its infancy at the moment. He would like to have approval from Council to proceed. Investigating the feasibility of such a project will take time; therefore, he is requesting an option to purchase for a period of nine months. A \$5,000.00 deposit would be paid to the Town, with an offer to purchase parcels 1 and 2 for the total sum of \$300,000.00. The developer would be responsible for the roadways and services within the parcel. The Town would supply services to the property. If a service road, parallel to Highway 40, is required, the Town would be responsible for this.

Councillor Frentz noted it was exciting to see that the developer would be responsible for service within the parcels. He felt, however, that it was too preliminary to say if the amount of money offered for the land is a fair price, Council needed to investigate that further.

Mr. Yakielashek stated the price was open for discussion. The Town can come back to him with a price and then he will decide if he wishes to proceed.

Mr. Dukart asked Council to keep in mind that both parcels should be sold together to get the best value for the land. What if Council does enter into an agreement with Mr. Yakielashek and someone else comes along ready to develop immediately, are we frozen? Mr. Yakielashek noted he couldn't stop the Town from developing land in other sections.

Councillor Frentz noted the unknown cost of access to Highway 40 needs to be considered. Mr. Yakielashek is suggesting the Town cover the cost of that. Mr. Yakielashek stated that could be part of the negotiating process.

Councillor Dube inquired if the existing sewer system could handle the proposed development. Mr. Dukart stated Mr. Krewusik has worked with the engineers and there is a provision for development of that area in the engineering plans.

Councillor Frentz asked if Mr. Yakielashek needed something from Council now. Mr. Yakielashek stated he would like to have approval in principal. The cost of the land is the main issue.

Mayor Krewusik inquired as to the plan for parking. Mr. Yakielashek stated there would be fifty stalls available in the back to accommodate big rigs and R.V.'s. He would negotiate with an oil company on the travel centre portion. It would be built and then leased back to the oil company. Councillor Frentz suggested these parking stalls would help alleviate the congestion in the downtown core.

Mayor Krewusik stated Mr. Yakielashek's experience in architectural control and design is something everyone would benefit from. She suggested Council receive the proposal for information at the moment and have some discussion later on in the meeting. The first step is the letter of approval in principal, so that Mr. Yakielashek can proceed with negotiating the land price, etc.

Mayor Krewusik thanked Mr. Yakielashek for attending Council and sharing his proposal.

Communities in Bloom

On May 7th there will be a public meeting for Communities in Bloom. The purpose is to determine if there is any support for this program. One concern the group has is the Town's level of involvement now that Annette Bennett has left. Mr. Dukart stated Carrie Moulun, the new Administrative Assistant for Public Works, would look after distributing the flowers once they arrive. She is not interested in getting involved to the extent Annette was, Mr. Steve Aucoin has her busy with training on the MIMS system. Mr. Dukart noted Mr. David Stahl was responsible for all of the watering in the past, now however, he is responsible for the cardboard recycling (and doing a very good job). This has become almost a full-time job for him. Mr. Dukart noted it was going to be difficult to get summer staff this year. Mr. Aucoin has budgeted for three step positions. The Town placed an ad for a garbage truck driver and has received no applicants. Mrs. Judith Coughlin has had no applicants either for the tourism positions. Getting help this summer is going to be a real challenge.

Mayor Krewusik noted volunteers planted and maintained the beds last year, a couple of them have already been adopted this year, but there doesn't appear to be enough volunteers to continue with the program. Mayor Krewusik feels the Town should hire someone for this purpose alone, as it is a tremendous amount of work. The question the

Communities in Bloom committee would like answered is, how committed is the Town before they proceed.

Councillor Dube doesn't agree that one person could handle the job, it's too much work. She mentioned the vandalism that occurred last year, it was very disheartening, it meant planting and replanting when flowers were repeatedly ripped out by vandals. She suggested eliminating the park area in front of the mall entrance and putting in benches and trees/shrubs, no flowers. Mayor Krewusik noted the committee discussed all of the options, including how to make it less maintenance intensive.

Councillor Dube suggested waiting until after the May 7th public meeting, seeing how much support is in the community and going from there.

