



**REGULAR COUNCIL MEETING MINUTES
JULY 10, 2017 – 5:30 PM
THE HUB**

PRESENT

Mayor	K. Craig
Councillors	J. Abrey, B. Chapman, B. Martens, J. Van Rijn
Administration/Staff	K. Hastings, M. Overbeeke, C. L'Hirondelle, K. Bly
Recording Secretary	L. Unger
Media	S. Ashbee
Gallery	R. Dyck, R. Hameluck, K. Pitcher, G. Schmidt, D. Hazuda, D. DeVries, M. Garner-Skiba, R. Van Schoewen, B. Cale, C. Heerschap.

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

Mayor Craig inquired as to any declarations of pecuniary or non-pecuniary interest in the meeting. None declared.

ITEM 171 2.0 ADDITIONS TO/ADOPTION OF THE AGENDA

- Addition of items 12.4 Tax Matter and 12.5 CAO Contract.

**MOTION 288.17 *Deputy Mayor Van Rijn moved the agenda be adopted as amended.
5-0 Carried***

ITEM 172 3.1 REGULAR COUNCIL MEETING MINUTES OF June 26, 2017

**MOTION 289.17 *Councillor Chapman moved to accept the June 26, 2017 Regular
Council Meeting minutes as presented.
5-0 Carried***

ITEM 173 3.2 BUDGET MEETING MINUTES of February 8, 2017

**MOTION 290.17 *Councillor Martens moved to accept the February 8, 2017 Budget
Meeting minutes.
5-0 Carried***

ITEM 174 4.1 Copperheads Dressing Room Proposal – K. Hastings

- CAO Hastings, stated as follow up from previous discussions with Copperheads, Coaldale Minor Hockey, Coaldale Figure Skating and other hockey clubs, that we are now in time constraints to make decision regarding the Copperhead proposal, and as result, is becoming difficult to make a decision.
- Coaldale Minor Hockey Association (CMHA) provided a letter dated July 10, 2017, stating that due to the dressing rooms being paid for with tax dollars, they should be open to all members of the public.
- Copperheads would like to resume discussions with user groups in the fall regarding exclusive use of dressing room 7.
- For the interim, CMHA have proposed a compromise to the Copperheads by re-working current storage arrangements to benefit both groups, including continue shared use of dressing room 7 for all users. Copperheads have requested to personalize dressing room 7 with team colors, logos, name bars to help with recruiting and would cover all costs associated with individual stalls. The Copperheads have a willing high school that would do the work during the summer on the stalls. The high school would also construct 25 cubicles with locking capability, facing south at the entrance, as a place to store cell phones, wallets, etc.
- As result of the new proposal, the Copperheads are adjusting their original proposal to sponsor dressing room #7 under the Town's 25 for 25 arrangement; which is \$25,000 over 5 years. These funds would be locked into the Town of Coaldale trust account, set aside for a 2nd sheet of ice. The Copperheads are also interested in re-working a storage arrangement with Coaldale Minor Hockey that will be suitable for both groups, which will take place over the summer and into the fall.
- CAO Hastings provided this recommendation to Council for their approval.
- Councillor Chapman inquired who signed off on the CMHA letter? CAO Hastings responded that the letter was a collective summary of discussions of the CMHA Board members.
- Councillor Martens inquired about the new proposal, asking if the room in question would be the same as the one used last year? CAO Hastings responded that the Copperheads would likely continue to use dressing room 7, along with the personalizing with paint, colors, benches, logos to the room, but the room would also be open to use by other user groups. The cost of the personalizing dressing room #7 would be at the cost of the Copperheads. In return, for having a dressing room named after the Copperheads would participate in the Town's 25 for 25 arrangement.
- Councillor Martens further inquired if other user groups would be free to use dressing room 7 when the Copperheads were not and also if

equipment would be stored in this room? CAO Hastings responded that equipment will not be stored in this room and that other user groups would be free to use it as well.

- CAO Hastings, further added that as part of the arena upgrade process, Council approved expenditures to repair rooms along the northside as well as repairs to areas under the stairs and the referee rooms. We are conducting these repairs in consultation with the user groups. We have reached a good compromise today and will continue to welcome good dialogue in the future.
- In light of the new proposal, Deputy Mayor Van Rijn asked the CAO to confirm the staff recommendation. CAO Hastings confirmed the proposal.

