

TOWN OF TWO HILLS

Minutes of the Regular Meeting of Council for the Town of Two Hills held March 14, 2017 at 7:00 P.M. in the Two Hills Town Council Chambers.

PRESENT: Mayor A. Romaniuk, Deputy Mayor B. Gray, Councillor W. Babiuk, Councillor G. Saskiw, Councillor S. Rajoo, C.A.O. E. Howanyk, Executive Secretary S. Lupul, Public Works Foreman T. Stefiuk and 6 people in the gallery.

CALL TO ORDER: Mayor A. Romaniuk called the Regular Town Council Meeting to order at 7:00 P.M.

ADOPTION OF AGENDA:

2017-050 **MOVED** by Councillor W. Babiuk to accept the Agenda with a change in order of the delegates:

4. c) Norma Milot, Two Hills Swimming Pool Authority to be moved to second position under Delegations and;

4. b) Peter Bednarchuk, Consultant for arena renovations to be moved to third position under Delegations.

CARRIED

ADOPTION OF MEETING MINUTES:

2017-051 **MOVED** by Councillor G. Saskiw to accept the Regular Council Meeting Minutes of February 28, 2017 as presented.

CARRIED

DELEGATION:

Ken van Rootselaar, Property Owner

Mr. van Rootselaar is the owner of a 16 unit rental building in Two Hills and because of the downturn in the economy, his building is only partially rented. He said his vacancy rate was 1 unit average in 2015 and then in 2016 it was 4 units and currently he has 9 units available out of 16. Mr. van Rootselaar is appealing to Council to consider a tax adjustment based on vacancy rate instead of assessed value as the current tax rate is unaffordable. He understands the usual process is through the Assessment Review Board but after consulting with Mr. James from Wainright Assessment, he felt that would be too long a process. A landowner can bypass assessment review process by requesting a reduction in taxes (not assessment) from Council as per MGA: *Section 347(1)*. He is asking for a reduction in taxes only until they reach a steady vacancy rate of under 25%.

Norma Milot, President of the Two Hills & District Swimming Pool Authority

Norma Milot on behalf of the Two Hills & District Swimming Pool Authority is petitioning Council for three letters of support; two for cost shared grants they are applying for repairs and another for an operations loan to help carry them over through breaks in fundraising. Mrs. Milot also noted that the Two Hills Swimming Pool is the only swimming pool in Alberta that is operated strictly by volunteers.

Council recognised and congratulated all current board members for creating a workable and stable Board of Directors.

7:49 PM C.A.O. E. Howanyk left Council Chambers.

7:50 PM C.A.O. E. Howanyk returned to Council Chambers.

Peter Bednarchuk, Consultant for arena renovations

Peter Bednarchuk of *bedco drafting and design* presented council with three drawings and four different options concerning the renovations of the main floor at the Centennial Arena. The flooring and joints needs reinforcement and with that comes the various options of repairing or renovating. Estimated costs could be from \$75,000 to \$414,000 between different options.

2017-052 **MOVED** by Councillor W. Babiuk to all three discussion to New Business.

CARRIED

OPEN FORUM: None

ADMINISTRATIVE REPORTS:

Public Works Report

The report was provided to Council in advance for their review and presented by Public Works Foreman T. Stefiuk. There was a sewer back up at the Library last week so lines were steamed, vacc'd and high temperature degreaser was added to the line to clear any built up grease. Atco Electric is in the process of trimming trees and Big Bore Hydro Vac is installing fibre optic lines from the Telus building to ATB.

C.A.O. Report

The report was provided to Council in advance for their review and presented by C.A.O. E. Howanyk. C.A.O. M. Simpson from Willingdon is resigning as of March 31, 2017 and requested the Twon to consider managing the Village for the next six months. Council noted that Willingdon Council is currently approaching the County of Two Hills regarding managing the Village. In addition, it was noted that the Village is having major sewer issues.

2017-053 **MOVED** by Councillor S. Rajoo to direct C.A.O. Howanyk and Public Works Foreman Stefiuk to offer any assistance to the Village of Willingdon with their sewer issues.

CARRIED

2017-054 **MOVED** by Deputy Mayor B. Gray that the Public Works and C.A.O. reports be acknowledged as presented and incorporated into the minutes.

CARRIED

BUSINESS ARISING FROM MINUTES:

CORRESPONDENCE:

2017-055 **MOVED** by Councillor W. Babiuk that the Correspondence be acknowledged as presented and filed.

CARRIED

BYLAWS/POLICIES:

Sanding Agreement and Release of Liability

Some businesses have been requesting the service of sanding parking lots. The Town has occasionally been offering the service but did not have a policy to follow. Public Works could sand as requested while the equipment is already out sanding.

2017-056 **MOVED** by Councillor W. Babiuk to approve the draft Sanding Agreement and Release of Liability.

