

TOWN OF RIMBEY

TOWN COUNCIL

MINUTES OF THE REGULAR MEETING OF TOWN COUNCIL HELD ON  
MONDAY, APRIL 29, 2013, IN THE COUNCIL CHAMBERS OF THE TOWN  
ADMINISTRATION BUILDING

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1. Call to Order

Mayor Ibbotson called the meeting to order at 7:06 pm, with the following in attendance:

Mayor Sheldon Ibbotson  
Councillor Jack Webb  
Councillor Paul Payson  
Councillor Scott Ellis  
Councillor Gayle Rondeel  
CAO Tony Goode  
Director of Finance – Lori Hillis  
Assistant CAO/Development Officer - Melissa Beebe  
Recording Secretary – Kathy Blakely

Absent:

Public:

Treena Mielke - Rimbey Review  
Alvin & Stacey Johnson  
Colleen Weyman – MS Ambassador for Rimbey  
Rowena Aitkin – Rimbey Municipal Library Board Chairman  
Mike Seniuk - Seniuk & Company  
29 Members of the public

2. Public Hearing

2.1 Bylaw 884/13 Johnson Estates Area Structure Plan

Mayor Ibbotson called the Public Hearing to order at 7:00 pm for Bylaw 884/13 Johnson Estates Area Structure Plan. Johnson Estates Area Structure Plan is intended to establish a process to ensure the development occurs in a logical, efficient and sequential manner.

The Development Officer confirmed to Council notification was sent to adjacent property owners within a 60m radius and Bylaw 884/13 Johnson Estates Area Structure Plan was advertised for the weeks of April 9 and April 16 in the Rimbey Review. The Bylaw was also advertised on the Town of Rimbey Website.

An application was received from the owner of Lot 6, Block 1, Plan 0423721. This site is currently farmland and is being proposed as a phased development consisting of five phases. The development parcel consists of 64 acres that will consist of R1, R2, R3, R4, IPU and C2. The municipal reserve that is required to be allocated to the town is 10% of the total property. The total reserve allocation is 6.57 acres.

The area structure plan has been reviewed by Alberta Transportation, Tagish Engineering and West Central Planning Agency.

If Bylaw 884/13 is approved, then would require rezoning of the area indicating the appropriate rezoning layout for the Johnson Estate. Future steps would require a subdivision application to create the lots or any such designation that the Registrar of Land Titles feels is appropriate.

The original rezoning application was completed in 2008 and has been amended twice before. A new rezoning bylaw has to be completed as an amendment to the land use bylaw for rezoning of the development.

Written submissions have been received from:

Tagish Engineering  
West Central Planning Agency

Mayor Ibbotson asked if there was anybody in the gallery who would like to be heard.

Stacy Johnson addressed Council with concerns regarding drainage, the surfacing of the walking trails and the intersection located at 55<sup>th</sup> Street and Highway 53.

Mayor Ibbotson asked a second and third time, if there was anybody who wished to speak regarding Bylaw 884/13 Johnson Estates Area Structure Plan. There were no responses.

Mayor Ibbotson declared the public hearing regarding Bylaw 884/13 Johnson Estates Area Structure Plan closed at 7:05 pm.

3. Adoption  
Agenda

of 3.1. April 29, 2013 Agenda

8.1.2 Kitchener Centennial Park Development Fund (addition)

Motion 123/13

Moved by Councillor Webb to accept the agenda as amended.

CARRIED  
(5-0)

4. Minutes

4.1 April 8, 2013, Council Regular Meeting Minutes

Motion 124/13

Moved by Councillor Rondeel to accept the April 8, 2013, Council Regular Meeting Minutes as presented.

CARRIED  
(5-0)

5. Delegation

5.1 Colleen Weyman – MS Ambassador for Rimbey

Mayor Ibbotson welcomed Ms. Weyman, MS Ambassador for Rimbey.

Ms. Weyman thanked Council for proclaiming the month of May as MS Awareness Month in Rimbey. Ms. Weyman highlighted the invisible symptoms of MS, being loss of balance, extreme fatigue, weakness, cognitive challenges and sleep disorders. Ms. Weyman indicated that she used to be an avid golfer and bowler when she started to lose strength in her leg. It took a very long time to come up with a diagnosis of Primary Progressive MS. She noted not having answers is difficult for patients and family.