Golf Course Promotional Opportunity

Mayor Krewusik spoke with Mr. Don Wilson from Travel Alberta at the NADC conference. He inquired if Grande Cache would be interested in a promotional activity in conjunction with Travel Alberta. Mr. Bob Krewusik, representing the Golf Course, met with Mr. Wilson to discuss further. It would involve getting our CDO, Tara Fesyk, involved. It would be a partnership between the Town, the hotels, the Golf Course and Travel Alberta. There is very significant advertising coverage in some of the golf magazines. The financial commitment would be \$300.00 from each: golf course, hotels and the CDO's budget. Travel Alberta would put in the same amount.

"Meet Your Neighbours" Golf Tournament

Mayor Krewusik inquired if Council was interested in hosting a golf tournament to include, for example, Grande Prairie City Council, Hinton Town Council, Municipal District of Greenview, the major oil and gas companies operating in our area, Foothills Forest Products, Grande Cache Coal, Milner Power, the Chamber of Commerce, Economic Development, etc., those who have potential or key roles to play in our community. It could include a tournament, BBQ, etc., with the main goal being to promote our community. Mayor Krewusik is prepared to take it on as a project. Council was in agreement and suggested Mayor Krewusik proceed.

Housing Study Request, F.C.S.S. Director K. Smith

Further to Director Smith's presentation to Council on March 7th, 2006, she is requesting the Town cover the cost of the Housing Study in the amount of \$8,000.00. She will continue to look for other sources of funding and reimburse the Town upon obtaining funds.

Councillor Dube asked if the cost of travel and accommodations was over and above the \$8,000.00. Mr. Dukart noted it was; however, it is expected Ms. Bruners will make only two trips to Grande Cache.

Councillor Frenz asked that the benefit from having the study done be explained. Mr. Dukart stated the study would aid in putting a package together to demonstrate the need for senior housing, and will also allow the Town to access any grant dollars available for affordable housing initiatives. This document would prove the need in our community.

Mayor Krewusik noted if the study was done and showed a need for (example) one hundred affordable housing units, then a developer could look at the study and make a case to the government for grant dollars. You need a significant amount of money in grants to pass on affordable housing. Accessing these dollars allows the rent to be kept low. F.C.S.S. is hearing everyday that there is no affordable housing available in Grande Cache, this document would substantiate this. It's

about due diligence. Mayor Krewusik informed Council that it was amazing how many people had read the community needs assessment document, she became aware of this at the NADC conference in High Level. We have already received funding and consideration because of that document.

Councillor Frentz is concerned that it will help private businesses, when we have a major building boom going on at present.

Councillor Coray suggested this study could be used to negotiate with CMHC as well, regarding their required percentages needed when purchasing a new home

Councillor Frentz suggested getting an inventory of what we currently have. His concern remains that private businesses could garner grants to build housing. Once people move into the new developments, the older ones will become empty, it's supply and demand. There will be quite a few units available.

Mayor Krewusik asked who was buying the properties? Councillor Coray suggested a big part of the plan should be to poll the different industries to get an idea of what their future needs may be.

Councillor Dube feels for a cost of \$8,000.00, the study will serve Grande Cache well.

Motion No.
117-06

Motion by Councillor Dube to approve the expenditure to a maximum of \$8,000.00 plus the cost of travel and accommodations.

Carried

Mayor Stephen Mandel,
City of Edmonton

A letter was received from Mayor Stephen Mandel, Chair of the Northern Alberta Mayors and Reeves Caucus. At the February 10th Caucus meeting, a motion was passed stating that prior to the development of an RFP, members be asked to seek approval for up to \$250.00 in funding from their Councils for the hiring of a consultant by the Caucus. The purpose of the consultant will be to determine how Caucus should best address the infrastructure funding from the province.

Motion No.
118-06

Motion by Councillor Coray to provide the requested amount of \$250.00 in funding to aid in the hiring of a consultant.

Carried

Highway 40
Meeting

Mr. John Engleder and Mr. Tom Williams from Alberta Transportation in Grande Prairie are available to meet with Council on May 9th or 10th. Council chose May 9th at 1:30 p.m. Mr. Dukart will arrange.

