

AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, MAY 24, 2016 AT 5:00 PM.

		<u>MOTION</u>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	X
ITEM No. 3.	DELEGATIONS	
ITEM No. 3.A.	OFF-SITE LEVY RELAXATION REQUEST	X
ITEM No. 3.B.	AGRIPLEX STRUCTURE ADDITION REQUEST: TABER EXHIBITION ASSOCIATION	X
ITEM No. 4.	ADOPTION OF THE MINUTES	
ITEM No. 4.A.	MINUTES SPECIAL MEETING OF COUNCIL: MAY 4, 2016	X
ITEM No. 4.B.	MINUTES SPECIAL MEETING OF COUNCIL: MAY 6, 2016	X
ITEM No. 4.C.	MINUTES REGULAR MEETING OF COUNCIL, MAY 9, 2016	X
ITEM No. 4.D.	MINUTES SPECIAL MEETING OF COUNCIL: MAY 17, 2016	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 5.A.	PROPOSAL TO AMEND FEE SCHEDULE BYLAW	X
ITEM No. 6.	BYLAWS	
ITEM No. 6.A.	BYLAW 11 - 2016, AMENDMENT TO TRAFFIC CONTROL BYLAW	X
ITEM No. 7.	ACTION ITEMS	
ITEM No. 7.A.	TABER CORN COUNTRY CRUISERS CAR SHOW REQUEST	X
ITEM No. 7.B.	HERITAGE ESTATES PLAYGROUND REQUEST	X
ITEM No. 7.C.	PROPOSED NEW STANDING ITEM - COUNCIL REQUESTS	X
ITEM No. 7.D.	INFORMATION FOR COUNCIL	X
ITEM No. 7.E.	DEPARTMENT REPORTS	X
ITEM No. 7.F.	MAYOR AND COUNCILLOR REPORTS (VERBAL)	X
ITEM No. 8.	MEDIA INQUIRIES	



- | | | |
|----------------------|--|----------|
| ITEM No. 9. | CLOSED SESSION | X |
| ITEM No. 9.A. | FOIPP ACT SECTION 21; DISCLOSURE HARMFUL TO INTERGOVERNMENTAL RELATIONS | |
| ITEM No. 9.B. | FOIPP ACT SECTION 16; DISCLOSURE HARMFUL TO BUSINESS INTERESTS OF A THIRD PARTY | |
| ITEM No. 9.C. | FOIPP S. 16, DISCLOSURE HARMFUL TO THE BUSINESS INTERESTS OF A THIRD PARTY | |
| ITEM No. 9.D. | FOIPP S. 16 - DISCLOSURE HARMFUL TO BUSINESS INTEREST OF A THIRD PARTY | |
| ITEM No. 9.E. | FOIPP S. 21, DISCLOSURE HARMFUL TO INTERGOVERNMENTAL RELATIONS | |
| ITEM No. 10. | OPEN SESSION | X |
| ITEM No. 11. | CLOSE OF MEETING | X |



Council Request for Decision

Meeting Date: May 24, 2016	
Subject: Off-Site Levy Relaxation Request	
Recommendation:	That Council receives the information provided by the South Alta Trading Co. Ltd. delegation and directs Administration to research options other municipalities use to incentivize medium density development.
Background:	<p>South Alta Trading Co. Ltd. is the developer of Prairie Lake Estates and is requesting their Offsite Levy fees be waived for Phase 2. Subdivision TT-15-0-006 which includes Phase 2 was approved by the Subdivision Authority on December 21, 2015. The total Offsite Levy fees for Phase 2 have been calculated at \$104,567.86.</p> <p>Please note Subdivision TT-15-0-006 included both Phase 2 and Phase 3 in Prairie Lake Estates and the \$146, 839.97 owed in Offsite Levy fees for Phase 3 were paid in full.</p> <p>If Council is inclined to relax the offsite levy on this phase of development, from a process perspective South Alta Trading Co. Ltd. will be required to reapply for the subdivision. Council does not have the authority to change a condition of the Subdivision Authority. However, Council could pass a motion recommending waiving the condition of the offsite levy payment at the time of the Subdivision Authority decision.</p>
Legislation / Authority:	Section 11.1 of Offsite Levy Bylaw 19-2015 allows the Town of Taber to reduce or forgive the Offsite Levy fees.
Strategic Plan Alignment:	Building an affordable community is part of the goals for the Strategic Plan and this includes researching methods and techniques of other municipalities.
Financial Implication:	Offsite Levies are collected to be used for the expansion of municipal infrastructure and reducing or forgiving offsite levy fees can impact the Town of Taber in the future when the expansion of municipal infrastructure is required. These costs will either be borne by all taxpayers if the offsite levy fees are waived or by new residents if the offsite levy fees are not waived.



