

MINUTES OF A REGULAR MEETING OF THE COUNCIL FOR  
THE TOWN OF GRANDE CACHE HELD ON TUESDAY MARCH  
7<sup>TH</sup>, 2006 IN THE COUNCIL CHAMBERS, PROVINCIAL  
BUILDING, GRANDE CACHE, ALBERTA

**Present**

L. Krewusik	Mayor
P. Bailey	Councillor
V. Beland	Councillor
T. Coray	Councillor
J. Dube	Councillor
G. Frenz	Councillor
D. Dukart	Municipal Administrator
V. Wiseman	Recording Secretary

**Absent**

T. McCormick	Deputy Mayor
S. Wells	Director of Finance

**Call to  
Order**

Mayor Krewusik called the meeting to order at 9:05 a.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:

9.7 Mobile Tax Arrears  
9.8 City of Grande Prairie Offer  
12.31 Drug Related Issues

**Adoption of  
Agenda**

Motion No.  
071-06

Motion by Councillor Bailey to adopt the Agenda as amended.

Carried

**Adoption of  
Minutes**

Public Meeting  
Of Council  
February 1<sup>st</sup>, 2006

Motion No.  
072-06

Motion by Councillor Dube to amend the Minutes to read Mayor, not Deputy Mayor in the signature section and to then adopt the amended Minutes of the Public Meeting of Council from February 1<sup>st</sup>, 2006.

Carried

Regular Council  
Meeting, February 7<sup>th</sup>,  
2006

Motion No.  
073-06

Motion by Councillor Beland to adopt the Minutes from the Regular Council meeting of February 7<sup>th</sup>, 2006.

Carried

Regular Council  
Meeting, February 21<sup>st</sup>,  
2006

Motion by Councillor Coray to amend the Minutes to read Deputy Mayor, not Mayor in the signature section and to then adopt the amended Minutes of the Regular Council meeting of February 21<sup>st</sup>.

Carried

### **Business Arising From Minutes**

Recreation Centre  
Furnaces

Councillor Frenz referred to his comment on page 014-06 of the February 7<sup>th</sup> Minutes, he disagreed with repairing the furnaces and thought the money would be better spent on new furnaces. New information received regarding Whitecourt's renovation revealed they had tried to repair the furnaces and ended up having to replace them. Mr. D. Dukart recommended proceeding as planned, if the result is they are too old and cannot be revamped, then we would have to look at replacing them.

Quads

Councillor Frenz asked if the By-law Officer, Ken Oddy, had ticketed any individuals using quads. Mr. Dukart will follow up.

In-Town Camps

Councillor Frenz inquired if any word was received from Galloway Oilfield services regarding the camp located in the industrial area (believed to house about six workers). Mr. Dukart did leave a message with Galloway; no one has returned his call as of this date. Mr. Dukart visited the Conocco Phillips property, there is no camp on their property, the trailers are for offices only.

Councillor Beland felt their circumstances could not be overlooked in the short term. People have no alternative, other than sleeping in their vehicles. When there are alternative places for them to stay, then approach them and tell them to move on and close the temporary sleeping units.

Councillor Coray questioned, other than changing the By-Law to allow for this, is there a mechanism in place to deal with this circumstance? Can a temporary approval be granted by Council to allow this?

Mr. Dukart cautioned against changing the By-Law, this would also mean re-zoning the property.

Councillor Frenz appreciated Councillor Beland's comments, but what if the problem doesn't go away and there is no other place for these workers to stay, we may be setting a precedent.

Marv Moore  
Campground

Councillor Dube noted that now, more than ever, the campground issue needed to be addressed. She stated she is against having the camp in town, but also doesn't want workers sleeping in their vehicles for a few hours and then going out to work.

Councillor Coray suggested maybe setting aside some of the commercial land for a camp. Mr. Dukart cautioned against this, if the hotels are not full and there are people living in a camp, it could cause some problems.

Mr. Dukart noted that our campground is not suited to year-round camping. Manpower would be needed year round and the electricity costs would be very expensive.

Councillor Frentz asked if it was feasible to put in small electric meters at the campsite.

