

MINUTES OF A REGULAR MEETING OF THE COUNCIL FOR THE TOWN OF GRANDE CACHE HELD ON TUESDAY MARCH 28TH, 2006 IN THE COUNCIL CHAMBERS, PROVINCIAL BUILDING, GRANDE CACHE, ALBERTA

Present

L. Krewusik	Mayor
T. McCormick	Deputy Mayor
P. Bailey	Councillor
V. Beland	Councillor
T. Coray	Councillor
J. Dube	Councillor
G. Frentz	Councillor
S. Wells	Acting Municipal Administrator
V. Wiseman	Recording Secretary

Absent

Mr. Duane Dukart Municipal Administrator

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:
7.3 Request, Re: Youth Forum
7.4 2006 Budget
7.5 April Council Meeting

Adoption of Agenda

Motion No.
092-06

Motion by Councillor Bailey to adopt the Agenda as amended.

Carried

Delegations

Willmore
Wilderness Assoc.

Mayor Krewusik welcomed Bazil Leonard, Sue Feddema and Dan Hallock from the Willmore Wilderness Association. They presented a Powerpoint Presentation entitled, "Grande Cache to McBride." Mayor Krewusik commended the Association for the wonderful work they have done to date and for the recognition they are receiving. Mr. Leonard noted the Association has applied for CIP and CFIP grants and they would appreciate the Town's support.

Palette Pals

Mayor Krewusik welcomed Evelyn Sutter, Graham Brown and Bill Latimer from the Palette Pals. Mr. Brown presented their idea to create removal panels for the top decking of the Tourism Centre. The panels would be painted with a panoramic depiction of the surrounding mountains, identifying the mountain peaks, their elevation and a little bit of history. The project is worth about \$6,000.00 and the Palette Pals' hope is this could be applied to past and future rent obligations. Mr. Brown stated there would be no additional cost to the Town for the project.

Councillor Coray inquired about on-going maintenance, whose responsibility would that be? Ms. Sutter stated that issue had not been discussed. Maintenance shouldn't be a concern, the panels are removable and will be stored inside for the winter months.

Motion No.
093-06

Motion by Councillor Dube to approve Palette Pals' proposal to paint and install panels at the Tourism Centre, with the provision there is no extra cost to the Town.

Carried

Mayor Krewusik thanked the Palette Pals for their presentation and stated the project will certainly enhance the value and educational component of the Tourism Centre.

Tourism Centre

Tourism Centre Coordinator, Judith Coughlin, along with Jo Sharlow, attended Council to discuss the Fur Cache and Bird's Eye View Park projects.

Ms. Coughlin stated a company in Quebec is making interpretive signs at present; the company is used, and was recommended by, the provincial government. The products have been proven to withstand the elements and come with a guarantee.

Mark Diegle from Hinton has been contracted to build the fur cache. It is scheduled to be completed by June 1st, 2006. Public Works will dig the holes for the posts. Then a crane will have to be hired to erect the structure. Public Works has the area all cleared and ready for the structure. The inmate work crews from Grande Cache Institution (GCI) are constructing a covered picnic area, two gazebos, six picnic tables, four benches for along the pathway, an information kiosk and outhouses. Everything should be built by the end of August. When the fur cache arrives, help will be needed to assemble it on site. Ms. Coughlin has sent a letter to Denis Grenier at Grande Cache Institution to request help with this. By June or July of next year, Ms. Coughlin is hoping to hold a Grand Opening ceremony.

The pathway will be approximately a quarter of a mile, starting from the fur cache to the picnic pavilion and ending by the Muskeg Ranger cabin. The plans are to eventually pave the pathway to make it wheelchair accessible.

Mayor Krewusik noted the project was being funded through a \$50,000 grant from the Weyerhaeuser Legacy foundation and by a \$5,000 grant from the Alberta Historical Society. Ms. Coughlin noted they have a letter of promise from the Historical Society, once the interpretive signs are complete, they will receive the \$5,000.