Ms. Lorraine Evans-Cross - Central Alberta Regional Director, joined Ms. Weyman. Ms. Evans-Cross advised Council MS is the most common disease of the Central Nervous System. It affects one in 300 Albertans. It is estimated 1000 Canadians are diagnosed with MS each year. Ms. Evans-Cross informed Council the MS Society is 97% self-funded. She outlined the various MS events which will be taking place in the Town of Rimbey in the Month of May. Funds raised support educational programs. The planned activities for Rimbey are; Spreading the Message – May 2, Rimbey Table Talk Group, May 9, Carnation Campaign – May 10, MS Challenge at Farmer's Market – May 18, Enerflex MS Walk – May 26, and MS Awareness Month Wrap Up Social Event May 30<sup>th</sup> at the Library.

Mayor Ibbotson thanked the MS Society for their presentation.

Mayor Ibbotson recessed the meeting 7:18 pm.

8 people departed the meeting.

Mayor Ibbotson reconvened the meeting at 7:20 pm.

5.2 Rimbey Municipal Library

Mayor Ibbotson welcomed Mrs. Rowena Aitken, Chair of the Rimbey Municipal Library Board.

Mrs. Aitken introduced Cheryl Duckett, Val Warren and Jamie Coston, 3 members of the Municipal Library Board who were in attendance. Mrs. Aitken advised Council the Library Board submitted a letter to Council regarding the library expansion and was in attendance to answer any questions. Mayor indicated that the letter was very clear and he had no questions. Mayor Ibbotson re-iterated CAO Tony Goode checked into costs for expansion. The

costs are approximately \$150.00 per square foot.

Mayor Ibbotson thanked Mrs. Aitken for her presentation.

6 members of the public departed the meeting at 7:26 pm.

### 5.3 Seniuk & Company – Auditors Report

Mike Seniuk, Seniuk & Company, presented to Council the audited financial statements as of December 31, 2012. The financial statements were provided to all members of Council. Mr. Seniuk provided an overview of the conducted audit, which is done in accordance with Canadian generally accepted auditing standards, and summarized the following:

- Statement of Financial Position
- Statement of Operations
- Statement of Changes in Net Financial Assets
- Statement of Cash Flows
- Schedule 1 – Schedule of Property and Other Taxes
- Schedule 2 – Schedule of Government Transfers
- Schedule 3 – Schedule of Consolidated Expenditures by Object
- Schedule 4 – Schedule of Segmented Disclosure
- Notes to Financial Statements

1 person departed the meeting 7:40 pm.

Mr. Seniuk noted the auditors also produce the Municipal Financial Information Return. He also submitted to Council the Management Letter, indicating there were no major concerns. He noted staff was co-operative, well informed, fully qualified and knowledgeable in their positions. Mr. Seniuk re-iterated to Council to take an active role in the management and control of the the association through their ongoing supervision.

Discussion ensued on tangible capital assets and amortization.

Discussion ensued on debt limits.

Mayor Ibbotson thanked Mike Seniuk for his presentation. Mr. Seniuk departed the meeting at 7:52 pm.

## 6. Bylaws

### 6.1 Bylaw 884/13 Johnson Estates Area Structure Plan

Bylaw 884/13 is intended to establish a process of sequencing to ensure the development occurs in a logical, efficient and sequential manner.

Notification was sent to adjacent property owners within a 60m radius and Bylaw 884/13 Johnson Estates Area Structure Plan was advertised for the weeks of April 9th and April 16th, 2013 in the Rimbey Review. The Bylaw was also advertised on the Town of Rimbey Website. There were two (2) written submissions received.

Administration requests that Council consider giving second reading to The Town of Rimbey Johnson Estates Area Structure Plan Bylaw 884/13.

#### Motion 125/13

Moved by Councillor Ellis Council give second reading to Bylaw 884/13 Town of Rimbey Johnson Estates Area Structure Plan.

