

**MINUTES OF THE REGULAR COUNCIL MEETING OF
THE TOWN OF DAYSLAND, ALBERTA
HELD IN THE DAYSLAND COMMUNITY HALL
WEDNESDAY, DECEMBER 16, 2009**

PRESENT

Lindle Lawson	Mayor
Sheri Grove	Deputy Mayor
Nick Saik	Acting Mayor
June Serediak	Councillor
Jim Martin	Councillor
Shari-Anne Doolaage	Chief Administrative Officer
Rae-Ann Szott	Assistant Chief Administrative Officer
Roger Higgins	Superintendent of Operations

CALL TO ORDER

Mayor Lawson called the meeting to order at 7:02 pm.

**AGENDA
2009-12-06**

Moved by Councillor Grove to accept the agenda as presented.

CARRIED

PUBLIC HEARING – LAND USE BYLAW 2009-482

7:05pm

Mayor Lawson opened the public hearing for the Town of Daysland Land Use Bylaw 2009-482. He introduced Brian Austrom and Dave Dittrick from Austrom Consulting. Mr. Dittrick explained several proposed changes in the new LUB that will affect residential and business owners such as:

- Increased allowable residential site coverage
- Only new homes can be moved into town
- Home occupation permitting requirements
- Bed and Breakfast facilities require one parking space for each bedroom
- Commercial districts are defined as light industrial
- No heavy industrial uses are provided since Daysland is primarily a residential community
- On-site parking spaces are larger at 2.7 meters to provide for pickup trucks and SUV's
- Retail businesses require 2 parking spaces for every 540sq'
- New parking and other LUB requirements affect new development and re-development, and do not affect existing
- Tent garages and Sea-Cans are not permitted in residential areas
- Sump pumps are to discharge into the street/alley rather than into the town sewer system

Mayor Lawson calls for presentations to Council.

Mr. Jerry Saik provided a written and verbal presentation to Council against the proposed bylaw. He expressed concerns that the parking provisions are too restrictive and that the on-site parking requirement would limit the building size of the proposed pharmacy expansion

and clinic. Mr. Saik expressed his desire to be permitted to use on-street parking stating that they presently have 19 spots. He expressed concern over angled parking in 50' lots, and the requirement to pave a parking lot if it is accessed from a paved street. He recommended that Council amend the proposed bylaw to provide one parking stall per 1080 sq' of building space, just as the Village of Bawlf has and that off-site parking be permitted.

Councillor Martin assured Mr. Saik that the timing of preparing a new Land Use Bylaw has nothing to do with the impending clinic development.

Ms. Linda Simpson addressed Council to seek clarification on the bylaw for parking requirements for basement suites, business expansions, height restrictions and signage.

Mr. Lenard Calon addressed Council for clarification on secondary suites above garages. He stated that most larger municipalities are relaxing the suite accommodations. Mr. Dittrick stated that a secondary suite above a garage would be classified as a legal non-conforming use. CAO Doolaege stated that since the suite already exists it would not be affected by the new land use bylaw provisions. CAO Doolaege advised that the new Land Use Bylaw is not intended to cause hardship to local businesses, it is intended to regulate and control development in an orderly fashion.

7:53 pm

After acknowledging that there were no further presentations, Mayor Lawson closed the public hearing on bylaw 2009-482.

PUBLIC HEARING – MUNICIPAL DEVELOPMENT PLAN BYLAW 2009-483

Mayor Lawson opened the public hearing for the Town of Daysland Municipal Development Plan bylaw 2009-483.

Mr. Dittrick provided a summary of the MDP to guide growth in the municipality in a compact and efficient form. There is plenty of room for industrial growth along highway 13, and residential growth on the west side of town. No annexations are currently planned.

No public presentations were made to Council on the MDP.

8:15 pm

After acknowledging that there were no further presentations, Mayor Lawson closed the public hearing on bylaw 2009-483.