Service Level / Staff Resource Implication:	There is no impact to staff resources by reducing or forgiving the Offsite Levy fee.
Justification:	The Developer mentioned a couple of different approaches other municipalities use to create medium density development. By researching the different approaches other municipalities use, Administration will be able to find the best method the Town can contribute in creating medium density development.
Alternative(s):	<p>Alternative #1: That Council receives the information from the delegation and does not reduce the Offsite Levy fees for Subdivision TT-15-0-006 in the sum of \$104,567.86.</p> <p>Alternative #2: That Council receives the information from the delegation and reduces the Offsite Levy fees owed for Subdivision TT-15-0-006 in the sum of \$104,567.86.</p>

Attachment(s):	<p>Letter from South Alta Trading Co. Ltd. Offsite Levy Bylaw 19-2015 Phase 2 Subdivision Plan Subdivision TT 15-0-006 Approval</p>
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APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	

To: Town of Taber

Re: Agreement to Develop Phase II, Prairie Lake Estates

South Alta Trading Company and the Town of Taber entered into a development agreement to build an entry level housing development, what South Alta refers to as Phase 2A. This development is located in the southwest sector of the Prairie Lake Estate's development. It is complete with connector roads, parks, and green areas that are tastefully placed in close proximity to the houses we intend to have built in that area.

It has been at least 30 years since any developer has attempted to build an R2 area in Taber and we have figured out why...There is no money in it! In looking at different municipalities across Alberta, Canada, and North America, several different approaches are taken to supply this very much in demand housing. They include provincial subsidies (not available in Alberta), local subsidies (possibly available in Taber), and Federal subsidies (applied for but not available). I have included some numbers for you to consider.

The surrounding communities of Coaldale and Lethbridge continue to provide new entry level housing for their people. In talking with the developers of these projects, I have learned that the local governments participate in the building of R2 housing. In some areas the 10% MR land use bylaw is removed and the city builds its own parks, like Legacy Park in Lethbridge. In other towns, offsite levies are reduced or removed, such as Coaldale. In both Coaldale and Lethbridge you can see the proliferation of building entry level housing in each town. Right now, Taber is on pace to build, (for the 6th consecutive year) half as many dwellings as Coaldale.

I also wanted to note that the Town of Taber in the past couple years has changed the system for rebates that come from utility companies. For example Fortis Alberta rebates approximately \$1,500-\$2,000 per streetlight installed in the subdivision, once they are installed and operating. As a developer you have to cover the costs to install expensive LED streetlights, and the Town gets the rebate. In the past the developer got this rebate which helped cover some costs in the installation of the lights.

I am hereby asking the Town of Taber to waive the offsite levies for phase 2A. I have not asked for a reduction in any other part of the Prairie Lake Estates, as I feel the Town has been very fair to deal with. However, I cannot justify building this phase from a financial point of view. We will not cut corners on quality to see this project through. People deserve quality development regardless of their financial position in life.



Sid Tams,

South Alta Trading Co. Ltd.