MOTION 291.17 ***Councillor Abrey moved that Council enter into an agreement with the Coaldale Copperheads for naming rights to dressing room #7 that would include personalization of colors, logos and the installation of cabinets at their cost for a sum of \$25,000 with \$5,000 per year, with naming rights to last for 25 years. Further that it be understood that the room be equally accessible to all user groups.***

5-0 Carried

ITEM 175 **7.1** **Highway 3 Twinning – B. Chapman**

MOTION 292.17 ***Councillor Chapman moved that Council direct administration to provide a letter of support, addressed to Premier Rachel Notley, in support of the twinning of Highway 3.***

5-0 Carried

ITEM 176 **7.2** **Bench Donation Program – C. L'Hirondelle**

- C. L'Hirondelle, Development & Environments Services Manager, proposed the Bench Donation Program. Further adding that in conjunction with Community Services and requests by the community, to replace benches in the Town in memory of loved ones.
- The proposed application form is based on pricing for 2017 and will be reviewed and updated on an annual basis.
- Councillor Martens inquired about the sample bench color. C. L'Hirondelle responded that the benches will be in a tan color, with the exception of the benches in the kinship park area, which are already blue. Councillor Martens suggested that green would be a more suitable color for parks. C. L'Hirondelle responded that tan was selected to compliment natural areas.

MOTION 293.17

Deputy Mayor Van Rijn moved that Council approve the Bench Donation Program.

5-0 Carried

ITEM 177

0.1

Public Hearing 5:45pm – Bylaw #732-P-06-17 Road Closure – C. L’Hirondelle

- C. L’Hirondelle provided an overview of the bylaw, sharing that it is a road closure bylaw in Cottonwood. It received first reading at the June 12, 2017 Council Meeting and was advertised in the Sunny South News on June 27, 2017 and July 4, 2017. There were no responses received from the neighboring property owners, other than the utility companies and they did not have an issue with the proposed road closure.
- The road is currently seeded for grass and has underground irrigation installed. It was never intended to be a laneway, it was supposed to be a green space as it has a large trunk line running through it.
- Mayor Craig declared the public hearing open at 5:45pm for anyone to come forward to speak to the matter. There was no response from anyone in attendance.
- C. L’Hirondelle said she would forward Bylaw #732-P-06-17 to Alberta Transportation for their approval before bringing it back to Council for SECOND and THIRD reading.
- Mayor Craig closed the public hearing at 5:48pm.

ITEM 178

8.1

CPO, Emergency Management, Photo Radar and Speed Sign Update – M. Murphy

- M. Murphy, Director of Emergency Services, provided a six-month update for the Emergency Services department.
- The portable speed signs have been up for one month now. The signs collect traffic counts as well. They are currently posted on Cottonwood Drive and at Jennie Emery Elementary School. The signs will be moved to Hwy 845 and Cottonwood Drive facing east. We will have 6 available spots for rotation around town.
- We are very happy with the reporting coming from the CPO’s.
- Emergency Management includes flood plans and the Emergency Operating Centre has been setup at the HUB since the beginning of June. There will be another training session in November to include phones and computer setups.
- There will be additional training on November 9th to include the newly Elected Officials so that they know what to do in a large scale, emergent situation.

- Public safety – still focusing on unsightly properties and parking of travel trailers.
- There will be a photo opportunity in November with the Minister of Municipal Affairs to celebrate the Regional Peace Officer Program that we have in place.
- Working on plans for Safety Days in May of 2018, to provide inspection of trailers and car seats.
- Councillor Martens inquired if the location of the speed sign at Jennie Emery Elementary School will be moved to the north-south side of the school. M. Murphy responded that additional sites are being looked at for 2018 once brought forward.
- Councillor Chapman gave thanks to M. Murphy for his work on the update to Council and further asked about follow up on unsightly premise. Inquiring if the public have been informed of what areas of improvement are being looked at by the CPO's so that the public understands that the scope of CPO's is beyond catching speeding cars. M. Murphy responded that there have been articles in the Sunny South News to this effect. Councillor Chapman thought it would be helpful to ensure the public are educated on what the CPO's duties include.
- Councillor Chapman further inquired about Hwy 3, sharing that although it is monitored by CPO's for speeding vehicles, will it also be monitored with one of the stationary speed signs? M. Murphy responded that they will incorporate plans for that area in 2018.

MOTION 294.17

Councillor Chapman moved that Council receive the Emergency Services updates as information.

