



**TOWN OF HINTON
Regular Council Meeting
December 17, 2013**

PRESENT: Mayor Rob Mackin, Councillors Dale Currie, Ryan Maguhn, Marcel Michaels, Stuart Taylor, Glen Barrow, Matthew Young

ABSENT: N/A

SECRETARY: Lil Wallace - Executive Assistant

ALSO PRESENT: Bernie Kreiner - Town Manager
Rhonda West - Legislative & Administrative Services Coordinator
Denise Parent - Director of Corporate Services

ORDER

Mayor Rob Mackin called the Regular Council meeting to order. The time was 5:03 p.m.

ADOPTION OF AGENDA

D. CURRIE - That the agenda of the Regular Council Meeting held December 17, 2013 be adopted.

S. TAYLOR – Amend the motion to switch Action Items 3 and 4 so that Item #4 be heard before Item #3.

**AMENDMENT CARRIED
ORIGINAL MOTION CARRIED AS AMENDED**

CITIZENS "MINUTE WITH COUNCIL"

No one came forward wishing to speak to council.

DELEGATIONS AND PRESENTATIONS

1. Early Childhood Mapping Coalition (Growing Great Kids)

Caryn Lansing, Parent Link West Network Manager, presented the new council with information on the Early Childhood Development Mapping Project ("ECMap") which conducts research on early childhood development in Alberta. She also explained "Growing Great Kids" ("GGK") which is Hinton's ECMap coalition.

2. Habitat for Humanity - Presented by Alfred Nikolai & Laszlo Bajzar

Mr. Nikolai showed a short video explaining how the Habitat for Humanity ("HFH") program works and congratulated council for recognizing that affordable housing is an issue in Hinton. He stated that affordable, entry level homes need to be built and that HFH transforms family's lives as they could not otherwise afford to own their own home. Every mortgage payment is paid to the HFH organization, and they in turn reinvest in the community. In perpetuity, homes have to be sold back to Habitat; the homeowner is able to take their equity out at that time, and the circle continues. Homes have to be sold at market value, as per Revenue Canada. Mortgage payments are 0% interest.


Initial

3. Drinnan Way Arterial Road - Presented by Greg Hall

Mr. Greg Hall spoke to council respecting his East Ridge project, and he stated he has been in talks with the Town's planning department for a considerable length of time. He was originally given a rough estimate that his frontage costs would be around \$184,000 and he was negotiating trading dirt instead of cash. He stated the costs have now reached \$700,000, which covers one-half of the 2 lane roadway on Drinnan Way for the first stage of his subdivision. Council was advised that if a roadway acts as a strong collector, then it has to be enlarged to four lanes.

When questioned, Mr. Hall confirmed that his project design has changed several times since he originally proposed it. Mr. Hall asked council to waive the entire frontage costs (\$700,000) but would still supply dirt. Council heard this proposal is not in the development agreement stage yet. Mr. Hall then advised if he has to pay the frontage costs, the development will not proceed. The other obstacle the development faces is the large-scale hill.

Mr. Hall also told council he wants the offsite levies deferred to a different timeframe for payment. He is agreeable to the dirt exchange.

Council was advised the off-site levy bylaw will be returning to Council for their consideration in the new year.

COUNCIL MINUTES FOR ADOPTION

1. Standing Committee of Council Minutes - December 10, 2013

M. YOUNG - That the Minutes listed above be approved as presented.

CARRIED

ACTION ITEMS

Refer to the Regular Council Meeting Agenda package for December 17, 2013 for detailed background information on these decisions.

1. Proposed East Ridge Housing Subdivision #128 (abutting Drinnan Way)

S. TAYLOR - That Council waive the developer's obligation to pay the frontage fee towards the current Drinnan Way Road relative to the proposed East Ridge subdivision frontage along Drinnan Way.

Councillor Maguhn THEN requested the following amendment:

R. MAGUHN - And that we include all previous discussions regarding the infill of dirt removed from the development to pre-arranged locations along future arterial right-of-way." (\$184,000.00 value)

Councillor Maguhn then explained his intention in wording the motion: "That Mr. Hall will be responsible for providing the dirt to the right of way."

Councillor Young then requested the motion be separated.

Councillor Young stated that he felt the developer should not have to pay frontage fees for a road that was put in by the town over 50 years ago, nor should the developer have to pay in today's dollars to expand that road to four lanes. Administration strongly advised council that this could be a very costly precedent-setting decision and that other developers might request the same considerations.

Councillor Young also stated that he felt it would not be wise to include any stipulations or restrictions on the developer respecting the dirt as it may not be suitable fill. Councillor Currie stated that for safety reasons the fill would be helpful in building up the steep slopes to help in preventing accidents.

S. TAYLOR - That Council waive the developer's obligation to pay the frontage fee towards the current Drinnan Way Road relative to the proposed East Ridge subdivision frontage along Drinnan Way.

R. MAGUHN - That we include all previous discussions regarding the infill of dirt removed from the development to pre-arranged locations along future arterial right-of-way." (\$184,000.00)

**MOTION DEFEATED
ORIGINAL MOTION CARRIED.**

2. FCSS Cost Sharing Agreement with Yellowhead County - Presented by Laura Howarth

D. CURRIE - That Council enter into a cost sharing agreement with Yellowhead County for the provision of FCSS programs to their County residents as presented in the 2014 – 2029 Agreement.

Carried

The mayor then called a short recess at 7:04 pm and the meeting reconvened at 7:15 p.m.

