

**TOWN OF COALDALE
REGULAR COUNCIL MEETING MINUTES
JUNE 28, 2010 - 5:30 PM
TOWN COUNCIL CHAMBERS**

PRESENT

Mayor	K. Craig
Councillors	B. Martens, D. Wentz, A. Langstraat, S. Duda (5:36 pm)
Administration/Staff	L. Ludwig, R. Ernter, B. Farries, C. Flexhaug
Recording Secretary	C. Cook

Mayor Craig called the meeting to order at 5:30 pm.

ITEM 223 2.0 ADOPTION OF/ADDITIONS TO THE AGENDA

The following additions were made to the agenda:

- 4.2 SAWEA - Rate Adjustment
- 5.2 Disaster Report
- 5.3 Bulk Water Security
- 11.5 Settler Days Dignitary Lunch

MOTION 288.10 *Councillor Wentz moved to adopt the agenda with the noted additions.*
4-0 CARRIED

ITEM 224 3.1 REGULAR COUNCIL MEETING MINUTES - JUNE 14, 2010

There was a grammatical error noted on Item 214.

MOTION 289.10 *Councillor Wentz moved to accept the minutes of the June 14, 2010 Council meeting as amended.*
4-0 CARRIED

**ITEM 225 3.2 TOURISM/ECONOMIC DEVELOPMENT MEETING MINUTES
- MAY 18, 2010**

MOTION 290.10 *Councillor Wentz moved to adopt the minutes of the May 18, 2010
Tourism/Economic Development meeting as presented.*
4-0 CARRIED

Councillor Duda arrived at the meeting at 5:36 pm.

ITEM 226

4.1 QUADS EXPANSION PROJECT

The following is a summary of the discussion between Council and administration regarding the proposed expansion at the Quads facility.

- Council had requested administration work with the Recreation Association to develop a conceptual plan for the Quads facility.
- The plan includes 2 soccer pitches in the area that would compliment the ball diamonds.
- Initial discussions were to develop sports fields that could be used for multiple sporting events, but Kate Andrews School made the decision to upgrade their field for football use only.
- The baseball group was contacted and the expressed no concerns with soccer pitches being developed at the Quads; the development will not affect the ball diamonds.
- The Community Services Board reviewed the proposed plans and accepted one plan that stood out as an exceptional fit for the area.
- There are some manholes in the area that put some restrictions on where the fields could be located.
- The fields are 70 X 110 yards each, which is larger than the minimum standard for soccer pitches.
- These fields will be more than adequate for any events the Soccer Association wishes to host.
- These fields will not be used as retention ponds and can therefore be used throughout every soccer season.
- Of the 16 soccer fields currently in the Town, all of them are used for storm retention; with the recent rain event they are all closed until further notice as they are full of water or saturated.
- There is a plan for a future storage facility which will be part of Phase II.
- Security fencing is part of the plan also.
- No trails were incorporated into the plan at this time as the space there is limited.
- There could be an opportunity to implement trails, benches and picnic areas.
- It would be expedient to look at the entire area to see where improvements can be made to make the facility the best it can be.
- Landscaping should be a part of the plan and that should include trees.
- It can be dangerous to have walking paths too close to sporting fields; safety needs to be a top priority.
- There is not much space along the sides of the fields for trails.

- ⇒ The Soccer Association is raising the funds for the development of the soccer pitches; additional funding would have to be raised for a beautification project.
- ⇒ There is \$60,000 in the 2010 budget and \$60,000 in the 2011 budget for a recreation project.
- ⇒ The fields have been properly engineered and will have a very long life.
- ⇒ If the project moves forward soon, it is expected that the fields would be ready to use in 2012.
- ⇒ At this time the Association needs a commitment from the Town so they can move forward with a plan in hand to raise funds for the project.

MOTION 291.10

Councillor Langstraat moved that Council support the Quads expansion project in principle by committing the north side of the Quads for the purposes of engineering and constructing 2 new sport fields as per the Quads Master Plan; further that the \$60,000 allocated for sport field irrigation systems in the 2010 Capital Budget be reallocated towards the Quads expansion project.

5-0 CARRIED

ITEM 227

8.1 BDO DUNWOODY - 2009 FINANCIAL STATEMENTS

Messrs. Wever and Zobell of BDO Dunwoody were available to present the 2009 financial statements to Council. The following is a summary of the discussion:

- ⇒ The financial statements have changed from previous years.
- ⇒ The TCA was completed and has an impact on how the statements are read.
- ⇒ BDO Dunwoody provides an unqualified opinion to the Town and the statements adhere to accepted auditing practices.
- ⇒ There are more funds being spent due to capital aging with the infrastructure.
- ⇒ There is an outstanding balance of \$650,000 in taxes which is an accumulation over several years of tax arrears.
- ⇒ There is a process by which the Town does receive tax arrears from property owners but it takes several years to finalize.
- ⇒ This outstanding balance is a direct reflection of the economic downturn last year.
- ⇒ Financial indicators for the Town show that Coaldale has a higher than average debt limit which is partially due to low commercial development.
- ⇒ The financial statements are showing the Town is in good financial condition.