5-0 Carried

ITEM 179

0.2

Public Hearing 6:00pm – Bylaw #731-P-06-17 Seasons Area Structure Plan – C. L'Hirondelle, R. Dyck

- Mayor Craig declared the public hearing open at 6:02pm for Bylaw #731-P-06-17, declaring that each individual speaker will be allowed 5 minutes and each speaker representing a group will be allowed 15 minutes.
- Mayor Craig introduced Ryan Dyck with the Oldman River Regional Services Commission, to provide an overview of the Bylaw.
- R. Dyck, provided an overview, with the purpose of the meeting is to present to Council, the proposed amendment submitted by the Seasons Condominium Corporation and requested that the ASP be amended to remove the requirement that the connection from Seasons Boulevard to 30th Avenue only be permitted to be an emergency access.

- The request from Seasons to amend the area structure plan previously passed. The Bylaw received FIRST reading approval on June 12, 2017.
- The amendment request as submitted, requested that no gate structure be in place between Seasons Boulevard and 31st Avenue.
- R. Dyck, further stated that due to concerns regarding potential liability, safety and maintenance matters given that the Seasons Boulevard is a private roadway, the Town obtained 2 engineering opinions to this effect.
- The opinions state that some way of controlling flow-through traffic should be contemplated, to minimize risk to the Town regarding the potential for liability, safety and maintenance issues.
- A resident-controlled gate appears to address the potential for safety, liability and maintenance issues adequately for the Seasons manufactured home community.
- The area structure plan represents approximately 70 acres with 290 manufactured homes in the Seasons development and 36 country residential lots west to 13th Street.
- The amendment request from Seasons, states: *"...the purpose of the proposed amendment is to allow the residents of The Seasons manufactured home community to access 31st Avenue without a locked gate in place between Seasons Boulevard and 31st Avenue", and furthermore, "...in place of a locked gate, a resident-controlled gate that allows access for residents of The Seasons manufactured home community is instead required to be installed on the property owned by Condominium Corporation 1013774, and any successor corporation, that is controllable only by residents of The Seasons manufactured home community and designates such as but not limited to visitors, delivery or service personnel, and protective services personnel"*
- A portion of January 25 and 26 public meetings, and the majority of a February 2nd public meeting was focused on the barrier between Seasons Boulevard and 30th Avenue.
- Of the 20 exit surveys filled out by those who attended the January 25 and 26 meeting, 95% of respondents indicated they wish to have the barrier remain in place, regardless of whether upgrades to 30th Avenue occur.
- Of the 19 surveys filled out by those who attended the February 2nd meeting, 100% of respondents indicated they wish to have the barrier be removed, regardless of whether upgrades to 30th Avenue occur.
- As a point of note, a common theme during the evenings and in the exit survey results was the question of who is responsible for the maintenance of 8th Street (RR 20-01).
- It should be noted that at the time the surveys were completed, it had not been determined that connecting 13th Street is a reasonable option.

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- The public hearing for Bylaw 731-P-06-17 was advertised in the Sunny South Newspaper on Tuesday June 27, 2017 and Tuesday July 4, 2017.
- Notice of the public hearing was also mailed to all landowners in the Seasons ASP area, and all adjacent property owners, including Lethbridge County landowners. Notice was also mailed to all landowners in the 30th Avenue ¼ section. Only one written submission had been received and was forwarded to Council.
- Since November 2016 there has been discussion/investigation regarding capital upgrades to 30th Avenue and more recently, 13th Street.
- In March of 2017 it was determined that it is possible to extend 13th Street from 30th Avenue, across the SMRID canal.
- Given the new information regarding the feasibility of 13th Street, a transportation modeling report was requested to be prepared by WATT Consulting Group. Modeling was prepared based on traffic flows on 30th Avenue east of 17th Street without, and then with the extension of 13th Street in place.
- CAO Hastings further added points of consideration regarding the infrastructure updates along 30th Avenue. One of the key outcomes from discussions in January 2017, was to look at 13th Street as a viable option that is \$400,000 to \$500,000 less inexpensive option compared to full upgrades to 30th Avenue.
- Discussions also included the storm water component and the 13th Street extension. Currently, the pond in Cottonwood flows down via a temporary pump, to the ditch in 30th Avenue and follows the canal until working its way east of Coaldale. In excessive flow conditions, the current infrastructure is not designed to handle the regional catchment.

