

THE TOWN OF GRANDE CACHE
Regular Council Meeting
Tuesday September 26, 2006 at 5:00 p.m.
Council Chambers

PRESENT: Mayor Louise Krewusik
Councillor Gordon Frentz
Councillor Jackie Dube
Councillor Terry Coray
Councillor Paul Bailey
Darren Ottaway, Chief Administrative Officer
Carolyn Ferraby, Chief Financial Officer
Vangie Wiseman, Executive Secretary

REGRETS: Deputy Mayor Vic Beland
Councillor Tony McCormick

1. CALL TO ORDER

Mayor Louise Krewusik called the meeting to order at 5:00 p.m.

2. ACCEPTANCE OF AGENDA

Moved by G. Frentz and seconded by P. Bailey

57/06 RESOLVED THAT the agenda be adopted as read.

CARRIED

3. DELEGATIONS

3.1 R.C.M.P. Monthly Report

Sgt. Hopkins presented a verbal report and a written crime statistics report for the month of August, September stats will be included in next month's report.

Council indicated they would like a verbal report each month on emerging and declining crime trends in the community.

3.2 New CEO, Community Futures

Councillor Frentz introduced Mr. Mark Butikofer, the new CEO for Community Futures. Council stated Grande Cache had been extremely well served by Community Futures in the past and looks forward to the same working relationship.

3.3 Taxi License Request

Mrs. Jean Davis appeared before Council with her request to obtain a taxi license. Council advised Mrs. Davis to devise a business plan and come back to Council when the plan was complete.

3.4 Hayden Ridge

Mr. Jack Spencer, along with his lawyer Mr. Harry Arnesen, appeared before Council to speak to Hayden Ridge's request for the Town of Grande Cache to assume ownership of the sewer and water infrastructure, costs associated with the transfer of storm water and normal residential services.

3.5 Trailer-Phase 5

A delegation of Phase 5 residents, led by Mrs. Donna Burgess, appeared before Council to express their concerns with the trailer that was recently brought in. Council agreed to further consider the matter.

4. READING OF MINUTES

Moved by T. Coray and seconded by J. Dube

58/06 RESOLVED THAT the following minutes:

Regular Meeting of July 4, 2006
Regular Meeting of July 18, 2006
Regular Meeting of August 29, 2006
Special Meeting of September 1, 2006

be taken as circulated, and approved, all statutory requirements having been fulfilled.

CARRIED

5. COMMITTEE REPORTS

5.1 Community Development Committee, September 12, 2006

Moved by T. Coray and seconded by P. Bailey

59/06 RESOLVED THAT the report of the Community Development Committee meeting of September 12, 2006, be accepted as presented.

CARRIED

5.2 Special Meeting Community Development Committee, September 25, 2006

Moved by G. Frenz and seconded by T. Coray

60/06 RESOLVED THAT the report of the Community Development Committee meeting of September 25, 2006 be accepted as presented with the following items recommended to Council for approval;

a) Issue Sheet – Hayden Ridge

1. That Council deny the request to have the Town of Grande Cache purchase the water, sewer and storm sewer infrastructure for \$1.00 and then assume responsibility for them based on the following:
 - As a private development, the infrastructure does not have the same requirements as the infrastructure does for the municipality,
 - As the same engineering firm has done the infrastructure work for Hayden Ridge Estates as does the infrastructure for the Town of Grande Cache, an independent engineering firm would have to be contracted to do a study.
2. Council assume the costs in the amount of \$53,686.00 associated with the transfer of storm water across the Hayden Ridge Estates lot based on the following:
 - This development was a requirement of the Town of Grande Cache.
3. Council approve the request for garbage removal, as can be coordinated with the Public Works and Hayden Ridge Estates.
4. Council deny the request for street cleaning and snow removal, based on the following:
 - Infrastructure may not be to the same specifications as that of the rest of the municipality, which may result in narrower streets, grade issues, vehicle parking, etc.
5. Council approve sanding only as can be coordinated with Public Works and Hayden Ridge Estates.

CARRIED

5.3 Personnel, Finance and Social Development Committee, September 22, 2006

Moved by J. Dube and seconded by G. Frenz

61/06 RESOLVED THAT the report of the Personnel, Finance and Social Development Committee meeting of September 22, 2006 be accepted as presented with the following items recommended to Council for approval;

a) Issue Sheet – Affordable Housing Study

1. Town Council invite guest speakers from CMHC, Alberta Community Development, and/or Alberta Seniors and Community Supports to present information about planning strategies, options for and advantages to affordable rental housing units and starter homes in a community. This background will be most useful in helping Council make informed decisions about the kinds of rental units that should be built in Grande Cache and how land can be zoned and building lots designed to reduce land and building costs for developers.