CARRIED

NEW BUSINESS: C.A.O. – Viability Review Team

Our Local Government Association of Alberta (LGAA) has requested the C.A.O., a member of LGAA to sit on the Viability Review Team (VRT) due to the resignation of another C.A.O. in our region. The VRT is currently conducting a review on the Village of Innisfree.

2017-057 **MOVED** by Councillor G. Saskiw that the C.A.O. E. Howanyk is supported by Council to sit on the Viability Review Board for the review of the Village of Innisfree.

CARRIED

Kalyna Country – Website Membership

Kalyna Country sent a membership renewal for the Kalyna Country Website and have noted that there is no increase in advertising fees. Council discussed the advantages and value of advertising on this website. Councillor S. Rajoo requested a recorded vote.

2017-058 **MOVED** by Councillor S. Rajoo to not continue website membership with Kalyna Country Ecomuseum Trust Society for the 2017 year.

CARRIED

Recorded Vote:

**In Favor Of: Mayor A. Romaniuk, Deputy Mayor B. Gray,
Councillor W. Babiuk, Councillor G. Saskiw, Councillor S. Rajoo**

Opposed: none

RFP 2017-01 Centennial Hall Exhaust System Replacement - Bids

March 8, 2017 was the last day bids were received for RFP 2017-01 to remove and replace the exhaust for the kitchen in the Centennial Hall. Two bids were received and submitted by Flex-co Corp. and Gateway Mechanical.

- Flex-co Corp's bid submitted was \$132,724.00
- Gateway's bid submitted was \$97,740.00

Council's decision was not solely based upon quoted prices but they also took into consideration which company of the two has already worked on the system and is familiar with the hall.

Council also felt that CAO Hownayk and Public Works Foreman Stefiuk could generally oversee the project and to hire Stantec to come for two site visits.

2017-059 **MOVED** by Councillor W. Babiuk to award RFP 2017-01 to Gateway Mechanical for the Centennial Hall Exhaust System Replacement.

CARRIED

2017-060 **MOVED** by Deputy Mayor B. Gray to contract Stantec to provide construction administration during the length of the project to ensure installation adheres to the design and follow through to the final completion and acceptance.

CARRIED

Ken van Rootselaar, Property Owner

Further discussion commenced regarding the request from the owner of the 16 unit rental building for a reduction in taxes. The poor economic times have affected many aspects of the province including private individuals, business owners, and local governments. Council understands the hardship many are facing but also feels that if concessions were to be made for one individual that many more would seek the same. Council appreciates that Mr. van Rootselaar came to speak with Council however, Council must decline his request.

2017-061 **MOVED** by Deputy Mayor B. Gray to deny Ken and Carol van Rootselaar's request for a temporary reduction in land taxes for his 16 suite rental building.

CARRIED

2017-062 **MOVED** by Deputy Mayor B. Gray to extend the current Council Meeting beyond 10:00 pm.

CARRIED

Norma Milot, President of the Two Hills & District Swimming Pool Authority

Council discussed the plight of the volunteers of the pool authority with the lack of cash flow. Council was pleased to hear that provincial and federal grants have been applied for and also suggested that the pool authority meet with C.A.O. Howanyk to discuss operating grants that they may qualify for. Even though the insurance premiums for the Town of Two Hills have recently increased the Town will still continue to provide insurance at no cost to the pool authority and will also continue to provide water at no cost.

2017-063 **MOVED** by Councillor W. Babiuk to provide letters of support to the Two Hills Swimming Pool Authority in their attempt to apply for capital grants.

CARRIED

2017-064 **MOVED** by Councillor S. Rajoo to provide letter of support to the Two Hills Swimming Pool Authority in their attempt to apply for a revolving loan.

CARRIED

2017-065 **MOVED** by Deputy Mayor B. Gray that due to the drastic increase in insurance premiums and the monetary limitations Council has with financial requests, the Town cannot commit to additional financial support anything other than the cost of water and insurance premiums at this time.

CARRIED

Peter Bednarchuk, Consultant for arena renovations

Council realized that the discussion regarding the arena lobby renovation would take much more time to discuss and would require a Special Meeting.

2017-066 **MOVED** by Councillor S. Rajoo to hold a Special Council Meeting on March 27 at 6:00 pm in the Town of Two Hills Council Chambers to discuss the arena renovations.

CARRIED

10:13 PM Councillor S. Rajoo left Council Chambers.

10:15 PM Councillor S. Rajoo returned to Council Chambers.

COUNCIL REPORTS:

Council members provided their reports.

NEXT MEETINGS:

Special Council Meeting March 27, 2017 6:00 PM

Regular Council Meeting March 28, 2017 7:00 PM.

ADJOURNMENT:

With all items on the agenda having been addressed Mayor A. Romaniuk adjourned the Regular Council Meeting at 10:17 P.M.

ARNOLD ROMANIUK, MAYOR

ELSIE HOWANYK, C.A.O.