CARRIED  
(5-0)

#### Motion 126/13

Moved by Councillor Webb Council give third reading to Bylaw 884/13 Town of Rimbey Johnson Estates Area Structure Plan.

CARRIED  
(5-0)

1 person departed the meeting at 7:53 pm.

6.2 Bylaw 887/13 Rezoning Spelrem Amendment to Land Use

This building permit was issued as a Commercial Upscale Office Building. The plans indicated a commercial main floor visible to the north with parking on the north lot with residential below visible to the south and parking access from lane. This was advertised back in January 2009 as a discretionary development permit. The Land Use Bylaw 762/04 Commercial permitted uses allow for residences above the main floor and the discretionary process was to have a commercial building with a residence downstairs instead of above the main floor. After further review, of the plans that were approved for development it shows the building was developed as a commercial development.

Although the parcel is not being used for a commercial use at this time, rezoning it to residential will preclude any future commercial activity from happening

Administration received an application from property owner for an amendment to the Land Use Bylaw requesting reclassification of the rezoning of Lot 20, Block 9, Plan 812 0791 (4502-51 Street). Bylaw 887/13 – Amendment to Land Use Bylaw from C2 (Highway Commercial) to R2 (Low Density General Residential).

Access to the parcel is off of 45 Avenue, consistent with the residential parcels across the street. This is due to future prospective development of a turning lane off of 51 Street.

A public Hearing could be scheduled for Monday, May 27, 2013, once first reading is completed by Council. This date allows for the two weeks of advertising and notification to adjacent Landowners.

Administration recommends Council give first reading to Bylaw 887/13 Amendment to Land Use Bylaw 762/04, rezoning Lot 20, Block 9, Plan 812 0791 from C2 to R2 and schedule a public hearing for May 27, 2013 @ 7:00 pm.

Motion 127/13

Moved by Councillor Rondeel Council give first reading to Bylaw 887/13.

CARRIED  
(5-0)

7. New and Unfinished Business

7.1 Rimbey Municipal Library Delegation Discussion (5.2)

The Rimbey Municipal Library Board presented at the meeting.

Councillor Ellis indicated he campaigned on the library expanding. He noted the members of the public have made a strong case and prefers Council to make a decision one way or the other on the situation.

Councillor Payson indicated we are at a spot where a public vote would be a clear way to make this decision. It would provide a clear direct mandate from the residents of the town. The issued could then be settled.

Councillor Webb noted the Town has requested input from the public on other issues, however we did not do so on this issue. He indicated that the issue could be dealt with at election time, but we should get it settled.

Mayor Ibbotson indicated he doesn't see the point in debating anymore, hold a public vote on the library expansion and resolve the issue.

Councillor Rondeel declined to comment.

Administration recommends Council hold a non-binding public vote, as per section 236 of the Municipal Government Act (MGA), on June 3, 2013 regarding the Library expanding on the Municipal Building.

Motion 128/13

Moved by Mayor Ibbotson Council hold a non-binding public vote, under section 236 of the MGA, on June 3, 2013 regarding the Library expanding on the Municipal Building.

CARRIED  
(4-1)

Mayor Ibbotson read a preamble and question for the public vote on the library expansion.

Motion 129/13

Moved by Councillor Ellis the preamble and question for the public vote, as per section 236 of the MGA, on the library expansion be as follows:

Preamble

*The Library is growing and needs more room in order to properly serve the public. After looking at this issue, the Town has proposed selling the existing Municipal Building to the Library Board for \$1.00 and moving Town administrative staff to premises in the Provincial Building. Apart from one-time capital costs to improve the Provincial Building, this solution will not result in increased operating expenses to the Town. This solution will benefit the citizens by allowing the Library to expand in place.*

Question

*Under these circumstances, do you agree that the Library should expand into the existing Municipal Building resulting in the Town Office relocating to the Provincial Building?*

CARRIED  
(5-0)

Motion 130/13

Moved by Councillor Webb Kathy Blakely be appointed as Returning Officer, and Melisa Beebe be appointed as Deputy Returning Officer for the June 3, 2013 public vote regarding the library expansion.

CARRIED  
(5-0)

7.2 Petition

At the April 8, 2013 Council Meeting, Councillor Ellis indicated that he would like to see where the Library Board sits on this situation before any decisions were made.

