

**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD FEBRUARY 6, 2006 AT  
7:00 P.M. IN THE COUNCIL CHAMBERS IN THE TURNER VALLEY  
MUNICIPAL CENTRE AT 223 MAIN STREET N.E.**

**CALL TO ORDER**

Mayor Straub called the Regular Meeting of Council to order at 7:00 p.m.

**PRESENT**

Mayor Marjorie Straub  
Deputy Mayor Harvey Schaffer  
Councillor Barry Williamson  
Councillor Teresa Dujay  
Councillor John Blakeman  
Councillor Robert Cress  
Councillor Dona Fluter

CAO Stan Ogrodniczuk  
Utilities Manager Patti Kjinserdahl  
Public Works Manager Randy Studd  
EDC Coordinator Monique LeBlanc  
Acting Director of Disaster Services Gary Pollock  
Finance Manager – Danielle Gosselin  
Recording Secretary Corinne Verstraten

**ADOPTION OF AGENDA**

**2006-02-06-01** **Motion** by Councillor Dujay that the agenda be adopted with the following additions:

Under New Business:

- H. 10 Appointment of a board member to the Cemetery Board
- H. 11 Land Exchange proposal
- H. 12 Lion's Club fundraiser

Carried

**QUESTION AND ANSWER**

Question regarding a pair of nesting eagles that any development in the area could be arranged so that the eagles would not be disturbed.

Answer that if at all possible it would be done.

Question of when the Town of Turner Valley would expand the water test parameters?

Answer was that the Town's parameters are already beyond the required limits.

In response to the previous answer, a letter was read and presented to Council requesting information about the present water testing, wells, and other documentation, along with an invitation to the Council to attend a community meeting on February 13<sup>th</sup>. Councillor Fluter questioned the request for documentation because the water has had no problems with water impurities and Alberta Health and Alberta Environment has reported that all test results have been excellent. The request for documentation was repeated and forwarded to CAO Ogrodniczuk.

**DELEGATIONS**

**Western Sky Land Trust**

A delegation from the Western Sky Land Trust were in attendance to introduce Council to the land trust which is a new land conservation organization that works with a broad range of people and organizations. They receive funds from all levels of government as well as private individuals. Presently they have been in business for approximately a year and were officially launched in September 2005. Brochures and information were distributed to members of Council and members of the public attending the meeting. The floor was opened for questions. A question was asked regarding taxes on donated land. There was not a concrete answer, simply that this would be negotiated depending on the type of donation to the land trust. A question arose about the use of the land around the donated land. The response was that there would be an easement on the property and work or agriculture would continue around the easement.

A question was also asked if a donation would be tax deductible, and the response was that this is a non-profit organization.

The delegation was asked if property values would be negatively affected. This would be difficult to guarantee, but in the U.S. it has been shown that many properties have increased in value. Another question from the floor was if there would be a caveat put on the property; the explanation was that there

would be a conservation easement attached to the title of the property. Question about oil and gas exploration in a conservation area, and it was explained that the Land Trust could not prevent oil and gas exploration but it would increase the moral obligation to the exploration company to work with the Land Trust to maintain the environmental integrity. Question about the long-term existence to the Land Trust, the Council was reassured that if the Land Trust does not continue into the long term the environmental easement would be moved to a receiving trust. Question was asked if the Land Trust had received any donations of property, they were very enthusiastic about the dramatic response they have received.

### **Foothills School Division #38**

A presentation was made by Andrew Chipman, Secretary-Treasurer, about the 20/20 Vision of the School Board. They have been doing a facility review because there has been a slowly declining enrollment of students. The Oilfields High School is presently at about 48% utilization, and the Elementary Schools in Black Diamond and Turner Valley have structural issues that have to be resolved. Options were presented in written recommendations to the Council for information.

### **C06B06-01 BUSINESS ARISING OUT OF THE PREVIOUS MINUTES**

#### **Action List**

##### Natural Step Sustainability Planning

A date will be set for Mid March 2006. The Chief Administrative Officer will advise if an earlier date becomes available.

### **Raw Water Reservoir Update from MPE Engineering Ltd.**

This was included in the written report from the Chief Administrative Officer.

### **C06B06-02 ADMINISTRATION REPORTS**

#### **Chief Administrative Officer**

The Chief Administrative Officer presented a written report to the Council for review. Council discussed the water reservoir expansion and the decision to move forward and lift the development moratorium.

**2006-02-06-02 Motion** by Councillor Cress to lift the development moratorium.

Carried

There was discussion about the properties owned by the Town of Turner Valley and the response that should be given when interest from the public is shown in a property. The concern voiced was that there should be an appraisal done on each piece of property so that any offer presented to the Council could be considered at a fair market value.

**2006-02-06-03 Motion** by Councillor Cress to have CAO Ogradniczuk arrange for appraisals of all properties owned by the Town of Turner Valley when interest is shown.

Carried

#### **Fire Department Report**

A verbal report was given about the recruitment drive and Jason Bowker was recommended to join the Fire Department.