- estimated at \$192,000.
- ⇒ There were a number of problem areas in the Town:
 - ⇒ Field west of Evergreen Estates breached into SMRID delivery ditch causing high flows in both Waterfront Storm Pond and Birds of Prey.
 - ⇒ SMRID Coaldale Lateral Canal breached at 4 locations causing flooding: 13 Street, Egg Farm and 2 locations at Cottonwood Estates development.
 - ⇒ South Coaldale Drain backed up causing flooding on 25 Avenue at 11 A Street.
 - ⇒ East Storm Pond (north side of Parkside Acres) exceeded its maximum design capacity causing flooding of homes in Parkside Acres.
 - ⇒ Town/Krahn Drain failed at Owlsnest Campground causing high flow from South Coaldale Drain into Eastview Storm Pond.
 - ⇒ South Coaldale Drain breached along 30 Avenue (as a result of water overtopping Highway 512) causing flooding of properties on 30 Avenue.
 - ⇒ The Town delayed pumping water until they had no choices left, this decision may have caused the flooding of approximately 5 homes, but had they pumped sooner it could have caused more damage downstream; the other 65 homes would have been damaged regardless of what the Town did.
 - ⇒ RI Baker School and St. Joseph's School have storm ponds but because of their higher elevations they don't capture as much water and they drain quickly.
 - ⇒ The sewage lagoons were close to breaching.
 - ⇒ Administration will be reviewing the data to look for future improvements to dealing with storm water.
 - ⇒ Stafford Lake was about to breach which would have caused horrible problems in the area.
 - ⇒ The Donkersgoed farm flooded before the Town released any of their water.
 - ⇒ Farview Farms installed a berm and they had very little flooding.
 - ⇒ The Jagersma property had very little water settle.
 - ⇒ The Malloy Drain breached as did many of the other drains and canals, there was simply too much water flowing from everywhere.
 - ⇒ Highway 512 flooding caused some problems as did the intersection at Highway 3 where there was a very deep pool of water.
 - ⇒ The Town's storm systems are working well, this event was particularly difficult due to the amounts of water flooding into the Town from the County.

- ⇒ There is no way for any municipality to have enough storm retention to handle such massive amounts of water.
- ⇒ It is hoped that downstream owners will understand how the retention ponds helped to curb the flow of water out of the Town.
- ⇒ A daily summary of the weeks events is available along with the actions taken by the Town.
- ⇒ The City of Calgary loaned the Town a huge pump that they brought by truck to assist during the storm.
- ⇒ Mr. Laturnus offered the use of a pump he had and DA Electric provided some equipment to assist also.
- ⇒ Fuel was brought in by a company to aid in the relief efforts; everyone chipped in to assist and it was great to have the help.
- ⇒ The Town exercised due diligence before releasing any retained water; water wasn't pumped until absolutely necessary.
- ⇒ Administration asked if Council would be willing to host a lunch for staff members that participated in the flood relief to show them appreciation for their hard work.
- ⇒ Many of the staff missed Fathers Day as they were working through the weekend.
- ⇒ A luncheon will be held at 12:00 pm on July 7, 2010 for the staff at the Kin Picnic Shelter.
- ⇒ It was noted that more communication with Council members would be of assistance; it was understood that everyone was very busy.
- ⇒ The public asked many questions of Council members and more updates would be helpful.
- ⇒ Disaster relief program information will be released on July 7 at which time the Town will prepare their claims.
- ⇒ As the website was fixed before the flood, there were updates posted, but the site had not been reliable before the storm and many people would not have checked there for information.
- ⇒ The Emergency Management Committee was not called in to assist; they are trained to work during emergencies and their expertise is an asset that should be utilized to take some stress off of staff.

MOTION 296.10

Councillor Wentz moved to receive the disaster report as information.

5-0 CARRIED

ITEM 230

5.3 BULK WATER SECURITY

It was noted that considerable damage has been done at the Bulk Water Station and the installation of a security system would help curb some of the problems. An investigation by the Lethbridge Regional Police Service was unable to determine who was at fault for the latest damages. There are also some security

issues at the Town Shop. A security system that would save to a computer could be installed for \$7,500 and could be allocated from the water distribution reserves. This project is long overdue and would likely help in reducing damages at both facilities.

There was discussion about decommissioning the Bulk Water Station, but being a good corporate neighbour and providing the service is valuable to residents of both the County and Town.

MOTION 297.10 *Councillor Langstraat moved to approve a security system for the Bulk Water Station and Town Shop to a maximum of \$7,500 as discussed.*

5-0 CARRIED

ITEM 231 **7.1 BYLAW 641-B-06-10 - BORROWING (EOC/COMMUNITY HUB)**

The following is a summary of the discussion regarding the development of the EOC/Community Hub:

- ⇒ Preliminary drawings have been developed with the cooperation of FCSS and the Town staff.
- ⇒ Destiny Homes has prepared a preliminary quote to give the Town an idea of the feasibility of the project.
- ⇒ The estimate was \$650,000 and Council had approved a budget of not more than \$750,000.
- ⇒ The design drawings need to be finalized, and RFP developed and tender assigned and a project manager designated.
- ⇒ It is anticipated the project will be completed under budget.
- ⇒ A paved parking lot will be developed at a later time.
- ⇒ If the process moves forward soon, it is anticipated that construction will begin in the fall of this year.