Mr. Dukart noted that is something that could be looked at. However, the water and sewer would freeze, it's not set up for winter camping. Also, our existing sewer could be a problem.

ISL

Engineers will be coming to review the present system on Monday, March 13<sup>th</sup>. They would like to present their findings to Council March 21<sup>st</sup> or at the next Council meeting.

Debris, Private  
Property

Councillor Beland asked if the debris from the garage fire (located behind the condos) was looked into. Mr. Dukart took a drive down there to see, it looks like it's on the owner's property. Mr. Dukart suspects the owner is waiting for Spring to have it hauled away.

Mayor Krewusik requested the Unsightly Premises By-Law be placed on the Agenda for the first meeting in April for review.

### **Committee Reports**

Motion No.  
074-06

Motion by Councillor Frentz to accept Committee Reports numbered 7.1 to 7.6.

Carried

### **Business Arising from Committee Reports**

Bird's Eye View Park

Councillor Bailey, with respect to Item 7.4, inquired where the Bird's Eye View Park would be located. Mayor Krewusik noted the development would take place to the south of the Tourism Centre. Councillor Beland noted the fur cache would be on the corner as you drive into town.

Councillor Frentz had a concern with the structure itself; he suggested an engineer's stamp be acquired for the plans before the project is proceeded with. Mr. Dukart noted that Mr. Bob Krewusik has been involved with the plans, he drafted the design subject to the engineer's stamp.

Mr. Dukart stated the Park would encompass the area where the cabins are located, carried on into the bush with a bridgeway.

Mayor Krewusik suggested having Judith Coughlin, Tourism Coordinator, come to Council to discuss the project at the next meeting.

### **Delegations**

Director K. Smith  
F.C.S.S., re:  
Affordable Housing

F.C.S.S. Director, Kelly Smith, appeared before Council to discuss affordable housing in Grande Cache. Director Smith noted other communities are struggling with this issue also. Many are having housing needs assessment studies done to determine projections for growth. Without having a needs assessment done, it is difficult to access government grant money. There is an expectation that local governments provide support, ideally it's a partnership. Director Smith stated it was not the expectation that Council be the task force behind the study but to support it. Director Smith distributed a cost estimate from Diana Bruners to

perform the study. Total anticipated cost of the contract is \$33,316.00. Director Smith believes this is negotiable, some of the items listed can be removed. There appears to be a lot of high-end housing being built but no entry-level housing.

Mayor Krewusik had the opportunity to speak with other communities, via the Evergreens Foundation meeting. Jasper, Grande Prairie, Hinton and Edson have some kind of housing authority in place. She referred to the Human Needs Assessment, that document carries a significant amount of weight and has been referred to over and over again. This is what government is looking for, we need to substantiate the needs in our community.

Councillor Frenz had some concerns. Council has just supported the initiative by Mr. Bladen and Mr. Arnesen. At the present time, Macro is selling off condos for less than \$100,000. Eaglerock has posted a sign stating their units will be starting at \$121,000. With all of the apartments being built in Phase XI, what happens if there is a downturn in the economy? We will then have excessive housing. We have to be careful that we don't take away from the Investors in this community.

Director Smith noted the Bladen/Arnesen initiative is for seniors only. The study will determine what our future needs will be, it would take into account plans by industry (how many people they plan to employ, etc.).

Councillor Frenz feels that the development in Phase VI is addressing the needs right now.

Councillor Bailey stated we are dealing with a huge socio-economic issue. Unlike Cochrane (referred to in Director Smith's hand-out), it is a lot harder to predict Grande Cache's future. If we have more homes available, will the housing prices drop? The question posed is a difficult one, the study will be very expensive at \$33,000.00.

Director Smith noted the study wouldn't deal with just affordable housing, but housing in general. Other communities are doing the study, regardless of their geographical location, whether they are isolated communities or not. The gap between the "have" and "have-not" is growing and the affordable housing issue needs to be addressed in all communities. Director Smith handed out what's available in the Grande Cache housing market as of March 6<sup>th</sup>, 2006. Prices range from \$45,000 for a 1975 trailer to \$249,000 for a single-family dwelling built in 1970. This study will identify what the need is.