2. Town Council to zone parcels of land for the building of additional apartments, multiple family dwellings, and/or townhouses, smaller building lots as well as areas set aside for low and medium density housing developments in Grande Cache.
3. Currently, grants are available through the Affordable Housing Partnerships Initiative (Alberta Seniors and Community Supports) to build affordable rental housing accommodations. In order for contractors to receive these grants, municipalities also need to make a contribution. This contribution can be in the form of:
 - selling or transferring land at less than market value
 - waiving a portion of municipal fees or reducing property taxes
 - donation in kind
 - a combination of the above

Once Town Council has learned more information from presentations facilitated by the guest speakers, Council can then explore possible options for contributions and make decisions about how to best support builders interested in applying for these grants.

4. The CEO could draft a "Call for Expressions of Interest" from local builders (and perhaps builders province-wide) who would be interested in building affordable rental housing complexes and starter homes in Grande Cache. The purpose of this step would be to open up a dialogue with the builders and negotiate the process required to build these housing types in Grande Cache.
5. Once negotiations with builders were concluded, Town Council would be required to make its contribution to these initiatives, either through the sale of land, the waiving of municipal fees, reducing taxes, etc.
6. As stressed earlier, housing that is unavailable and unaffordable is causing a crisis throughout the northwest region of Alberta. Town Council could communicate with other municipalities in the area and share ideas about addressing this issue. A collective of municipalities can more effectively lobby provincial and federal governments for increased housing dollars to be made available for affordable rental housing units and starter homes.
7. Once this Housing Study report has been reviewed by Council and the recommendations adopted, Council could mandate that other staff, including Community Development and Land Development Officers, use this document as a framework for guiding their future decisions and development plans for improving community members access to affordable rental and/or starter homes.
8. Exploring rental and entry-level housing options, securing funding, negotiating with contractors and keeping these initiatives on track is clearly a full-time position. Town Council may want to consider hiring a Housing Coordinator on a contracted basis. This person would be responsible for contacting other municipalities that have faced this type of housing crisis (ie. Fort McMurray, Drayton Valley, Grande Prairie). Information would be gathered about: the plans that were made, the strategies implemented, what worked well and the lessons learned. This information would be invaluable for Council to shape Grande Cache's future development plans. This person could assist the Contractor to access federal/provincial grants available for affordable housing initiatives, report to and make recommendations to Town Council on the progress of these initiatives.

CARRIED

5.4 Recreation, Culture and Heritage Committee, September 21, 2006

Moved by P. Bailey and seconded by J. Dube

62/06 RESOLVED THAT the report of the Recreation, Culture and Heritage Committee meeting of September 21, 2006 be accepted as presented.

CARRIED

5.5 Community Infrastructure Committee, September 5, 2006**Moved by G. Frentz and seconded by T. Coray****63/06 RESOLVED THAT** the report of the Community Infrastructure Committee meeting held on September 5, 2006 be accepted as presented.**CARRIED****6. OTHER REPORTS****7. COMMUNICATIONS**

	<u>From</u>	<u>Subject</u>	<u>Disposition</u>
7.1	Mr. Ivan Strang, MLA	International Trade Review	Info
7.2	Mr. Ivan Strang, MLA	Mountain Pine Beetle	Info
7.3	Minister of Community Dev.	Municipal Heritage Partnership	Info
7.4	Minister of Community Dev.	Pierre Grey's Lakes	Info
7.5	Minister of Economic Dev.	AB Market Facts Directory	Info
7.6	Minister of Health & Wellness	Health Policy Framework	Info
7.7	Alberta Municipal Affairs	Invitation	Action
7.8	Mayor Stephen Mandel, G.P.	Breakfast with the Boys	Info
7.9	The Premier's Council	Awards of Excellence	Info
7.10	IPAC	Lt. Governor's Award	Info
7.11	Institute of Extreme Racing	Death Race 2006	Info
7.12	Bare Bones Production	Death Race 2006	Info

Action: Council to advise Mayor Krewusik if available to attend the Fire Services Exemplary Service Medal of Canada function on October 23, 2006.

8. FINANCIAL**8.1 Approval of accounts for August 2006****Moved by J. Dube and seconded by T. Coray****64/06 WHEREAS** the accounts of the Town of Grande Cache for the period ending August, 2006 have been examined and found to be in order;

NOW THEREFORE BE IT RESOLVED THAT General Cheques numbered 20062158 to 20062349 in the amount of \$1,327,116.75; and payroll debits for \$117,123.79, for a total amount of \$1,444,240.54 be approved.