- As part of the Phase 2 of the Malloy drain implementation project, the design is to have the catchment intercept the pond with the idea to catch the flow of water along the intersection of the railroad to highway 845 and intercept it before it has chance to work its way to Coaldale.
- Cottonwood currently has a temporary manual pump to drain the overflow in the pond. The Town will work with the developer of Cottonwood to construct a storm pump station that will drain water from the Cottonwood pond and take it south where it will be routed in to the de-commissioned ponds east of the quads.
- When looking at 13th Street, will include an inverted syphon so the road will be built right through the canal and will take storm water pressure off of 30th Avenue as the need to install a massive storm water line through 30th Avenue is eliminated.
- CAO Hastings further shared that another key outcome from January 2017 meeting was traffic modeling. The Town commissioned a transportation design team conduct a traffic model for our community, including scenarios of how traffic along 30th Avenue would continue if 13th Street was extended. The comparisons showed significant reduction in traffic flows.
- CAO Hastings concluded that 13th Street is a viable option from an engineering and economic perspective.
- Mayor Craig encouraged the Seasons Condominium Association to come forward to speak.
- R. Hameluck, speaking on behalf of the Seasons Condominium Association, distributed a copy of his presentation to Council, providing support to a resident controlled gate on the east side of Seasons by September 15, 2017, adjacent to RR-20-1, to be installed by the developer, with intention that 31st Avenue will become the main entrance to Seasons. Their proposal also requested that the current barricade on the west side of Season be removed in the meantime.
- Councillor Martens requested clarification on their proposal that they are wanting a resident controlled gate on the east side of Seasons and remove the gate on 31st Avenue, prior to the install on the east? R. Hameluck confirmed that is correct.
- K. Pitcher shared his position on the proposed amendment, sharing that he is concerned about safety and the current access to the quads via 17th Street and 30th Avenue with narrow roads and no curbs or sidewalks. Further sharing that the quads draw residents for baseball, soccer, football, etc. Doesn't feel the speed tables on 30th Avenue do enough to slow vehicles down. Feels that we are trading ease for public safety.
- G. Schmidt, spoke as representative of a few neighbors. Noted that the traffic has changed since the road opened up to Cottonwood, plus

increases noted during baseball season. We are grateful for the install of the speed tables but further suggests stop signs on both east and west on 17th Street intersection. The speed tables are short term. Accepts that the growth is inevitable but not until we have proper streets to support it. If there is a gate at 8th Street it will still increase traffic on 30th Street until other arrangements can be made. We are supportive to a resident gate for Seasons access to 30th Avenue, provided that the developer contributes to the cost. Today we propose completion of the 13th Street extension and upgrades to 30th Avenue and 17th Street to include pedestrian walkways done within the next year with a clear plan and timeline for the 30th Avenue upgrades.

- D. Hazuda, spoke as representative of himself. Inquired if Seasons a part of Coaldale, or not? Further commenting that other areas of Town are not gated. The current road condition of 8th Street is comparable to a logging road with no shoulder or sidewalk for kids to maneuver.
- D. DeVries, spoke stating that his property backs onto the quads. Thinks it is a great idea to consider expansion of 13th Street, even though it will take away from privacy of his backyard, but feels it will be a betterment for the town. Further shared that the Seasons development is a private development, that like others, are gated community. With two entrances, both should be gated by resident controlled gates.
- M. Garner-Skiba, commented that she feels the developer of Seasons should be accountable for the offsite levies associated with repairs to 8th Street. Further sharing that 8th Street is in horrible condition to walk or drive on. She encouraged Council to consider the safety aspect as she does not let her daughter ride her bike 2 blocks to the quads for fear of lack of safety with the road conditions and width.
- D. Bergen, developer of the Seasons development, commented that he should not be relegated to a county road as they pay taxes to the town, however feels there are issues that do need to be addressed. Agrees that 8th Street is in dire need of repair, but that it is also a county road. Proposes that a resident controlled gate be installed at 8th Street and that he as the developer, would contribute to the building of the 13th Street extension.
- Deputy Mayor Van Rijn directed his inquiry to administration, asking what the feasibility would be of the gate being installed on the east end or the west end and what would any complications be to that. CAO Hastings responded that the Town has received two engineering opinions on whether to have through access or controlled access to the Seasons.
- The first opinion only looked at what the implications would be if the controlled gate was located on the west side of Seasons. In consultation with the Town's engineers and legal, was asked what

liability the Town would bare if the location of the gate were moved to the east side of Seasons. The reason the gate is important is that otherwise the through traffic would create a public roadway and therefore put the Town on the maintenance and capital hook once it reaches its life expectancy. Another issue created with through traffic is that there is no viable alternative other than going through private property that has no sidewalks, curbs and has narrow streets. The engineers suggested the controlled gate from a safety perspective and legal from a liability perspective. Therefore, it did not matter what side the gate was on, as long as there was at least one gate on either west, or east.