Councillor Beland praised Ms. Coughlin, Jo Sharlow and Alice McDonald for all of the hard work they have put into the project.

Mayor Krewusik expressed how incredibly fortunate we are to have GCI's support for these projects. She thanked Ms. Coughlin and Ms. Sharlow for their attendance and presentation.

Development
Report, R. Krewusik

Development Officer, Mr. Robert Krewusik, attended Council to give a report on the "Purchase of Property for Industrial Development from the Crown and Development of Town Owned Land for Commercial and Residential Development."

Corporate Land
Ownership

Mr. Krewusik received a letter from Mr. Don Cranston of Bennett Jones, dated March 24th, 2006. This letter was in response to a document Mr. Dukart came across from 1983. The paper discussed the transfer of land in terms of jurisdiction. Mr. Krewusik and Mr. Dukart both felt it was worthwhile to contact our lawyers to get their opinion as to the ownership of some land that the Town is currently purchasing. According to Mr.

Cranston, the outcome is that the Town has jurisdiction of the land but not ownership. Mr. Krewusik asked Council if they wanted to pursue this matter further. Councillor Frenz suggested writing a letter to the Minister stating, "here's a copy of the 1983 document which states the land belongs to us, etc." Make it clear that it is of an urgent nature and we would like a response immediately. It was the consensus of Council to follow up with a letter to the Minister. Director Wells recommended writing a letter from the municipality after consulting with legal counsel. Councillor Beland recommended director Wells compose the letter.

Purchase of Land

A letter was received from Alberta Sustainable Resource Development on March 20th, 2006 outlining the conditions for the sale of land (distributed to Council in Mr. Krewusik's handout). Mr. Krewusik noted Items 2, 3 and 4 have been pretty much completed. Item #1 states: "Payment of the appraised purchase price. The appraisal will be amended to reflect the value of the addition of approximately 22.00 acres in Parcel 1 and changes to the boundary of Parcel 2. The amended appraisal is expected in early April. Final appraisal details will be provided upon receipt." Mr. Krewusik hopes to have the matter settled by the first of April. Permission was received from Sustainable Resources in Hinton to cut through with a Cat, topography has been done.

Mr. Krewusik recommended that the Town provide the letter as requested by Alberta Sustainable Resources and that SRD in Hinton be contacted to request a TFA (Temporary Field Approval) to enter on the land and clear the roadways. Council directed Mr. Krewusik to proceed with his recommendation.

Parcel One-East Of Current Industrial Area

Located east of the current industrial area. The total area has been increased to 29.73 ha (73.46 acres). The legal plan has been submitted to SRD, no confirmation yet as to price of land but should be +/- \$16,400 per hectare (\$4,544 per acre). The final design should be ready for the second week of April 2006. The topographical plan will confirm utility servicing, roadway and lot design. ISL is preparing the final design of lots and roadways, should be ready for tender by the end of April.

Parcel Two Car Dump Site

This area is proposed as an industrial site, located along Hwy 40 at the eastern corporate limit. The total area is 8.35 ha (20.63 acres). The legal plan showing the perimeter of the property has been submitted to SRD. No conformation of price, but should be +/- \$10,934.00 per hectare (\$4,425.00 per acre). The topography will confirm utility servicing, roadway and lot design. Final design should be ready for the second week of April 2006. ISL is preparing final design of lots and roadways.

Parcel Three Tourism Site Area

This land is Town owned. A baseline clearing has been completed and a topographical plan will confirm utility servicing, roadway and lot design. The fieldwork has been completed and the drafting will be completed by the second week of April 2006. ISL will be preparing final design and lots and roadways. Should be ready for tender by the end of April 2006.

Parcel Four C-2 Commercial Area

This land is Town owned. Development Officer Krewusik spoke with investors on December 5th, 2005 regarding interest in this parcel, they are on hold at this time due to other commitments. A new group of investors are looking at this site and may have an offer for the purchase of this property by the end of April 2006.