CARRIED**9. BY-LAWS****9.1 By-law #645, Borrowing By-Law****Moved by T. Coray and seconded by P. Bailey****65/06 RESOLVED THAT** Borrowing By-Law # 645 be given 1st reading today, September 26, 2006.**CARRIED****Moved by T. Coray and seconded by P. Bailey****66/06 RESOLVED THAT** Borrowing By-Law # 645 be given 2nd reading today, September 26, 2006.**CARRIED****Moved by T. Coray and seconded by P. Bailey****67/06 RESOLVED THAT** Borrowing By-Law # 645 be given all 3 readings today, September 26, 2006.**CARRIED****Moved by T. Coray and seconded by P. Bailey****68/06 RESOLVED THAT** Borrowing By-Law # 645 be given 3rd and Final reading today, September 26, 2006.**CARRIED****10. UNFINISHED BUSINESS**

11. NEW BUSINESS**11.1 FCM-Members' Advisory**

A Members' Advisory was received from FCM on September 11th, 2006 requesting support, via letter of concern addressed to our M.P., with respect to a long-term federal plan to fix municipal infrastructure.

Action: Administration to draft a letter to M.P. Merrifield outlining Council's position on the matter.

12. IN CAMERA

Moved by T. Coray and seconded by P. Bailey

69/06 RESOLVED THAT Council enter into a closed session meeting at 7:14 p.m.

CARRIED

Moved by T. Coray and seconded by G. Frenz

70/06 RESOLVED THAT Council conclude the closed session and revert back to the Regular Council meeting at 7:43 p.m.

CARRIED

12. ADJOURNMENT

Moved by J. Dube and seconded by T. Coray

71/06 WHEREAS the business of this meeting has now been completed;

BE IT RESOLVED THAT Council does now adjourn.

CARRIED

The meeting concluded at 7:44 p.m.

Louise Krewusik
Mayor

Darren Ottaway
Chief Administrative Officer

RECAPITULATION**Motions:****Moved by G. Frentz and seconded by P. Bailey****57/06** RESOLVED THAT the agenda be adopted as read.**CARRIED****Moved by T. Coray and seconded by J. Dube****58/06** RESOLVED THAT the following minutes:

Regular Meeting of July 4th, 2006
Regular Meeting of July 18th, 2006
Regular Meeting of August 29th, 2006
Special Meeting of September 1st, 2006

be taken as circulated, and approved, all statutory requirements having been fulfilled.

CARRIED**Moved by T. Coray and seconded by P. Bailey****59/06** RESOLVED THAT the report of the Community Development Committee meeting of September 12, 2006, be accepted as presented.**CARRIED****Moved by G. Frentz and seconded by T. Coray****60/06** RESOLVED THAT the report of the Community Development Committee meeting of September 25, 2006 be accepted as presented with the following items recommended to Council for approval;**a) Issue Sheet – Hayden Ridge**

1. That Council deny the request to have the Town of Grande Cache purchase the water, sewer and storm sewer infrastructure for \$1.00 and then assume responsibility for them based on the following:
 - As a private development, the infrastructure does not have the same requirements as the infrastructure does for the municipality,
 - As the same engineering firm has done the infrastructure work for Hayden Ridge Estates as does the infrastructure for the Town of Grande Cache, an independent engineering firm would have to be contracted to do a study.
2. Council assume the costs in the amount of \$53,686.00 associated with the transfer of storm water across the Hayden Ridge Estates lot based on the following:
 - This development was a requirement of the Town of Grande Cache.
3. Council approve the request for garbage removal, as can be coordinated with Public Works and Hayden Ridge Estates.
4. Council deny the request for street cleaning and snow removal, based on the following:
 - Infrastructure may not be to the same specifications as that of the rest of the municipality, which may result in narrower streets, grade issues, vehicle parking, etc.
5. Council approve sanding only as can be coordinated with Public Works and Hayden Ridge Estates.

CARRIED**Moved by J. Dube and seconded by G. Frentz****61/06** RESOLVED THAT the report of the Personnel, Finance and Social Development Committee meeting of September 22, 2006 be accepted as presented with the following items recommended to Council for approval;

a) Issue Sheet – Affordable Housing Study

1. Town Council invite guest speakers from CMHC, Alberta Community Development, and/or Alberta Seniors and Community Supports to present information about planning strategies, options for and advantages to affordable rental housing units and starter homes in a community. This background will be most useful in helping Council make informed decisions about the kinds of rental units that should be built in Grande Cache and how land can be zoned and building lots designed to reduce land and building costs for developers.
2. Town Council to zone parcels of land for the building of additional apartments, multiple family dwellings, and/or townhouses, smaller building lots as well as areas set aside for low and medium density housing developments in Grande Cache.
3. Currently, grants are available through the Affordable Housing Partnerships Initiative (Alberta Seniors and Community Supports) to build affordable rental housing accommodations. In order for contractors to receive these grants, municipalities also need to make a contribution. This contribution can be in the form of:
 - selling or transferring land at less than market value
 - waiving a portion of municipal fees or reducing property taxes
 - donation in kind
 - a combination of the above

Once Town Council has learned more information from presentations facilitated by the guest speakers, Council can then explore possible options for contributions and make decisions about how to best support builders interested in applying for these grants.