- Mayor Craig shared that the 13th Street extension is a viable option but inquired what the budget would be for this. CAO Hastings responded that the capital budget proposed for the rebuild of 30th Avenue was 2.5 to 2.8 million dollars which includes a 20% contingency. Upgrades to 30th Avenue are at a higher cost due to the storm line having to be buried as well as additional costs associated with the driveway entrances on both sides of the roadway. Construction would have to be done one lane at a time to allow for ease of residents to their properties while the work was being done. The 13th Street option is 1.8 to 2.4 million dollars and had much less construction. Approximately \$450,000 of that allocation is for modifications to the canal. The inverted syphon has a trash filter, currently on the east side of the canal and would have to be relocated to the west side of the canal to filter out any debris before it goes underground through the inverted syphon.
- CAO Hastings further explained that other upgrades to 30th Avenue and 17th Street include some short-term turnaround for pedestrian safety; one involves a two-meter widening of 30th Avenue (with an undetermined decision of which side this will take place), to allow for a dedicated pedestrian walkway, thus separating pedestrians from the traffic. Bollards could be installed to define this space. Modifications to 17th Street would also be done to accommodate a walkway. Costs for the pedestrian walkway would be \$50,000 to \$70,000 to include two meters of walkway to the westside of 17th Street and would be incorporated into future road widening plans.
- Councillor Abrey inquired if the expansion to 13th Street would include sidewalks on both sides of the road? CAO Hastings confirmed that this is correct. As a design detail, the current budget proposal from the engineer is only 70% completion for design, but does include the assumption that there are sidewalks on both sides. Alternatively, as this is close to a recreation area, we could incorporate an asphalt trail into the design instead of sidewalks that include a landscape buffer that would link in with other trails in Coaldale. Both are feasible.

- Mayor Craig inquired about the transfer of cost share from D. Bergen regarding re-allocation of funds for 8th Street to 13th Street.
- CAO Hastings responded that in the current agreement between the Town and D. Bergen for 8th Street, there is a provision for capital upgrades once the Seasons development is at 80% buildout. For the interim, there is a maintenance agreement in effect until such time that the 80% threshold triggers the need for capital overhaul of 8th Street. At the current rate of growth within Seasons, the estimated period of time in which the capital upgrade would be triggered, would be 20 years from now.
- CAO Hastings further explained that there are offsite levies charged for every development based on per hectares basis. For the Seasons development, the Town does have one million dollars in trust that is set aside for capital upgrades pertinent to the development of the Seasons. As 8th Street has no value added for other areas of town, it is a lot of money to put into one area, so it is possible, if Council so chooses, to re-route the funds set aside for capital upgrades to a different street. It would be a re-negotiation with the developer.
- Councillor Chapman inquired about having two gates as suggested and creating a more privatized development, but with the amending bylaw is only obligated to add one gate? Further adding that it would be at the Seasons own discretion should they wish to install two gates? CAO Hastings responded that this is correct.
- Deputy Mayor Van Rijn inquired about the LED lighting upgrades being done to 30th. CAO Hastings shared that Fortis is conducting an LED conversion to the town of Coaldale. This process has already begun. I can confirm that 30th Avenue will be receiving LED which will illuminate more quickly and be more efficient. Council had previously requested an assessment for dark spots in the town, some streets are more lit than others. Fortis will provide this assessment to Council in September. CAO Hastings confirmed that this analysis will include 17th Street.
- Mayor Craig inquired with D. Bergen, asking if he is still interested in working with the Town, based on the comments and suggestions tonight? D. Bergen responded that he would like the resident controlled gate to be installed on the east side of Seasons.
- Deputy Mayor Van Rijn further inquired with the CAO about the traffic counts accessing 30th Avenue, on whether the gate was installed on the west or east side of Seasons?
- CAO Hastings responded that the traffic modeling did not specify if the gate was on the west or the east. It was our understanding that the west entrance would be the primary entrance that the Seasons residents would use to enter into the Town of Coaldale, regardless if there was a resident controlled gate at that entrance, or not. The Town

legal and engineers did suggest that if there is a gate installed on the east side of Seasons, that there be proper signage posted on the west so that people understand that it is a dead end so they don't enter the development and then have to turn around.