CAO Doolaege advised Council that both the LUB and MDP planning documents have been provided to West Central Planning and to legal counsel for comment.

Mayor Lawson called for a brief recess.

8:25 pm

Mayor Lawson reconvened the meeting.

**MINUTES
2009-12-07**

Moved by Councillor Serediak that Daysland Town Council approve the December 3, 2009 special council meeting minutes as presented.
CARRIED

**FINANCIAL
2009-12-08**

Moved by Councillor Martin to accept the accounts payable cheque listing as presented.

CARRIED

2009-12-09

Moved by Councillor Martin that Daysland Council adopt an interim operating budget for 2010 using the 2009 operating budget values.

CARRIED

CURRENT BUSINESS

**Providence Place Service Agreement Terms
2009-12-10**

Moved by Councillor Grove that Daysland Council accept all of the revised terms recommended by Providence Place (Daysland and District Aging in Place Foundation) except for the reference to property tax exemption status.

CARRIED

**Municipal Sponsorship Program Grant Applications
2009-12-11**

Moved by Councillor Serediak that Daysland Council approve the following allocation of the 2009 Municipal Sponsorship Program grant funding:

10% To support an inter-municipal food bank project in Flagstaff County.

90% To support a single municipality technology and communication or energy efficiency project for the Town of Daysland.

**Municipal Sponsorship Program
COUNCIL RESOLUTION**

1. "Be it resolved that Council authorizes the **Town of Daysland** to participate in a Municipal Sponsorship Program grant application for the **Flagstaff Food Bank** project under the Alberta Municipal Affairs 2009 Municipal Sponsorship Program; further
2. That the **Town of Daysland** agrees that the **Town of Killam** be designated the managing partner of the **Flagstaff Food Bank** project for the purposes of applying, receiving, administering, allocating, reporting and accounting for the grant funds on behalf of the partners; further

3. That the **Town of Daysland** agrees to allocate **\$1,036 (10 %)** of its 2009 Municipal Sponsorship Program base grant to the **Flagstaff Food Bank** project; and further
4. That the **Town of Daysland** agrees to enter into a Conditional Grant Agreement governing the purpose and use of the grant funds if it is the managing partner, or if not agrees to abide by the terms of the Conditional Grant Agreement signed by the managing partner on behalf of the other eligible municipal partners governing the purpose and use of the grant funds.

CARRIED

2009 Tax Sale Property CAO Doolaege informed Council that no offers were received on the tax sale property offered for sale.

Regional Emergency & Fire Services

2009-12-12

Moved by Councillor Martin that Daysland Council support the regional emergency services committee recommendation to apply for an exploration grant to study the feasibility of the delivery of regional emergency and fire services within Flagstaff County

2009-12-13

Regional Partnerships Initiative – Exploration Grant

COUNCIL RESOLUTION

1. “Be it resolved that Council authorizes the **Town of Daysland** to participate in and submit a Regional Partnerships Initiative Exploration grant application for the **Regional Emergency and Fire Services** project under the Alberta Municipal Affairs Regional Partnerships Initiative; further
2. That the **Town of Daysland** agrees that either the **Town of Killam** or Flagstaff County be designated the managing partner of the **Regional Emergency and Fire Services** project for the purposes of applying, receiving, administering, allocating, reporting and accounting for the grant funds on behalf of the partners; further
3. That the **Town of Daysland** agrees to enter into a Conditional Grant Agreement governing the purpose and use of the grant funds if it is the managing partner, or if not agrees to abide by the terms of the Conditional Grant Agreement signed by the managing partner on behalf of the other partner municipalities and/or approved participants governing the purpose and use of the exploration grant funds.”

CARRIED

Superintendent of Operations Report

2009-12-14

Moved by Councillor Grove that Daysland Council accept the Superintendent of Operations report as presented.

CARRIED

2010 Staff Salary Grids

2009-12-15

Moved by Councillor Grove that Daysland Council approve the 2010 staff salary grids as presented.

Councillor Saik requested a recorded vote.