Stage Six
Mobile Lots

As of March 28th, 2006 there are eleven lots available. ISL Engineering and Focus Survey are completing a topographical survey of the area to determine how much land is available for residential development.

Future Hwy 40
Access

Mr. Krewusik suggested Alberta Transportation be contacted to determine the Guidelines for future development and additional access to Hwy 40 from various areas of Town.

Sewerage
Trunk Main

There are grant dollars available for the cost of a new sewer. That engineering study will be happening in the near future.

Motion No.
094-06

Motion by Councillor Beland to proceed with the engineering study to determine the capacity of the sewerage system east of Hwy 40 and to determine the best ways to upgrade the system.

Carried

Land-Use Bylaw
Major Revision

ISL Engineering has the final draft of the revisions to the Land Use Bylaw ready for review. Full review by Town Council, Appointed Boards and Administration was completed in January 2006. Final revision should be provided to Town Council by the end of next week. Mr. Krewusik anticipates a public hearing being held in April. Town Council could complete the 2nd and 3rd reading of the revised Land Use Bylaw at the May 2nd, 2006 meeting.

The following is an estimated breakdown of what it would cost to develop all identified areas:

Stage VI	2.5 million
Stage VII (100 lots)	4.0 million
Industrial site	3.5 million
Highway 20 acres	1.5 million
Highway/Commercial	.7 million
Sewer/Trunk line	2.7 million

Councillor Coray noted in Grande Prairie, the city purchases the land and the businesses develop it. That way, the risk is not on the City's shoulders.

Mr. Krewusik cautioned as to what could happen to the price of the land in the end.

Director Wells noted if the marketplace was not willing to take the risk to develop the land, then it's probably not a good idea for the Town to do it either. The Municipal Development Plan is not being followed.

Councillor McCormick suggested Council needed to explore other alternatives. Tax increases are a real concern for him. Councillor Frenz interjected that developers can't be found to build houses. He is getting feedback from individuals stating if we develop, they will buy. They can not buy if we have nothing to sell.

Mr. Krewusik stated if we do not go to tender, we won't know what the costs will be. He stated he could give us names of contractors who are interested in purchasing right now.

Councillor Bailey suggested looking at what we could afford to do to keep the economy going.

Mayor Krewusik stated all of the stages didn't have to be developed at once, it could be done gradually. Mr. Krewusik stated it was easiest for us to develop lots in Phase VI (50 or so lots), as the land is already the Town's. The land between Stage IV and Stage VI is Town owned also.

Councillor Bailey cautioned we have over 100 living units coming on stream in the near future, will there even be a need for 50 more lots?

Mayor Krewusik reminded Council that Kelly Smith is proceeding with the Housing Needs Assessment, with Council's approval; this issue underscores the importance of having the study completed.

Councillor McCormick asked about an Industry Needs Assessment, with this be included? Councillor Frentz stated there was a need, based on the fact that we are out of single-family lots.

Mr. Krewusik noted, as far as commercial development on the eastern side, there could be no more development until the infrastructure-sewer trunk line-is installed.

Councillor Coray asked if there is a benchmark as to what is considered a healthy inventory of land available.

Councillor Bailey stated Council also had to look at what is being proposed, 50 or 60 lots in Phase VI would have to sell for \$42,000 to \$50,000 each or higher.

Lot 42, Block 46
Request by Owners

Mr. Bill Napier and Ms. Julie Fearnside appeared before Council for a decision on their request to purchase a strip of land, ten feet in perpendicular width immediately north of Lot 42 of Block 46.

Motion No.
095-06

Motion by Councillor Beland to sell the additional 10 feet (approximately 1,200 square feet) to Mr. Napier and Ms. Fearnside at market value and the survey costs will be covered by the purchasers.

Carried

In Camera
Session

Development Officer Krewusik requested to go into camera to discuss development issues.