**2006-02-06-04 Motion** by Councillor Fluter to support the nomination of Jason Bowker to be appointed to the Fire Department.

Carried

**2006-02-06-05 Motion** by Councillor Williamson that the Administration Reports be accepted as received and filed.

Carried

**C06B06-03  
ADOPTION OF MINUTES**

The minutes of the Regular Meeting of Council held January 16, 2005 were circulated to Council.

**2006-02-06-06 Motion** by Councillor Fluter that the minutes of the Regular Meeting of Council held January 16, 2006 be accepted and approved as received.

Carried

**C06B06-04  
UPCOMING MEETINGS TO BE SCHEDULED**

The Chief Administrative Officer recommended that Council host a "Open House" Meeting for a Public Hearing about the Raw Water Reservoir Expansion Monday, February 27<sup>th</sup>, at the Flare 'N' Derrick at 7:00 p.m.

**2006-02-06-07 Motion** by Councillor Dujay moved that Council host an "Open House" Meeting for a Public Hearing regarding the Raw Water Reservoir Expansion on Monday, February 27<sup>th</sup>, at 7:00 p.m. at the Flare "N" Derrick.

Carried

The Chief Administrative Officer recommended that Council schedule two separate times after the next Budget Meeting which will be scheduled in the future, to discuss Council's position regarding: 1. The Turner Valley Gas Plant and, 2. Water testing standards.

**C06B06-05  
NEW BUSINESS**

- Turner Valley Gas Plan Resolution Advisory Panel – Application for Appointment as the Member at Large for the Town of Turner Valley – Mark Chapman and Larry Nielson presented their names for appointment.

**2006-02-06-08 Motion** by Councillor Dujay to recommend both Mark Chapman and Larry Nielson to the Advisory Panel.

Carried

Council Appointment to the Advisory Panel, members brought forward from Council were Councillor Williamson as the first member and Councillor Blakeman as the alternate member.

**2006-02-06-09 Motion** by Councillor Fluter that Councillor Williamson would be the first member on the Advisory Board and Councillor Blakeman would be the alternate member.

- Letter from Wanda Stuart from Lethbridge Re: Foothills Cemetery.
- Foothills Foundation Re: 2006 Municipal Requisition.
- Application for Appointment to the Municipal Planning Commission – Thomas Morgan

Carried

**2006-02-06-10** **Motion** by Councillor Cress to nominate Thomas Morgan to the Municipal Planning Commission.

Carried

- Application for Appointment to the Municipal Planning Commission – Glenn Chambers

**2006-02-06-11** **Motion** by Councillor Dujay to nominate Glenn Chambers to the Municipal Planning Commission.

Carried

- Application for Appointment to the Municipal Planning Commission – Drew Dalik
- Everwood Estates Limited Re: Lifting of Development Moratorium in Turner Valley

A Motion to Lift the development moratorium was accomplished earlier during this meeting.

- Calgary Regional Partnership
  - Request for Introductory Article Endorsed by the Mayor to be circulated to the Community and to be placed on the Website
  - Request to circulate information and visioning questions to residents
  - Request for the Project Manager for the Regional Sustainability Plan and the Project manager for Economic Development to attend a council meeting.

Council will send the Calgary Regional Partnership an invitation to come to the Council Meeting on March 6<sup>th</sup>.

- The Kidney Foundation of Canada Request for support for March Drive Annual Residential Door to Door Campaign March 1 to 15, 2006.

Council chose to support the annual drive.

- Application from Brenda Smathurst to become a member of the Cemetery Board.

**2006-02-06-12** **Motion** by Councillor Dujay to approve Brenda Smathurst's application to the Cemetery Board.

Carried

- Discussion regarding the possibility of a land exchange between the Turner Valley Golf Course and the Town of Turner Valley and that a value be set to a maximum of \$25,000.

**2006-02-06-13** **Motion** by Councillor Fluter that CAO Ogrodniczuk set a value for the land exchange.

Carried

- The Lion's Club clean up for the town of Turner Valley. They will go from yard to yard and pick up everything except for car parts. The National Pitch' in Week is on April 24<sup>th</sup> – 30<sup>th</sup>. It was suggested that the Lion's Club could have their clean up at the same time.

**2006-02-06-14** **Motion** by Councillor Fluter that the town supports the Lion's Club Clean up.

Carried

**C06B06-06**

**POLICIES AND BYLAWS**

1. Bylaw Number 06-915 – Amendments to Bylaw Number 03-868 The Establishment of Cemetery Board to maintain, improve and manage a Cemetery – To add Section 1: Definitions and to Amend Schedule “A” Fees:

- 1<sup>st</sup> Reading

**2006-02-06-15** **Motion** by Councillor Schaffer to accept the first reading.

Carried

- 2<sup>nd</sup> Reading

**2006-02-06-16** **Motion** by Councillor Dujay to accept the second reading.

Carried

- 3<sup>rd</sup> Reading

**2006-02-06-17** **Motion** by Councillor Cress to accept the third reading.

Carried

**2006-02-06-18** **Motion** by Deputy Mayor Schaffer to approve the amendments to Bylaw Number 03-868.

Carried

**C06B06-07**

**FINANCIAL**

Budget Variance Report for the Twelve Months Ending December 31, 2005 and a Summary Report of the Financial Budget Variance was presented to Council.