By way of Motion 108/13, Council tabled the decision on the Library Expansion to the Council Meeting on April 29, 2013.

A public vote has been scheduled for June 3, 2013.

7.3 Rimbey Municipal Library – Board Member Applications

The Rimbey Municipal Library Board can have a maximum of 10 Board Members. The Library Board Members serve a three (3) year term and can serve a total three (3) terms. Jean Keetch, Manager of the Rimbey Municipal Library has advised the Board Member terms have expired for Brenda Krossa and Gordon Mounteny. Library Board members must be approved by Council to sit on the Library Board.

Samantha Sansome has submitted an application to serve as a Board Member for the Rimbey Municipal Library.

Administration recommends Council appoint Samantha Sansome as a Board Member to the Rimbey Municipal Library, effective October 29, 2013 for a three (3) term.

Motion 131/13

Moved by Councillor Rondeel to appoint Samantha Sansome as a Board Member to the Rimbey Municipal Library, effective October 29, 2013 for a three (3) term.

CARRIED  
(5-0)

7.4 Colleen Weymen – MS Ambassador for Rimbey (5.1)

Discussion ensued on the presentation from the MS Society. It was suggested Administration could put the MS Event information on the Town website. The MS Flag will be raised with the Canadian Flag and Town Flag on April 30<sup>th</sup> and will remain their for the month of May. The Mayor has proclaimed the Month of May as MS Awareness Month. Mayor Ibbotson indicated he would like to send a thank you letter to the MS Society.

7.5 53<sup>rd</sup> Avenue Re-Construction

53<sup>rd</sup> Avenue re-construction 2013 capital project was tendered, with a closing date of April 19th. Eight contractors picked up tender documents of which three submitted tenders. The results were as follows:

M. Pidherney's Trucking	\$681,671.88
Central City Asphalt	\$712,923.07
Border Paving	\$732,515.09

All tenders include the necessary bonding, insurance documentation, 10% contingency allowance, and GST.

Tagish Engineering reviewed the tenders and recommend awarding the Tender submitted by M. Pidherney's Trucking, for the tendered price of \$681,671.88 (including GST). Once acceptance from the Town of Rimbey, Tagish Engineering, will issue a "Notice of Award" to M. Pidherney's Trucking.

Administration recommends Council award the tender of 53rd Avenue Re-construction to M. Pidherney's Trucking for the tendered price of \$681,671.88 (including GST).

Motion 132/13

Moved by Councillor Rondeel Council award the tender of 53rd Avenue Re-construction to M. Pidherney's Trucking for the tendered price of \$681,671.88 (including GST).

CARRIED  
(5-0)

7.6 Community Centre Washroom Renovation

As part of the 2013 budget, an RFP was sent out for the Community Center Washroom Renovation. A budget of \$60,000 was established for this project. Five contractors responded to the RFP. All five tenders submitted were either over budget or did not meet the requirements of the RFP.

Administration recommends the project be cancelled for this year and be considered for the 2014 budget.

Motion 133/13

Moved by Councillor Ellis the Community Centre Washroom Renovation project be cancelled for this year and be re-considered in the 2014 budget.

CARRIED  
(5-0)

Mayor Ibbotson recessed the meeting at 8:16 pm.

Mayor Ibbotson reconvened the meeting at 8:20 pm.

7.7 Amemndment to Land Use Bylaw Fee – Johnson Estates

The Johnson Estates development has been ongoing since 2008 and the zoning of this parcel of land has been amended on more than one occasion. A fee of \$400.00 is required if the development requires an amendment to the Land Use Bylaw. This fee would have been paid back in the original application and has been amended more than once.

Treena Miekle departed the meeting at 8:21 pm.

In discussions with the developer it was indicated that this fee would be required to be paid before proceeding with the amendment to the land use bylaw as each amendment does require advertisement and notices to adjacent landowners for each change. The developer has indicated that it would be easier on a go-forward basis to start fresh and revoke all previous Council decisions and act as though this is a new application. However, the developer would like Council to consider waiving the fees for the zoning by-law application.