4. The CEO could draft a “Call for Expressions of Interest” from local builders (and perhaps builders province-wide) who would be interested in building affordable rental housing complexes and starter homes in Grande Cache. The purpose of this step would be to open up a dialogue with the builders and negotiate the process required to build these housing types in Grande Cache.
5. Once negotiations with builders were concluded, Town Council would be required to make its contribution to these initiatives, either through the sale of land, the waiving of municipal fees, reducing taxes, etc.
6. As stressed earlier, housing that is unavailable and unaffordable is causing a crisis throughout the northwest region of Alberta. Town Council could communicate with other municipalities in the area and share ideas about addressing this issue. A collective of municipalities can more effectively lobby provincial and federal governments for increased housing dollars to be made available for affordable rental housing units and starter homes.
7. Once this Housing Study report has been reviewed by Council and the recommendations adopted, Council could mandate that other staff, including Community Development and Land Development Officers, use this document as a framework for guiding their future decisions and development plans for improving community members access to affordable rental and/or starter homes.
8. Exploring rental and entry-level housing options, securing funding, negotiating with contractors and keeping these initiatives on track is clearly a full-time position. Town Council may want to consider hiring a Housing Coordinator on a contracted basis. This person would be responsible for contacting other municipalities that have faced this type of housing crisis (ie. Fort McMurray, Drayton Valley, Grande Prairie). Information would be gathered about: the plans that were made, the strategies implemented, what worked well and the lessons learned. This information would be invaluable for Council to shape Grande Cache’s future development plans. This person could assist the Contractor to access federal/provincial grants available for affordable housing initiatives, report to and make recommendations to Town Council on the progress of these initiatives.

CARRIED

Moved by P. Bailey and seconded by J. Dube

62/06 RESOLVED THAT the report of the Recreation, Culture and Heritage Committee meeting of September 21, 2006 be accepted as presented.

CARRIED

Moved by G. Frentz and seconded by T. Coray

63/06 RESOLVED THAT the report of the Community Infrastructure Committee meeting held on September 5, 2006 be accepted as presented.

CARRIED

Moved by J. Dube and seconded by T. Coray

64/06 WHEREAS the accounts of the Town of Grande Cache for the period ending August 2006 have been examined and found to be in order;

NOW THEREFORE BE IT RESOLVED THAT general cheques numbered 20062158 to 20062349 in the amount of \$1,327,116.75; and payroll debits for \$117,123.79 for a total amount of \$1,444,240.54 be approved.

CARRIED

Moved by T. Coray and seconded by P. Bailey

65/06 RESOLVED THAT Borrowing By-Law # 645 be given 1st reading today, September 26, 2006.

CARRIED

Moved by T. Coray and seconded by P. Bailey

66/06 RESOLVED THAT Borrowing By-Law # 645 be given 2nd reading today, September 26, 2006.

CARRIED

Moved by T. Coray and seconded by P. Bailey

67/06 RESOLVED THAT Borrowing By-Law # 645 be given all 3 readings today, September 26, 2006.

CARRIED

Moved by T. Coray and seconded by P. Bailey

68/06 RESOLVED THAT Borrowing By-Law # 645 be given 3rd and Final reading today, September 26, 2006.

CARRIED

Moved by T. Coray and seconded by P. Bailey

69/06 RESOLVED THAT Council enters into a closed session meeting at 7:14 p.m.

CARRIED

Moved by T. Coray and seconded by G. Frentz

70/06 RESOLVED THAT Council conclude the closed session and revert back to the Regular Council meeting at 7:43 p.m.

CARRIED

Moved by J. Dube and seconded by T. Coray

71/06 WHEREAS the business of this meeting has now been completed;

BE IT RESOLVED THAT Council does now adjourn.

CARRIED

Actions:

Action: Council to advise Mayor Krewusik if available to attend the Fire Services Exemplary Service Medal of Canada function on October 23, 2006.

Action: Administration to draft a letter to M.P. Merrifield outlining Council's position on the matter.