



**C080303**

## **COUNCIL MINUTES**

**COUNCIL AS A WHOLE  
MEETING OF  
TURNER VALLEY TOWN COUNCIL  
HELD IN THE COUNCIL CHAMBERS  
223 MAIN STREET NE**

on  
**March 03, 2008 at 7:00 p.m.**

### **PRESENT**

Mayor Dona Fluter  
Councillors: Barry Williamson, Garry Pollock, Nathan Jones,  
David Roberts, Gary Rowntree, George Wallace  
CAO - Stan Ogradniczuk  
Executive Assistant - Liza Nicholls  
Finance Manager – Leana Ashbacher

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**MEETING CALLED TO ORDER BY MAYOR DONA FLUTER AT 7:00**

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#### **1. ADOPTION OF THE AGENDA**

**1- MOTION by Councillor Nathan Jones to accept agenda**

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#### **2. QUESTION AND ANSWER**

##### **INQUIRY - A:**

**A resident voiced his opinion regarding letter that was sent out by the town to residents regarding the sewerline replacement in Royalite and Bailey Hill. He stated that it was a very weak letter that did not explain enough information to the residents regarding the whole local improvement plan. He also stated that he wishes to see the cost of the second mailing to residents deducted from councils remuneration, or from the cost of the sewerline replacement. He also stated that the option for by-monthly payments for the sewerline replacement was not given in the letter.**

## **RESPONSE:**

Council and Administration believed letter covered sufficient details as to the costs involved and it was noted that previous letters had been sent to residents regarding the need for the sewerline replacement. This is the second time this item has surfaced throughout the years and now it has been recognized that it is a necessity to replace the sewerline due to health reasons and the condition of the pipes.

The first letter showing the breakdown of the costs to residents stated that the section of the MGA act pertaining to the local improvements was enclosed. The MGA section was missed in the mailing so it was mailed 2 working days later to the residents. The second letter apologized for not attaching the MGA act in the first letter. An email was also sent Sunday evening at 9:30 pm to this specific resident attaching the MGA act so no further issues would arise.

It was also stated to the resident that more information will be sent to residents once the bylaw has been passed in council. (approximately 6-8 weeks).

Originally when the plan was presented at council it was thought that the residents could pay by-monthly with their utility billing. After checking the MGA and consulting with Alberta Municipal Affairs it was recognized that a local improvement is a tax and must be treated as such.

Council suggested that the resident supply council with a letter stating what he believed should have been supplied to residents. The resident said he would supply one to council.

### **3. DELEGATIONS**

#### **a) Turner Valley FCSS and Parent Link – Monique LeBlanc & Karen McCullough**

Monique supplied council with some back-up information regarding the future plans for combining forces with other towns. Karen McCullough presented council with results of the Childcare Research Project Survey. She stated she only had 24 responses carefully interviewed them to confirm the needs. There currently is only one licensed daycare in the Turner Valley area and there is currently fifty people on a waiting list looking for child care. Because they were not focusing on all ages and found there was also a need for school age kids, teens and seniors Parent link has been dissolved and they have formed a new committee called High Country Healthy Communities Action Group. With the larger focus they are hoping this will now be approached regionally to find a solution to this problem.

**b) Doug Jensen – Assessor**

Doug explained to council that his firm was the only privatized company doing property and land assessments in North America. The same provincial regulations apply. Section 220-2004 is used the most when doing the assessments.

Doug explained how assessments are arrived at:

1. Market value of the property on June 30<sup>th</sup> of the previous year
2. Physical traits of the property as of December 31<sup>st</sup> of the previous year

Farmland, Linear properties, Machinery and equipment are not Market value based.

Doug explained that the new assessments for 2008 should be pretty accurate as there have been many sales to use as comparables.

He left an Assessment Review Board Training Manual behind for Council ARB members to review.

**c) Gordon Day – Birth of a Nation**

Gordon Day presented council with some background regarding the birth of a nation on April 9<sup>th</sup>. D to was his first presentation to a town and he wanted to see if Turner Valley would support him and proclaim and recognize April 9<sup>th</sup> as The Birth of a Nation. He is hoping to gain the support from Turner Valley, Black Diamond, Longview and Okotoks. If the support is shown he will proceed further with other Municipalities. Council will discuss this and decide at next council meeting.