There is a lot of time that is required to make sure that the advertisements and notifications are sent out advising adjacent land owners of the changes. Administration costs for amendments to the land use bylaw are approximately \$350.00.

Administration recommends Council decide to waive the \$400.00 application fee for amendment to land use bylaw rezoning application for Johnson Estates, based on the original payment received back in 2008.

Motion 134/13

Moved by Councillor Rondeel Council waive the \$400.00 application fee for amendment to land use bylaw rezoning application for Johnson Estates.

CARRIED  
(5-0)

7.8 Seniuk & Company – Auditors Report Delegation Discussion 5.3)

Administration recommends Council accept the Financial Statements for the year ending December 31, 2012, as presented.

Motion 135/13

Moved By Councillor Payson Council to accept the Financial Statements for the year ending December 31, 2012 as presented.

CARRIED  
(5-0)

8. Reports

8.1 Department Reports

8.1.1 Finance Reports

Accounts Payable Cheque Listing to April 15, 2013  
Council Expenses April 15, 2013

Motion 136/13

Moved by Councillor Webb to accept the Accounts Payable Cheque Listing to April 15, 2013 as presented.

CARRIED  
(5-0)

Motion 137/13

Moved by Mayor Ibbotson to accept Council Expenses to April 15, 2013 as presented.

CARRIED  
(5-0)

8.1.2 Kitchener Centennial Park Development Fund

The Kitchener Lodge members have requested the Town of Rimbey set up a trust account to accept donations on behalf of the Kitchener Centennial Park Development Fund. Donations would be tax deductible.

Motion 138/13

Moved by Councillor Ellis the Town of Rimbey set up a tax deductible trust fund to accept donations on behalf of the Kitchener Centennial Park Development Fund.

CARRIED  
(5-0)

### 8.2 Boards/Committee Reports

8.2.1 Rimbey & District Volunteer Week Committee Minutes April 10/13

8.2.2 Rimoka Housing Foundation Minutes March 20/13

8.2.3 Beatty Heritage House Society Minutes April 1/13

### Motion 139/13

Moved by Councillor Payson to accept reports 8.2.1, 8.2.2 and 8.2.3 as presented.

CARRIED  
(5-0)

### 8.3 Council Reports

8.3.1 Mayor Ibbotson's Report

The Mayor provided a written report.

8.3.2 Councillor Ellis's Report

Councillor Ellis provided a verbal report.

8.3.3 Councillor Payson's Report

Councillor Payson provided a written report.

8.3.4 Councillor Rondeel's Report

Councillor Rondeel provided a written report.

8.3.5 Councillor Webb's Report

Councillor Webb provided a verbal report.

### Motion 140/13

Moved by Councillor Webb to accept reports 8.3.1, 8.3.2, 8.3.3, 8.3.4 and 8.3.5 as presented.

CARRIED  
(5-0)

## 9. Correspondence

9.1 Town of Blackfalds - Parade

9.2 Alberta Sport, Recreation Parks & Wildlife Foundation

9.3 Alberta Municipal Affairs – Ministers Awards for Municipal Excellence

9.4 Alberta Municipal Affairs – MSI Funding

9.5 Town of Eckville - Parade

9.6 Dave Karroll – Letter

Discussion ensued on Council availability to attend the Town of Blackfalds and the Town of Eckville parades.

### Motion 141/13

Moved by Councillor Rondeel to accept items 9.1, 9.2, 9.3, 9.4, 9.5 as information.

CARRIED  
(5-0)

### Motion 142/13

Moved by Councillor Payson to accept the letter from Dave Karroll as included in the agenda package.

CARRIED  
(5-0)



10. In Camera

None

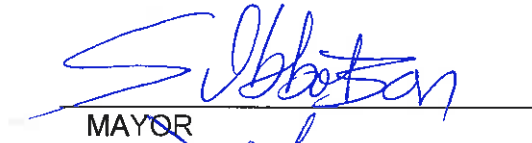
11. Adjournment

Motion 143/13

Moved by Mayor Ibbotson to adjourn the meeting.

CARRIED  
(5-0)

Time of Adjournment: 8:33 pm.



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MAYOR



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CHIEF ADMINISTRATIVE OFFICER