- Councillor Abrey inquired about a previous tour of the Town and 30th Avenue and was told at that time that it was at life expectancy. If we direct funds to this project now to 13th Street instead of 30th Avenue, what will the ramifications be the budget for the new Council?
- CAO Hastings explained that 13th Street was suggested by residents in January to consider this as an option. As a short-term fix, we could spend \$300,000 to re-surface 30th Avenue and could extend its life another 7-8 years. A re-surfacing, would not allow us to upgrade the storm water system in that area and it would be wasteful to re-surface now and then tear it up 3 years from now to repair storm water. After meeting with SMRID, confirming that 13th Street was a possible option by relocating the inverted syphon. Once this become an option, and the 2nd phase of the Malloy drain project became integrated to this design, allowing to drain Cottonwood to the south end of town instead of going through 30th Avenue. Council can choose to extend 13th Street as well as upgrades to asphalt and pedestrian walkways to 30th Avenue, with the cost of 30th Avenue becoming more feasible as the storm drains will not have to be upgraded in that area.
- Councillor Martens inquired if the gates on either side would be installed before completion of the 13th Street expansion or would the gate be opened up immediately. CAO Hastings responded that this would be Council's decision to make.
- Deputy Mayor Van Rijn inquired about the current barrier and the decision to put in a resident controlled gate on either the west or east side of Season, and how that would be reflective of the current traffic counts. CAO Hastings responded that the Country Residential lots currently only has two homes being built in that development. It already has approval based on its area structure plan, to have access to 30th Avenue. Council can approve an interim period should they so choose to pen access to Seasons, knowing that South Country is currently not contributing to the traffic until such time that more homes are constructed. Suggestion to have an expiry date on this decision.
- Councillor Martens stated that it is easier to take the gate down but harder to put it back up. CAO Hastings responded that we would not endorse elimination of the gate for any period of time. It has been recommended by our engineers and legal to not remove the barrier until such time that a controlled gate is installed.
- Deputy Mayor Van Rijn commented that should Council decide to proceed with expansion of 13th Street and remove the current barrier

- on the west side of Seasons, that Council provide a two or three week period of time for the Seasons developer to install the controlled gate.
- R. Van Schouwen, commented that it should not matter if the Seasons are accessing 30th Avenue with a resident controlled gate, or not, they should still be allowed to access that route.
 - B. Cale, commented that the issue is really safety. There are no sidewalks on 30th Avenue like the rest of the Town. It is very unsafe when you are walking your dog and someone drives by fast.
 - C. Heershap commented that you have to live in Seasons and drive that road twice a day to understand how bad the condition is. Other manufactured developments in town do not have gates at their entrances. CAO Hastings responded that other manufactured home developments are different than Seasons in the way that they do have transportation alternative to motorists. As Seasons currently has accesses on both sides, becomes a through road. The other manufactured home parks have dead ends in them.
 - Councillor Chapman inquired about liability of having a gate at the east end and could it cause us to take responsibility within Seasons if there was no gate? Does the gate on the east side, make the Town liable for that roadway? CAO Hastings responded that the revised legal opinion and engineering opinion is that the Town is not exposed to any more risk if the gate is on the west or the east side. The only recommendation was that there be signage to motorists entering on the west side, that this is not a thru road, it is a private road.
 - D. DeVries further commented that based on the presentations tonight and the idea of the expansion of 13th Street with a savings of \$500,000, is a good start of improvements to 30th Avenue.
 - Mayor Craig requested from CAO Hastings, the highlights of the Malloy drain project and how it will impact and be incorporated to the 13th Street expansion. CAO Hastings responded that the infrastructure master plan shows how the projects link together. The storm water on the south catchment is more cost effective. There are phased options for both 13th Street and 30th Avenue.
 - G. Schmidt commented that if the Town saves \$400,000 to \$500,000 with the 13th Street expansion, they could put those funds into 30th Avenue.
 - R. Van Schouwen requested if Council would consider removing the barricade on the west end of Seasons now.
 - Mayor Craig closed the public hearing at 7:38pm and called for a 10-minute recess.
 - Mayor Craig reconvened at 7:51pm and welcomed Council's comments and decisions.
 - Councillor Martens inquired about the costs of putting in the pedestrian walkway along 17th Street and 30th Avenue? CAO Hastings

responded that it is feasible. The most expensive way is to bury the ditch. The option we recommend is \$100,000 and will widen about 2 meters with concrete bollards to keep pedestrian separate from traffic. We can explore a 3-metre barrier but would be more expensive.