Councillor Beland asked if the term "affordable" meant subsidized housing. Mayor Krewusik stated it did not. The builder will be eligible to obtain grant dollars from the province to cover up to 50% of the project. Eventually, those savings will be passed on and the renter will pay an amount significantly lower than the current market value.

Mayor Krewusik stated Summitview School attempted to hire a part-time teacher, unfortunately no suitable housing was available. Peace Country Health missed out on two people for the same reason. Warden Ding from Grande Cache Institution has expressed the same concern.

Mayor Krewusik supports Director Smith in this initiative. Until a study is done, it's speculation. Someone has to get out

there and talk to industry, ask the question, “ If this housing was available, how would this impact your business; are you being restrained due to lack of affordable housing?” Maybe, we’re fine with the way things are going, but until a study is completed, we just don’t know.

Director Smith reiterated she is not asking Council to fund the entire \$33,000; however, if for example, \$5,000 was put toward the project, it would show a willingness to cooperate with the provincial government. Grande Cache needs to be prepared. People are coming into the F.C.S.S. office now, it’s already an issue. If we are not prepared, workers will not come, this will have a detrimental affect on our economy. As far as having units sit empty, Director Smith does not feel this is an issue. People will come here if there is affordable housing. We’ve already seen that with Macro attracting seniors here in the past.

Councillor Frentz stated AWN just brought in a new 16X68 trailer for less than \$60,000.00, he would like the study to take into account what is already here.

Councillor Coray noted the study will be an overview of where we are and where we’re going, where will we be in five years time. We need to have a direction, a study would determine that. What are industries’ plans? It’s nothing out of the ordinary, other communities are doing it. It’s for Grande Cache to be prepared.

Mr. Dukart noted if Director Smith was looking for a \$5,000 commitment that was very reasonable to get this study done.

Councillor Bailey agreed with Mr. Dukart. A report like this isn’t always good news, however. If an investor is coming to our community and this report isn’t as favourable as we think it will be, he will have a hard time getting money to invest here. There are benefits, but there could also be a downside for economic growth.

Councillor Coray stated this would be a study, it would not make any recommendations.

Councillor Frentz noted he was a proponent of letting the market take care of itself.

Mayor Krewusik stated Council needed to give Director Smith some direction as to where to go with this.

Motion No.  
075-06

Motion by Councillor Bailey for Director Smith to continue with securing funding for the Affordable Housing Needs Study.

Carried

Director Smith noted this study would also capture our growth rate. The Mayor from Wood-Buffalo was on T.V. recently. A normal growth rate is 3-4% per year. Wood-Buffalo’s rate was 8-9%. We have no idea what our growth rate is.

Director Smith stated the first step would be to form a housing task force. Generally the role of that body would be to facilitate the whole process, starting with the funding process to setting the agenda for the consultant to follow. The sooner the better. Mayor Krewusik noted she would be interested in sitting on that committee if Councillor McCormick is not interested (Councillor McCormick is a member of the F.C.S.S. Board).

Motion No.  
076-06

Motion by Councillor Dube to support in principal the formation of the Housing Task Force.

Carried

Mayor Krewusik thanked Director Smith for attending Council and for preparing the information.

**New Business**

Cascade Environmental  
Consulting Ltd., Air  
Monitoring Report –  
February 27<sup>th</sup>, 2006

Motion by Councillor Coray to accept as information.

Carried

By-Law No. 639  
CAO Position

This By-law is to establish the position of Chief Administrative Officer and to outline the duties and responsibilities of the Chief Administrative Officer. This was first presented at the February 21<sup>st</sup> meeting. The suggested changes have been made.

Motion No.  
077-06

Motion by Councillor Frentz to give By-Law No. 639, 1<sup>st</sup> reading.

Carried

Motion No.  
078-06

Motion by Councillor Dube to give By-Law No. 639, 2<sup>nd</sup> reading.