Communication
Workshop

An e-mail was received from the Town of Hinton, inquiring if anyone is interested in attending the Actions to Effective Communications Workshop, sponsored by Alberta Municipal Affairs.

Motion No.
119-06

Motion by Councillor Coray to approve the attendance of any Councillor wishing to attend the conference on April 26th in Hinton.

Carried

YRL Invitation

Councillor Dube noted the Board of Trustees and Council have been invited to a "Summit for Stakeholders" on Saturday, May 6th in Spruce Grove. The topic is, "What can we do over the next three years (2007-2009) to enhance our regional library?" Mayor Krewusik instructed anyone interested in attending to contact Mr. Dukart.

Rural Youth
Entrepreneur Program,
CALC

A letter was received from Ms. Yvonne Rempel, Program Coordinator for Community Adult Learning Council (CALC). CALC has been approved to host the Rural Youth Entrepreneur Program, geared towards youth aged 16 to 30, as a result of the Grande Cache Youth Employment Study. Mayor Krewusik will send a congratulatory letter.

Community
Announcement

An invitation was received on behalf of the Alberta Alcohol and Drug Abuse Commission (AADAC), for Council to attend an important community announcement on Friday, April 21st, 2006 at 4:00 p.m. at the Tourism Centre. Mayor Krewusik urged all to attend if available.

Ceremony for
Dr. Brian Stephenson

Mayor Krewusik stated she previously announced a date of May 8th for the ceremony to honour Dr. Stephenson. It has been revised to May 12th and will take place at the hospital. All of Council will be receiving an invitation.

Willmore Wilderness
Foundation, re:
Office space

Mayor Krewusik received an e-mail today from the Foundation stating they had secured office space in the Pine Plaza Mall. Therefore, no decision is necessary on the Tourism Centre rental request.

Request from
Farnell Properties

Councillor Bailey inquired as to what it cost the Town to acquire that land. What should it be sold for? He also inquired if there had already been a proposal received for a truck stop on that corner.

Mr. Dukart stated there was a similar request from a developer out of Grande Prairie. When it came time to proceed, they said they weren't able to go forward at that time.

Councillor Frenz noted he would like to have the square footage on that land. Councillor Coray felt the Town would be remiss if a credit check was not done on the developer. Councillor Frenz would like to see a larger down payment and specify that it is non-refundable. Mayor Krewusik would like it specified when the final payment would occur. Councillor Frenz suggested it would be difficult to get the developer's net worth or ability to proceed with the project when he stated he would get the oil and gas companies involved as well.

Mayor Krewusik directed Administration to compose a letter to Mr. Yakielashek thanking him for his presentation and stating Council needs more time to review before a decision is made.

Round Table

Councillor Dube stated she was sad how the awarding of banking services was presented in the Mountaineer article. She has spoken with some of the employees and they were hurt by what was stated. She apologized.

Councillor Dube inquired if the Town was doing a Spring clean-up this year. Councillor Coray felt that a week should be designated as Clean-Up Week. He will organize a day for Council to get out and pitch in. Mayor Krewusik directed Administration to consult with Public Works and to designate a Clean-Up Week.

Councillor Frentz stated there is a lot of garbage, plastic wrap, etc., blowing across the street from the Pacer development in Stage VI. He requested Administration contact them regarding this.

Also, Councillor Frentz noted there are trailers parked behind a residence in Stage V being rented out to workers. He has received some complaints from residents in that area. Mr. Dukart noted the campground should be opened by April 24th, no services yet. He suggested waiting for the opening and then telling those people they need to move up to the campground. Councillor Frentz cautioned if it was allowed to continue, Council may face a group of irate citizens. Mayor Krewusik suggested Administration write a letter to Mr. Toker, advising him that he is in contravention of the Town's By Laws and following up with a phone call.

Adjournment

Motion No.
120-06

Motion by Councillor Frentz to adjourn this Regular meeting of Council at 8:40 p.m.

Mayor

Municipal Administrator