Motion No.
096-06

Motion by Councillor Frentz to move into camera at 8:55 p.m.

Out of Camera

Motion No.
097-06

Motion by Councillor Dube to come out of camera at 9:15 p.m.

Motion No.
098-06

Motion by Councillor McCormick to allow Mr. Shultz's deck to go forward. Due to medical reasons, the compliance regulations will be waived.

Carried

Mayor Krewusik felt the deployment of staff and the designation of duties was not a Council responsibility. She suggested Mr. Krewusik, Mr. Dukart and Mr. Wells meet to discuss. She also suggested that the "status quo" remain until that meeting takes place.

Councillor Frentz recommended contacting Mr. Krewusik and asking him to reconsider his decision to resign.

Recess Councillor McCormick called for a five-minute recess at 9:20 p.m.

Reconvene The meeting reconvened at 9:25 p.m.

Retirement Committee

Motion No.
099-06

Motion by Councillor McCormick to ratify the Retirement Committee for Mr. Duane Dukart's impending retirement. The committee will consist of Councillors Beland, Frentz, Dube and McCormick.

Carried

Dr. Brian Stephenson
Tribute

Grande Cache General Hospital has tentatively booked a tribute celebration for Dr. Stephenson on Monday, May 8th, 2006. The organizing committee invited Mayor Krewusik, she informed them Council would also attend. A street will be renamed in his honour. Mayor Krewusik would like to investigate James Wanyandie's carvings as a suitable gift. Councillor Frentz recommended she do that.

Persona-Economic
Assistance Initiative

Accepted as information.

AWN Signing
Agreement

Council has been invited to attend the AWN/Weyerhaeuser Agreement signing ceremony on April 4th. V. Wiseman notified Mr. Tom McDonald that this was a Regular Council meeting day.

Awarding of Banking
Services

Director Wells reported Capital City Savings had the best proposal of the three submitted. He gave credit to the Accounts Receivable/Development Clerk, Debbie McCann, for her input on the evaluation process.

Motion No.
100-06

Motion by Councillor Frentz to accept Director Well's recommendation to proceed with Capital City Savings as the Town's banker for the next three years, effective May 1st, 2006.

Carried

Willmore Wilderness
Request Letter

A letter of request was received from the Willmore Wilderness Association asking to rent a space at the Tourism Centre. The area they are requesting is currently used by the Chamber of Commerce. The Association expressed their wish to work with the Chamber and possibly share the space.

Mayor Krewusik asked if the Town had an agreement with the Chamber of Commerce, Director Wells stated, to his knowledge, there is no agreement.

Councillor Coray questioned why the Foundation was turned down in the past. Director Wells noted it was because there was commercial space to rent and because of liability issues. However, other groups are allowed to operate out of there.

Motion No.
101-06

Motion by Councillor Frenz to accept as information and table the issue until the next meeting, after speaking with the Chamber of Commerce and deciding on access.

Carried

Trade & Commerce
Magazine

Motion by Councillor Beland to direct Development Officer, Tara Fesyk, to proceed with the community report to be published in this magazine and to write the letter of support.

Carried

Youth Forum
Request

April MacLean has requested Town Council cover the cost of luncheons for both Youth Forums on April 28th and June 12th, 2006.

Motion No.
102-06

Motion by Councillor McCormick to cover the cost of lunches for both Youth Forums in an amount not to exceed \$1,500.00.

Carried

Jack Lawrence
Retirement

Councillor Frenz stated a going away dinner would be held in April 2006 for Jack Lawrence in Hinton. Mayor Krewusik will look into purchasing a gift for Mr. Lawrence.

2006 Budget

Motion No.
103-06

Motion by Councillor Beland to approve the 2006 Budget as presented to Council in the Special meeting held earlier today.

Carried

Adjournment

Motion No.
104-06

Motion by Councillor Dube to adjourn this Regular meeting of Council at 10:05 p.m.

Mayor

Municipal Administrator