Carried

Motion No.  
079-06

Motion by Councillor Beland to give By-Law No. 639 three readings at this time.

Carried

Motion No.  
080-06

Motion by Councillor Bailey to give 3<sup>rd</sup> and Final reading to By-Law No. 639.

Carried

Sale of Land to  
Cornerstone Mountain  
Assembly, Lot 152  
Block 26 Plan 972-2205

Motion No.  
081-06

Motion by Councillor Beland to sell the parcel of land known as Lot 152, Block 26, Plan 9722205 for the original selling price of \$55,000 to Cornerstone Mountain Assembly.

Carried

Grant G0670-04  
Alberta Economic  
Development

Councillor Frentz noted that Mr. Shawn Wells prepared an excellent report. The remaining grant dollars would be given back to AED. Accepted as information.

Suggested Increases  
For Campground-2006

A memo from administration was received by Council suggesting an increase in campground rental fees for 2006. The memo suggested the rate for full hook-up be increased from \$20 per night to \$25 per night and the cost of a partial hook-up and tent area be increased from \$18 per night to \$20 per night. It was also suggested that the weekly rates be increased from \$120 per week to \$150 per week.

Motion No.  
082-06

Motion by Councillor Frentz to approve the 2006 suggested campground rates, eliminating the weekly rate.

Carried

Mayor Krewusik noted there are a number of issues relating to the campground that should be addressed, i.e., should we be looking at expansion and year-round camping? Should we accept advance bookings?

Councillor Dube noted the campground is included in the Strategic Plan.

Councillor Coray suggested maybe taking over the lease on the No. 1 Mine Flats and running that area as a campsite.

Mayor Krewusik suggested this be discussed further at a Special meeting of Council.

Public Works,  
Approval for  
Equipment Purchases

A request was received from Mr. Steve Aucoin, Public Works Director, seeking approval to purchase a Case 550H Crawler Tractor for a cost of \$86,000 plus GST and a Sewer machine/hydrovac/steamer with 3 nozzles and a root cutter for a cost of \$90,830 plus GST.

Motion No.  
083-06

Motion by Councillor Coray to approve the two expenditures as presented.

Carried

Mobile Tax Arrears

Memo from Debbie to move \$1,852.79 for mobile tax arrears to the doubtful accounts listing. The arrears are from two trailers that were moved from Town in 2003.

Motion No.  
084-06

Motion by Councillor Dube for the tax arrears to be placed in the doubtful account listing and turned over to our collection agency for recovery.

Carried

City of Grande  
Prairie

A note was received from Mayor Wayne Ayling, City of Grande Prairie wondering if a Chief Administrative Officer could be shared between Grande Cache and Grande Prairie. Mayor Krewusik contacted Mayor Ayling on the weekend with regards to

the possibly of sharing manpower for projects, etc. It was decided that Mayor Krewusik would send Mayor Ayling a note of thanks for the time being. Once a new CAO is in place, perhaps the sharing of resources is something that could be looked at then.

### **Financial Reports**

#### Finance Committee Appointment

Motion No.  
085-06

Motion by Councillor Dube to appoint Councillor Beland to the Finance Committee for this meeting.

Carried

#### Payment of Accounts Dated March 2<sup>nd</sup>, 2006

Motion No.  
086-06

Motion by Councillor Coray to accept the Payment of Accounts dated March 2<sup>nd</sup>, 2006 for information.

Carried

### **Correspondence- Items for Action**

#### Assessment Review Board (ARB) Training Sessions

Motion No.  
087-06

Motion by Councillor Frentz to support any member of Council's attendance at the ARB training sessions in Valleyview on May 24<sup>th</sup>, 2006.

Carried

### **Correspondence- Items for Information**

Motion No.  
088-06

Motion by Councilor Beland to accept Items 12.1 to 12.31 for information.

Carried

#### Drug Related Issues

Councillor Dube distributed a letter received from a community member regarding drug use in Grande Cache. Mayor Krewusik suggested sharing the letter with Inter-Agency, she feels that is the proper forum to deal with this issue. Councillor Frentz suggested writing a letter to government outlining Council's concerns regarding the dealers being let out on bail, etc. Mayor Krewusik will consult with Sgt. Hopkins before composing the letter. Councillor Bailey noted a school in St. Albert, as part of their anti-drug strategy, has hired an RCMP K-9 Unit to go into the school.