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DELEGATIONS

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**4. ADOPTION OF THE MINUTES**

**a) Review of February 19 minutes**



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Updated and ready to motion and sign March 17

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**5. POLICIES AND BYLAWS**

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6. **NEW BUSINESS**

a) Letter from Ernestine Dumont

Filed as information only

b) Forestry Property and Administration Building

Waiting for reply from Minister to finalize lease agreement. Hold until next council meeting and we should have letter in place by that time.

c) Legion property Lease – Letter to Tyler Bray

Legion will decide by the end of the week what they will be proposing to council regarding the 'New Legion' property.

d) Ken Till Duplex Proposal

Due to a procedure being missed regarding bylaw readings February 19<sup>th</sup> – process is invalid and bylaw has not been passed – Developer will be submitting new proposal to change property from R1 and R1x to R2

e) Joint Venture with Black Diamond on Aerial Fire Apparatus





When we receive more information regarding grants etc., we will know how much money the town will have to supply to purchase of new fire truck with Black Diamond.

f) Sale of Old Garbage Truck to Village of Beiseker

Information to council only

g) Formal resignation from Library Board Chair Brenda Smethurst

Information to council only

			
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7. **OLD BUSINESS CARRIED FORWARD**

a) 16<sup>th</sup> Avenue Maintenance – CAO

2007/11/05 – applied to have 16<sup>th</sup> Avenue classified as a resource road  
2008/01/08 – application submitted by Roy R. McLean  
(Municipal District of Foothills No 31) (see new business item 7 f )  
2008/02/04 – no new information

- b) **Dunham Lane NW – CAO**  
 2007/11/05 – in process of having road annexed  
 2008/01/08 – When construction completed, developers to have road rebuilt to previous standards (gravel only) then town will proceed with annexation
- c) **Encroachment Agreement with MD of Foothills #31 resident – CAO and Lawyers**  
 2007/09/04 – Councillor Dona Flutter spoke to resident – need to write letter advising resident that building must be removed by December 31, 2007.  
 2007/09/17 – letter has been sent to resident – no response  
 2007/11/05 – CAO to write final letter to resident  
 2008/01/08 – no response from resident  
 11- MOTION by Garry Pollock for CAO to proceed legally-CARRIED  
 2008/01/21 – sent to lawyers office
- d) **Government Relations Advisory Committee to Report on the Oil & Gas Industry Reclamation Clean-up – Committee Members**  
 Committee to meet and write Terms of Reference, etc. and present to Council for Discussion/Approval – In Progress, two meeting have been held.  
 2007/08/31 Current council decided to leave this to the newly appointed council  
 2007/09/17 – per Council- lots of interest from everywhere regarding this issue.
- e) **L.A.B / Home Hardware / Long term Local Businesses - Council and EDC committee**  
 2007/09/04 – Councillor Barry Williamson will check with Community Futures to see if anything can be arranged for a farewell and include Town Council.  
 2007/09/17 – no response to date from Monique (Community Futures)  
 2007/11/05 – Executive Assistant will contact Wolfpack Studios to create plaques. We will book Flare n' Derrick for event, arrange food and drinks. Bev Goble will be contacted to help get word out to residents.  
 2007/12/03 - Wolfpack does not make plaques. They simply draw up the design for you. Nathan knew the following company and had the plaques done Terry Brown with Express Badges. They are currently at the town office and look great.  
 2008/01/08 – Nathan/Barry/George - Economic Development Committee to organize this event. Need to contact volunteer resident to assist.  
 12- MOTION by Councillor Garry Pollock for EDC to organize event CARRIED  
 2008/02/04 – need to discuss progress
- f) **Royalite Way SE and Bailey Hill Sewage Line - CAO**  
 2007/11/05 – in process of tendering  
 2008/01/08 – tender results in for sewer replacement lines from MPE Engineering Ltd. ( new business item 7e)  
 2008/02/04 – steps ahead
  - tender accepted
  - Bylaw to proceed with Local Improvement Tax
  - Costs both to Town and residents
 2008/02/19 – letters to be sent to residents informing them of payments structure – 1<sup>st</sup> reading of bylaw will be March 17, 2008. Must be handled as a Local Improvement Tax and cannot be added or included on Utility Billing. Local Improvement can be paid out, on TIPP and paid monthly with taxes, or paid annually.  
 2008/02/22 – letters were sent to residents with a printout of MGA section, payment options and breakdown.

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8. **PROGRESS REPORT ON CURRENT OR PROPOSED PROJECTS**



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**Councillor Barry Williamson left Council Chambers at 8:40PM**

**9. UPCOMING MEETINGS COUNCIL MUST MOTION and/or SCHEDULE**

**Council committee meeting will still be on next Monday evening – Mayor Dona Fluter will not be present**






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**10. IN CAMERA**

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**11. INFORMATION ITEMS & Correspondence**

- a) **Les Broast – newspaper article re : Ed Stelmach**
- b) **Invitation to a Rural Palliative/End-of-Life Conference May 8and 9**
- c) **FCM Members' Advisory**
- d) **FCM Members' Advisory Budget 2008**
- e) **Letter from Ted Menzies thanking us for Risk Analysis Report**

				
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**12. ADJOURNMENT AT**

**2- MOTION by Councillor Dave Roberts to adjourn**

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**Mayor**

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**Chief Administrative Officer**