- Deputy Mayor Van Rijn commented that we do have funds set aside for walking trails and we could incorporate the trail along 30th Avenue.
- Councillor Abrey shared that another means to funding to pay for the walkway would be the photo radar funds as they were designated for public safety.

MOTION 295.17

Deputy Mayor Van Rijn moved that Council approve SECOND reading of amending Bylaw #731-P-06-17, to allow the installation and operation of a resident controlled gate on the east end of the Seasons manufactured home community with SAID amending bylaw to come into effect by October 15, 2017, only if the automated gate system is installed, complete with appropriate signage.

4-1 Carried. Councillor Chapman was opposed.

MOTION 296.17

Councillor Abrey moved that Council approve THIRD reading of Bylaw #731-P-06-17, as amended.

4-1 Carried. Councillor Chapman opposed.

MOTION 297.17

Deputy Mayor Van Rijn moved that Council establish the operational design, installation and ongoing maintenance parameters of the residential controlled gate at the Seasons development as follows: that any and all costs associated with the installation, operation, maintenance of the gate and appropriate signage, be borne by the developer. FURTHER that an agreement be entered between the Town and the Seasons Condominium Corporation 1013774 regarding operational matters such as but not limited to, the expectation that the gate is to be closed at all times other than when residents, protective services, delivery and other service vehicles require access to or from the Seasons manufactured home community, ALSO who the responsibility lies with if the gate is left open for an extended period of time and a traffic related issue arises due to this, ALSO any other operational matters as deemed necessary by the Town, ALSO the specifications of the exact location and the design installation of the gate as subject to the approval by the Town, including the primary and backup power to ensure operation of the gate is unaffected by power outages.

5-0 Carried

MOTION 298.17

Councillor Chapman moved that Council approve the extension of

13th Street to 30th Avenue to connect with the SMRID canal on the express condition that the developer of the Seasons development be willing to enter into a cost sharing arrangement to the satisfaction of Council, FURTHER that the funds required to complete the 13th Street extension project for accommodation to the developer cost sharing in accordance with the Towns offsite levy reserves generated as result of the Seasons development, FURTHER that the road work be completed on or before October 1, 2018, and FURTHER that if the extension of 13th Street is not completed by October 1, 2018, that administration is instructed to bring an amending bylaw back to Council for reconsideration of how to proceed with the gate.

5-0 Carried

- Councillor Chapman further added that in relation to the potential long-term impact of the additional traffic from the Seasons manufactured home community and context of existing roadways.
- Mayor Craig summarized, saying that this is saying that the entire motion would be un-done if the gate was not installed in a timely manner. CAO Hastings confirmed that this is correct if Council so wishes.
- Deputy Mayor Van Rijn further clarified that the extension of 13th Street is based on the developer taking part in the cost sharing process and that if the process does not materialize, then Council has the choice to revert back to the way it was.

MOTION 299.17

Councillor Abrey moved that Council direct administration to set aside funds in the Towns 2018 capital budget with the purpose of upgrades to the pedestrian walkways and any necessary safety measures which may include stop signs and speed tables along 30th Avenue and 17th Street, FURTHER that the said upgrades be completed in 2018.

5-0 Carried

- Deputy Mayor Van Rijn inquired about the current status of the west barrier. If the resident controlled gate is installed within the next three weeks, and with the Country residential development only having two houses being built right now, can we put a timeline to open up the gate now based on the traffic counts that the Country residential is going to generate down the road?
- Deputy Mayor Van Rijn further added that if we expand 13th Street and is completed in a timely fashion and the Country residential area has steady growth but does not fill up, can we take the traffic count from that development and put that to the Seasons development to utilize?

- CAO Hastings responded that if the timelines change based on circumstances, then a separate amendment would have to be taken to Council because the course of action has been set along with the date for enactment for the amending bylaw. If Council decides, they could make a separate resolution to direct administration to provide an update to Council once the roadwork has been completed to 13th Street, and from there they can assess with the known information to be able to adjust the timelines that were set forth today for the gate completion in 2018.
- Deputy Mayor Van Rijn asked for further clarification on getting the gate opened sooner than later. CAO Hastings responded that the current timeline is October 15, 2017. Should the gate be installed prior to that time, then an additional resolution would need to be done by Council to amend the timeline. The gate will likely take until that time as there will be coordination of power, the gate and the general construction. CAO Hastings further confirmed that once the gate construction is completed by October 15, 2017, and is operational, then the barrier will be removed at that time.
- Mayor Craig inquired about the Malloy drain project, asking if there are any additional resources that need to be directed by Council at this point? CAO Hastings responded that capital project deliberations for Council will take place in September and will include strong consideration recommendation for completion of the Malloy phase 2B, which is so important now with the approval of the 13th Street extension. Currently phase 2B of the Malloy is unfunded that would require Council approval now, or in September during those discussions.
- Discussions on the Seasons matter concluded at 8:10pm.