MOTION 298.10 *Councillor Langstraat moved to hold first reading of Bylaw 641-B-06-10 - Borrowing (EOC/Community Hub) as presented.*

5-0 CARRIED

ITEM 232 **11.1 DECEMBER BANK RECONCILIATION**

Once the financial audit was completed, the bank reconciliation for December could be finalized and receive acceptance.

MOTION 299.10 *Councillor Duda moved to accept the December 2009 Bank Reconciliation as presented.*

5-0 CARRIED

ITEM 233 **11.2 COMMUNITY ADJUSTMENT FUND - CANADIAN
BADLANDS**

The following is a summary of the discussion regarding the potential for Community Adjustment Fund (CAF) funding for a project at the Alberta Birds of Prey site:

- ⇒ There may be an opportunity to receive funding to complete some enhancements at the Alberta Birds of Prey site.
- ⇒ Canadian Badlands had applied on behalf of 20 municipalities for a number of projects; one of the major projects in that application will not be moving forward and it had considerable monetary value.
- ⇒ Canadian Badlands is now asking for projects that would qualify under the program.
- ⇒ There are a number of projects at the Alberta Birds of Prey facility that would qualify for the funding.
- ⇒ It is a long shot that the application would be accepted.
- ⇒ The application has to be for tourism based projects and there is an element that is tied to economic development in the community.
- ⇒ The application would include paved paths, viewing areas, parking lot improvements and irrigation system upgrades.
- ⇒ The total cost of the application would be \$420,314.
- ⇒ MSI funds are available for the Town's portion of the expense which would be \$105,000.

MOTION 300.10 *Councillor Wentz moved to approve the submission of the Alberta Birds of Prey Site Enhancement Project as part of the Canadian Badlands application to the Community Adjustment Fund; further that \$105,078.50 be allocated to this project as the municipal portion with monies to come from MSI Capital 2010 and reserve funding.*

5-0 CARRIED

ITEM 234 **11.3 MAY BANK RECONCILIATION**

MOTION 301.10 *Councillor Martens moved to accept the Bank Reconciliation report for May 2010 as presented.*

5-0 CARRIED

ITEM 235 **11.4 AUMA RESOLUTION**

MOTION 302.10 *Councillor Duda moved to approve the AUMA resolution regarding the Water Act Approval process as amended and forward the document to AUMA for the 2010 annual convention.*

5-0 CARRIED

ITEM 236 11.5 SETTLERS DAY - DIGNITARY LUNCH

It was noted that council wanted to book golf carts for the parade and candy will need to be purchased for the Councillors attending the Settlers Day Candy Parade.

Traditionally the Town has hosted the Dignitary Lunch after the parade. It was noted that there is a beef on a bun lunch held every year that everyone can attend for a small fee. It was noted that many of the dignitaries would appreciate spending their time with their families at the beef on a bun lunch rather than being separated for a VIP lunch.

MOTION 303.10 *Councillor Langstraat moved that the Town purchase enough tickets to the beef on a bun luncheon at the Candy Parade for the attending dignitaries as discussed.*

5-0 CARRIED

ITEM 237 12.0 INFORMATION ITEMS

12.6 Letter Barry Mcfarland - Emergency Management Training Grant

MOTION 304.10 *Councillor Martens moved to forward a letter to Mr. B. McFarland with a copy to the Minister of Municipal Affairs thanking them for the Emergency Management Training Grant the Town received.*

5-0 CARRIED

MOTION 305.10 *Councillor Wentz moved to receive and file the information items as follows:*

- 12.1 *Letter Minister Yvonne Fritz - June 17, 2010***
- 12.2 *Picture Butte Jamboree Days***
- 12.3 *Kinsmen Club of Coaldale***
- 12.4 *New West Partnership***
- 12.5 *Barons Eureka Warner FCSS Report Jan-Mar 2010***
- 12.6 *Letter Barry Mcfarland - Emergency Management Training Grant***

5-0 CARRIED

Mr. Flexhaug and Ms. Overbeeke left the meeting at 8:18 pm.

MOTION 306.10 *Councillor Duda moved that Council enter into an in camera session at 8:18 pm.*

5-0 CARRIED

MOTION 307.10 *Councillor Martens moved that Council come out of the in camera session at 8:45 pm.*

5-0 CARRIED

ITEM 238 13.1 DEVELOPMENT AGREEMENT

MOTION 308.10 *Councillor Martens moved to agree to proceed with option #1 from the staff report on this item.*

5-0 CARRIED

MOTION 309.10 *Councillor Wentz moved to adjourn the meeting at 8:45 pm.*

5-0 CARRIED

Town Manager

Mayor