Vote Results: For: Mayor Lawson
Councillor Grove
Councillor Serediak

Against: Councillor Saik
Councillor Martin

CARRIED

Staff Christmas Bonus

2009-12-16

Moved by Councillor Serediak that Daysland Council provide a Christmas gift/bonus of \$50 per staff member.

CARRIED

Flagstaff Waste Management

In Camera 9:53 pm

2009-12-17

Moved by Councillor Grove that Daysland Council go In Camera to discuss a legal item.

CARRIED

Out of Camera 10:00 pm

2009-12-18

Moved by Councillor Saik that Daysland Council come Out of Camera.

CARRIED

Mayor Lawson recessed the meeting to Thursday, December 17 at 2:00 pm.

Thursday, December 17

2:00 pm

Council reconvened and Mayor Lawson called the meeting back to order.

PRESENT

Lindle Lawson
Sheri Grove
Nick Saik
June Serediak
Jim Martin

Mayor
Deputy Mayor
Acting Mayor
Councillor
Councillor

Shari-Anne Doolaege
Rae-Ann Szott

Chief Administrative Officer
Assistant Chief Administrative Officer

Daysland Medical Clinic Update

Mayor Lawson informed council of the December 15 meeting in Camrose with Alberta Health Services. Daysland was advised to focus on a regional solution for the medical clinic needs such as the Kneehill County area has done. There are no major capital plans for the Alberta Health for Daysland in the foreseeable future.

Mayor Lawson emphasized that the town needs to come out of this meeting with some direction so that other potential stakeholders will know where Daysland Council stands with this project.

CAO Doolaege stated that the Town of Daysland does not want to inhibit the project, but the ability to assist financially is limited without compromising the delivery of other local services. Daysland is not in a position to fund such a large \$1.5 + Million capital project and if the town ended up funding this project now or in the future it could potentially bankrupt the town.

Councillor Saik stated that he is in favour of a special tax of \$100/house for 10 years or a one-time contribution using reserves then we wash our hands of this item.

Councillor Martin suggested waiting on a decision until the town is further on the 2010 budget to see what amount can be given to the project.

Mayor Lawson acknowledged Mr. Jerry Saik in the gallery. Mr. Jerry Saik is a major new medical clinic supporter and stakeholder. Mayor Lawson stated that Mr. Jerry Saik needs to move forward on this project and that the Town of Daysland will get involved in funding the medical clinic project, it is just a matter of determining what level and how much.

Councillor Serediak stated that she does not prefer a one time donation at this time and would prefer to wait on a decision until further into the budget process. She suggested that implementing a special tax per house may start an outcry from the taxpayers who are already taxed enough.

Councillor Martin voiced concern that the Town of Daysland is considering funding a private business. He addressed Mr. Jerry Saik to ask if he was prepared to move forward with the proposed new medical clinic project even if no public funding was received.

Mr. Jerry Saik addressed Council to state that he is married to this town and we need to have this clinic built for the needs of the doctor and the needs of the clinic and that he would personally move forward with the medical clinic project even if no public funding was received.

Councillor Grove stated that the reality is that the Town of Daysland has significant debt with the Arena and the upcoming water treatment plant needs and Council needs to be diligent with funding commitments. She stated that Council has to look to the future and establish the proper channels to ensure that the council is being responsible with the tax payer's dollars.

Councillor Saik suggested that a funding commitment could be made by drawing \$200,000 from town reserves as well as borrowing.

CAO Doolaege advised Council that the Town of Daysland reserves are built up over many years of surpluses and deficits and are largely earmarked for capital needs in departments and emergencies. It takes several years to build up \$200,000 in reserves.

Mayor Lawson stated that the Council needs to come up with a number for administration to work with for budgeting purposes.

Councillor Saik suggests a funding commitment of \$50,000 annually for 7 years.