**2006-02-06-19** **Motion** by Councillor Dujay to accept the Budget Variance Report for the Twelve Months Ending December 31, 2005.

Carried

**C06B06-08**

**COMMITTEE REPORTS AND MINUTES**

**Foothills Regional Services Commission**

A verbal report from Councillor Fluter that High River does not have a recycling depot, and the question if the Town would be interested or support a regionalized recycling depot. Not relocating our recycling but warehousing bundles of recyclables so that the recycling could be sold at the best possible dollar. Councillor Fluter assured the Council that she informed the Commission that if it would be advantageous to the Town there could be support. CAO Ogradniczuk suggested that a model be presented to the Town before any commitment could be made because of the extra handling that could be involved.

**C06B06-09**  
**CORRESPONDENCE**

The following correspondence was presented to Council in a folder for viewing:

- ✓ Foothills Advocacy in Motion society Re: Concerns with a local business.
- ✓ Copy of a Letter for the Town of Black Diamond to the Turner Valley Gas Plant Committee for a Save Historic site Re: Informal meetings to discuss the Turner Valley Gas Plant and related water issues.
- ✓ Letter from Honorable Gary G. Mar., Q.C., Minister for Community Development, Government of Alberta Re: Turner Valley Gas Plant Provincial Historic Site Resolution Advisory Panel Terms of Reference.
- ✓ Bow River Basin Council Re:
  - Living in the Natural Environment 2006 Conference, Cochrane, February 10, 2006
  - Water: Science and Politics – ASPB Annual Conference and Workshop – March 25 – 28, 2006
  - Watershed Handbook Released by the U.S. Environmental Protection Agency
  - Rural and Small Town Canada Analysis Bulletin Vol.6, No. 6 (January 2006)
  - CWRA (Canadian Water Resources Association) Official Launch of the Calgary Students and Young Professionals Chapter
- ✓ Copy of Letter from Ted Menses, M.P., to Honorable Stephanie Dixon, Minister, Environment Canada and Honorable Geoff Regan, Minister of Fisheries and Oceans, Re: Macleod Constituents concerns regarding water supply and contamination of the Sheep River.
- ✓ Copy of Letter from Ted Menzies, M.P. to Honorable Ujjal Dosanjh, Minister of Health Canada Re: Macleod Constituents concerns regarding water supply and contamination of the Sheep River.
- ✓ Canadian Association of Petroleum Producers copies of:
  - 2005 Stewardship Progress Report
  - 2005 Stewardship Progress Report – Summary
  - Alberta Advertising Campaign Ads.
- ✓ Everwood Estates Limited copy of Letter to Talisman Energy Re: Talisman Wells in Turner Valley
- ✓ Copy of letter from Alberta Energy and Utilities Board (EUB) to Everwood Estates Limited Re: Setback Distances from Producing Wells
- ✓ Letter from Guy Boutilier, Minister of Environment, Alberta Re: Recycling Depot Improvements Grant
- ✓ Letter from Gordon Tomte Re: Turner Valley Gas Plant Historic Site and the Turner Valley Gas Plant Resolution Advisory Panel
- ✓ Marigold Library System 2005 Statement of Services (Return on Investment)
- ✓ Canadian Urban Transit Association (CUTA) Re: New Deal for Cities and Communities Bow River Council
  - Public Information Evening Sessions – Fish Creek Provincial Park Pathway Recovery Plan
  - 2<sup>nd</sup> annual General Meeting Oldman Water Shed Council
  - Summary: World Water Day March 22, 2006
  - World Water Day Youth Summit March 22, 2006
- ✓ Alberta Urban Municipalities Association Draft Guidebook and Tools for Intergrated Community Sustainability Plans (ICSP's) and Review Framework
- ✓ Pitch-In Canada Volunteer News January/February 2006

- ✓ Sheep River Valley Draft Management Plan for Joint Council Workshop February 7, 2006
- ✓ Bow River Basin Council
  - Public Information Evening Sessions – Fish Creek Provincial Part Pathway Recovery Plan
  - 2<sup>nd</sup> Annual General Meeting – Oldman Watershed Council
  - Summary World Water Day – March 22, 2006
  - World Water Day Youth Summit – March 22, 2006

**2006-02-06-20** **Motion** by Councillor Dujay that the correspondence be filed for information.

Carried

**C06B06-10**  
**ADJOURNMENT**

**2006-02-06-21** **Motion** by Councillor Dujay to ADJOURN the regular meeting of Council at 8:25 PM.

Carried

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Mayor

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Chief Administrative Officer