3. 234 Baker Street Subdivision

R. MAGUHN - That Town Council direct Administration to withdraw the existing subdivision application for 234 Baker Street.

CARRIED

Council asked that Administration to forward any success stories from the Happy Creek project re citizens moving up from there into other housing types.

D. CURRIE - That Council extend the time for the Regular Council Meeting beyond 3 hours.

CARRIED

The time was 7:57 p.m.

S. TAYLOR – That Council direct Administration to sell the 234 Baker Street as an entire package to a developer for low density housing.

MOTION DEFEATED


Initial

After extensive discussion, Council advised Administration they would like to see a plan with U-shaped crescent, address the laneways, additional seniors housing, address density concerns, types of development, greenspace located in this area. Council felt there was much more discussion required prior to making a final decision and discussed bringing this back to Standing Committee to further discussions.

R. MAGUHN - That Council refer the E4 site plan for discussion at the first Standing Committee meeting in January, 2014.

CARRIED

4. Habitat for Humanity

D. CURRIE - That Council support Habitat for Humanity Edmonton's request for support to build perpetually affordable market ownership homes at 234 Baker Street, or other suitable locations, to a maximum of \$50,000 per unit to a maximum of 14 units.

Carried

5. Priorities for Street Snow Clearing and Sanding Policy #041

Mike Schwirtz reviewed the street snow clearing and sanding policy for council's behalf. He also stated that if opportunity presents itself, ie. if a piece equipment is already in neighborhood, then the order of clearing could change. He stated there are several variables always taken into consideration including the noise bylaw which states that no equipment to be run in residential areas until after 7:30 am. This makes it impossible until 9:00 am to get to school zones and be out of the area before school breaks for lunch. This creates challenges for the snow clearing crew. They can typically get the main routes done and then get into the school zones but everything took longer recently due to the larger amounts of snowfall in a shorter period of time.

He stated that in the new year he would be bringing back to council some changes for consideration, including a penalty to remove vehicles from residential streets. The advance notification sign system also will be changing and this includes taking advantage of social media.

Council felt the snow removal crew was doing a great job but suggested there could be a few tweaks to make it better, including possibly changing the noise bylaw to a little earlier and the possibility of designating Rispler and Maligne as snow routes. They agreed to wait and see what Administration brings back to them for consideration.

6. West Fraser Water Services Agreement

G. BARROW - Council approves entering into the Water Services Agreement with West Fraser as attached to this report (scheduled to expire December 31, 2017).

Carried

7. Memo for Authorization to Sign Memorandum of Understanding

D. CURRIE - That Town Council endorse and sign a Memorandum of Understanding with TELUS that allows TELUS and the Town to pursue discussions regarding the upgrade of TELUS' infrastructure within the Town of Hinton.

Carried


Initial

INFORMATION ITEMS

1. Council Information Package #1 - previously circulated December 4, 2013
2. Council Information Package #2 - previously circulated December 11, 2013

G. BARROW - That Council Information Packages #1 and # 2 be accepted for information.
Carried

REPORTS FROM MAYOR, COUNCIL, TOWN MANAGER

1. Council Reporting (Training/Conferences/CEAC, Listening Teams, All Other Committees)

Councillor Matthew Young reported:

- went to Community Futures West Yellowhead meeting and some decisions were made at that meeting that he will report back to council at the next Standing Committee meeting;

Councillor Glen Barrow reported:

- seniors light tour was successful
- fire department had their Christmas gathering; Laura Howarth was made an honorary firefighter and presented with a helmet;

Councillor Marcel Michaels reported:

- wishes everyone a Merry Christmas

Councillor Ryan Maguhn reported:

- he attended the Baker Street open house to hear citizen's comments
- attended the West Fraser site tour
- tomorrow will attend the Hinton library board meeting

Mayor Rob Mackin reported:

- he attended the Evergreens Foundation meeting and the budget was approved for the upcoming year;

The Mayor then spoke for the need to have two additional Standing Committee meetings in January, 2014 since the new council has so much material to review in order to become informed on matters.

M. YOUNG - That Council schedule two (2) additional Standing Committee meetings of Council for January 8, 2014 and January 23, 2014 starting at 4:00 p.m. in the Committee Room.

CARRIED


Initial

2. Town Manager Report

Town Manager Bernie Kreiner reported:

- Administration had applied for FireSmart funding and advised that we will receive \$50,000 which will be used in the Canadian Tire area;
- Reminded council of the Friday, December 20, 2013 Chinese luncheon at noon; this has occurred ever since the staff was less than 10 people and is an ongoing annual tradition.

3. Land Development Update - Presented by Bernie Kreiner

Mr. Kreiner apologized that he had misplaced his paper containing the land development update information and indicated he would email it to both Council and Administration once it was located. He did, however, recall the following:

- Greg Hall has applied for a 70-lot subdivision in East Ridge,
- permit approval for Chrysler Dealer to build in Thomson Lake, front end of site;
- car dealer has obtained a 10-day permit, short term sales lot on the old Liquidation World site.

MOVE IN CAMERA

M. MICHAELS- That the Regular Council meeting move in camera.

Carried

The time was 9:35 p.m.

M. MICHAELS- That Regular Council meeting revert to regular session.

Carried

The time was 9:55 p.m.

ADJOURNMENT

M. YOUNG - That the Regular Meeting of Council adjourn.

Carried

The time was 9:56 p.m.



Mayor



Director of Corporate Services


Initial