ITEM 180 8.2 Development Statistics June 2017 – C. L’Hirondelle

ITEM 181 8.3 Development Statistics 6 Mth/5 Year Comparison – C. L’Hirondelle

- C. L’Hirondelle presented both agenda items 8.2 and 8.3, providing highlights to the statistics noting that the last 6 months have been the 2nd best in the last five years for development.
- Deputy Mayor Van Rijn requested an update on the available land bank of how many lots are still available in Town. C. L’Hirondelle responded that she would send an email with this information and will include industrial lots.
- Mayor Craig provided thanks for the report. The comparisons are very helpful.

MOTION 300.17 **Councillor Martens moved that Council receive the development information as received.**
5-0 Carried

ITEM 182 **8.4** **Property Tax Update**

- M. Overbeeke provided an overview of the current status of property tax collections.
- Mayor Craig inquired about a previous inquiry on relation on a penalty payment. Where are we in that respect? M. Overbeeke said they were open late for four nights leading up to June 30th. There were many available options to pay.
- CAO Hastings further confirmed if the drop box was checked at 8am the next business day on July 1st. M. Overbeeke confirmed that it was.
- Mayor Craig gave thanks on behalf of Council to the entire Finance team for their dedicated work on getting the payments in.
- Deputy Mayor Van Rijn inquired on how many residents take advantage of the monthly installment program? M. Overbeeke responded that 24% of residents partake in the program.

MOTION 301.17 **Councillor Chapman moved that Council receive the statistical information as received.**
5-0 Carried

ITEM 183 **11.1** **AUMA – Letter to Service Alberta**

ITEM 184 **11.2** **Canadian Badlands – Board Meeting Minutes March 16, 2017**

ITEM 185 **11.3** **Municipal Affairs – Request for nomination for Stars of Alberta Volunteer Award**

ITEM 186 **11.4** **Emergency Services – Department Update**

MOTION 302.17 **Councillor Chapman moved that Council receive items 11.1 to 11.4 as information.**
5-0 Carried

ITEM 187 **In-Camera**

MOTION 303.17 **Councillor Chapman moved that Council go in camera at 8:18 p.m.**
5-0 Carried

MOTION 304.17 **Councillor Abrey moved that Council come out of camera at 9:05 p.m.**

ITEM 188 12.1 Asset Disposal Proposal – K. Tuttle

MOTION 305.17 *Councillor Martens moved that Council direct administration to dispose of the Hyundai Excavator using the assessed value of the asset as the purchase price.*

5-0 Carried

ITEM 189 12.2 Land Purchase – K. Hastings

MOTION 306.17 *Councillor Abrey moved that administration sell the Town-owned parcel of Lot 15, Block 13, Plan 6476AA for its tax assessed value.*

5-0 Carried

ITEM 190 12.3 CAO Report – K. Hastings

MOTION 307.17 *Councillor Chapman moved that Council direct administration to setup a strategic planning retreat as part of the AUMA convention in Calgary in November 2018.*

5-0 Carried

MOTION 308.17 *Deputy Mayor Van Rijn moved that Council authorize the CAO to negotiate a lease renewal agreement between the Town of Coaldale and Colin Weir of the Alberta Birds of Prey Center.*

5-0 Carried

ITEM 191 12.4 Tax Matter – K. Hastings

MOTION 309.17 *Deputy Mayor Van Rijn moved that Council authorize administration to enter into a tax payment agreement with the resident in accordance with the assessment provided.*

5-0 Carried

ITEM 192 12.5 CAO Contract – K. Hastings

MOTION 310.17 *Councillor Chapman moved that Council ratify the CAO Contract as amended and circulated.*

5-0 Carried

MOTION 311.17 *Councillor Chapman moved to adjourn the meeting at 9:12 p.m.*

Kim Craig, MAYOR

Kalen Hastings, CAO