Councillor Martin addressed Eugene Waldorf in the gallery, who is lobbying for donations for the Daysland Hospital Foundation, to ask what would happen if a stall occurred in annual donation revenue and the foundation was unable to meet the debt obligation to Mr. Jerry Saik. Councillor Martin asked who would be on the 'hook' for this shortfall if this occurred. Mr. Jerry Saik responded to Councillor Martin's question to state that the problem would be his, and he would have to work with the doctors to find a way for the doctors to pay the rent.

Councillor Grove stated that she appreciates that Mr. Jerry Saik is not trying to make the town responsible for the balance of operational costs if the clinic donations stop. She suggested that the Town of Daysland would like to have this in writing from Jerry Saik.

The figures state we can't make a huge contribution and that we make a contribution that we could budget for.

Mayor Lawson states that he is not worried as much about the building but rather the ongoing monthly operating costs of the clinic.

Councillor Saik stated that if the clinic ever folds that the town has collateral and the town would own part of the building that could be sold. He suggested that the town could possibly forgive property taxes in the future.

CAO Doolaege advised council that they do have the authority to cancel taxes.

Councillor Martin expressed concern that other urban municipalities and Flagstaff County may be limited in their ability to commit to this proposed medical clinic project.

CAO Doolaege advised council that if they are considering a lump sum contribution, that this should wait to be considered in the budget process. She stated that it is important to emphasize that the town is not holding this project back but is at a point that they need to be responsible and take into consideration other capital projects needs.

CAO Doolaege asked Mr. Jerry Saik what amount of clinic donations have been received to date. Mr. Jerry Saik informed council that donations may have reached \$100,000.

2009-12-19

Moved by Councillor Saik that Daysland Town Council commit \$300,000 to the Daysland Hospital Foundation for a new medical clinic project and decide at a later date how to fund this amount.

CAO Doolaege recommended that Council does not approve this motion without knowing where the funds are coming from.

MOTION DEFEATED

2009-12-20

Moved by Councillor Grove that Daysland Town Council provide tentative numbers in the 2010 budget for public health as follows:

\$200,000 drawn from reserves
\$100,000 to be paid over 5 years

CARRIED

Councillor Saik suggest that it does not matter where the money comes from but we need to commit for \$200,000 lump sum with \$100,000 paid over 5years and just make the budget work.

Councillor Martin advised that he is unsure of the effects of this motion on the 2010 budget. He emphasized to Mr. Jerry Saik that these numbers are tentative pending budget approval.

Eugene Waldorf stated that he is disappointed that council's decision was not a direct commitment of \$300,000 to the project.

**Parkland Regional Library
2009-12-21**

Moved by Councillor Grove that Daysland Council acknowledge the response from Parkland Regional Library that they do not provide funding to construct capital facilities, and that council place the construction of a new library on the Town of Daysland Multi-Year Capital Plan as a 2020 project.

CARRIED

3:32 pm
Information Items
2009-12-22

Moved by Councillor Saik that Daysland Town Council accept the council information items as presented.

CARRIED

COUNCIL REPORTS

Deputy Mayor Grove reported on Flagstaff Waste Management.

Councillor Martin reported on the Regional Emergency Services Committee

2009-12-23

Moved by Councillor Martin that the Town of Daysland apply for grant funding for an Exercise Design Course to test the Municipal Emergency Plan.

CARRIED

Councillor Saik reported on solar light fixtures for cost effectiveness and the towns lighting needs.

Councillor Serediak reported on a recent Providence Place meeting where the Town of Daysland service agreement was discussed.

Mayor Lawson reported on the recent meeting with Alberta Health Services and the recent Flagstaff County planning session where he recommended sharing linear assessment revenue.

In Camera 3:40 pm
2009-12-24

Moved by Councillor Serediak that Daysland Council go In Camera.

CARRIED

Out of Camera 3:45 pm
2009-12-25

Moved by Councillor Grove that Daysland Council come Out of Camera.

CARRIED

ADJOURNMENT

Mayor Lawson adjourned the meeting at 3:46 pm

Mayor

Chief Administrative Officer