Motion No.  
089-06

Motion by Councillor Frenz to support Mayor Krewusik's request to write a letter to government outlining Council's concerns regarding drug-related issues in Grande Cache.

Carried

Alberta Community  
Development, Historical  
Resources Act

Mayor Krewusik relayed to Council the excitement at a recent G.A.E.R. meeting when she advised those present that the Grande Cache dinosaur tracks are in the process of receiving a Provincial Historic Resource designation.

Sustainable Pillars  
Workshops

Motion by Councillor Coray to support any member of Council's attendance at the Sustainable Pillars Workshops in Edmonton on March 21<sup>st</sup> and 22<sup>nd</sup>, 2006.

Carried

Senior Housing  
Proposal for  
Grande Cache

Councillor Dube expressed how pleased she was to see the letter from Evergreens Foundation supporting Mr. Arnesen and Mr. Bladen in their initiative to provide affordable senior housing.

**Correspondence-  
Not bound in  
Package**

None

**Other Business**

Monthly Department  
Reports

Motion No.  
090-06

Motion by Councilor Beland to accept the monthly department reports as presented.

Carried

Bear-Proof  
Garbage bins

Councillor Frenz suggested tabling the bear-proof garbage bins, priced at \$900.00, until Councillor McCormick returns.

Cardboard  
Recycling Survey

Included in the Public Works report was a recycling survey. Director Aucoin would like some feedback from Council before proceeding with the survey. Mayor Krewusik recommended leaving the survey with Administration to review and modify as needed.

## Round Table

Councillor Dube noted she will be absent from the next Regular meeting of Council scheduled for March 21<sup>st</sup>. Councillors Bailey and Frentz also noted they would be out of Town on that date. With the possibility of not having a quorum for the meeting, it was suggested the meeting be re-scheduled to March 28<sup>th</sup>, 2006.

Councillor Bailey is unable to attend the FCM conference this Spring.

Councillor Frentz made reference to an article from the Whitecourt newspaper, indicating they are experiencing the same cost escalation for their recreation facility.

Mayor Krewusik attended the D.A.R.E. Graduation on Wednesday, March 1<sup>st</sup> at Summitview School. Cst. Muz did a wonderful job, Mayor Krewusik has sent him a congratulatory letter.

Mayor Krewusik expressed her regret at the resignation of Annette Bennett, Public Works. With Council's permission, Mayor Krewusik will prepare a letter for Annette thanking her for her hard work and also her commitment to the Communities in Bloom program.

Mayor Krewusik requested Council think about possibly renting a housing unit in Town that could be used for contractors working on the Town's behalf. There was an incident last week involving surveyors, they couldn't find any accommodations in Grande Cache and had to drive to Grande Prairie in a snowstorm.

Mayor Krewusik spoke to the article in the Mountaineer regarding Grande Cache Institution accepting inmates from the Edmonton Remand Centre. An agreement has been reached between the Federal and Provincial Government, this will allow the over-capacity remand centre to house inmates at the G.C. Institution. Councillor Bailey stated it would probably take effect mid-April.

Mr. Dukart stated a letter was received from Dr. John Gillette regarding the airport being closed, especially as of late. Mr. Dukart is meeting with Mr. Craven, airport manager, today to discuss the issue.

Mr. Dukart noted Mr. Ivan Strang, M.L.A., has adopted Council's recommendation that the Golf Course receive the full CIP Grant.

Mr. Dukart stated the new budget being prepared by Mr. Shawn Wells is near completion. It was decided to call a Special Budget meeting on March 14<sup>th</sup>, 2006. Mr. Dukart will notify everyone of the time.

**Adjournment**

Motion No.  
091-06

Motion by Councillor Dube that this Regular meeting of  
Council be adjourned at 12:05 p.m.

Carried

---

Mayor

---

Municipal Administrator