Budget- 24 Lots in Phase 2A

24 Lots

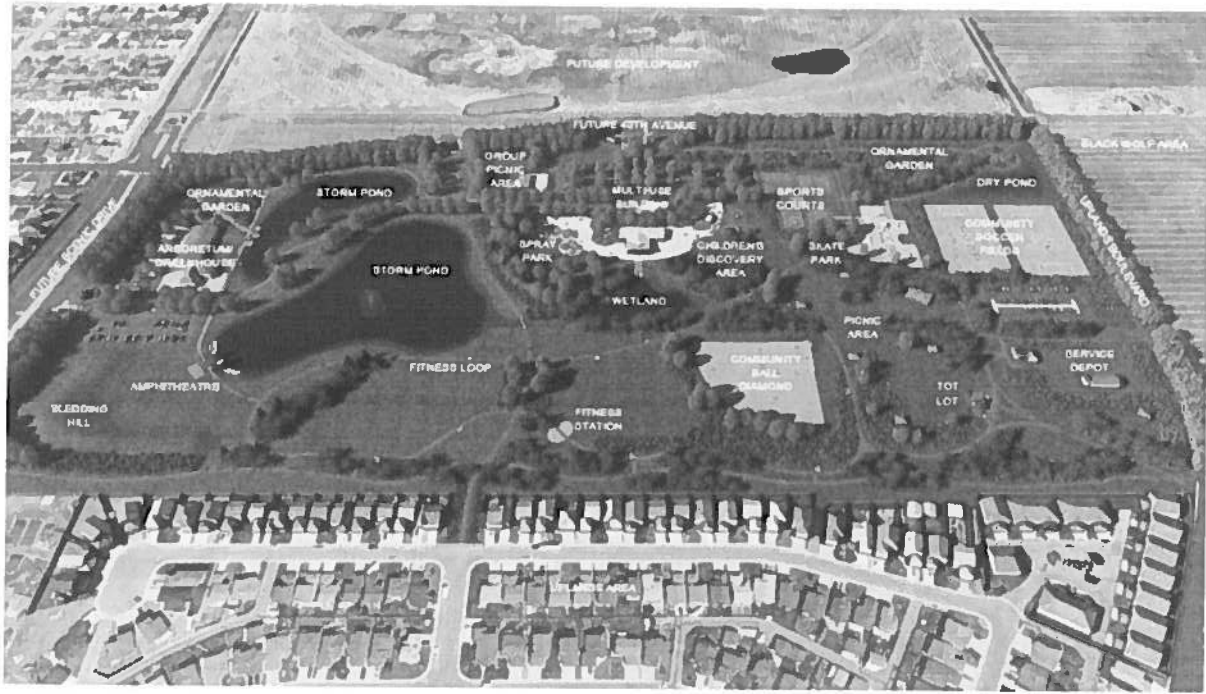
1.44 Hectares

3.56 Acres

Scope of work	Budget #	Per Lot Cost	Per Hectare Cost	Per Acre Cost
Engineering & Legal Surveys	\$ 85,000.00	\$ 3,541.67	\$ 59,027.78	\$ 23,842.92
Engineering Contingency 10%	\$ 66,749.00	\$ 2,781.21	\$ 46,353.47	\$ 18,723.42
		\$ -	\$ -	\$ -
Shallow Utility Installation	\$ 128,045.00	\$ 5,335.21	\$ 88,920.14	\$ 35,917.25
		\$ -	\$ -	\$ -
Inspection Fees=2000+(300X1.44)	\$ 2,432.00	\$ 101.33	\$ 1,688.89	\$ 682.19
Offsite Levie 1.44 ha @\$74,161.6	\$ 106,792.70	\$ 4,449.70	\$ 74,161.60	\$ 29,955.88
Signage Estimate		\$ -	\$ -	\$ -
Deep Utility Installation	\$ 652,490.00	\$ 27,187.08	\$ 453,118.06	\$ 183,026.65
Trench, Granular, Backfill, Electrical Conduit	\$ 15,000.00	\$ 625.00	\$ 10,416.67	\$ 4,207.57
Landscaping		\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -
\$60,000/acre- Land Cost	\$ 213,600.00	\$ 8,900.00	\$ 148,333.33	\$ 59,915.85
	\$ 1,270,108.70	\$ 55,222.12	\$ 882,019.93	\$ 356,772.11



North Lethbridge Legacy Park Development Plan



OVERALL VIEW

ARTIST'S CONCEPT
SUBJECT TO CHANGE



FERRARI WESTWOOD RABITS
ARCHITECTS

North Regional Park
City of Lethbridge
January 13, 2014



NORTH LETHBRIDGE
REGIONAL PARK



TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015 *and amending bylaw 20-2015
and 2-2016*

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ESTABLISHING AN OFF-SITE LEVY FOR LAND THAT IS TO BE SUBDIVIDED OR DEVELOPED WITHIN THE TOWN OF TABER.

WHEREAS Section 648 of the Municipal Government Act (Alberta, RS.A. 2000, Chapter M-26, and amendments thereto) permits a Council to impose a levy known as an Off-Site Levy in respect of land to be subdivided or developed within a municipality's limits, and to authorize an agreement to be entered into for the payment of the Levy;

AND WHEREAS Council received advice respecting upgrades to Off-Site Infrastructure, which set out a fair and equitable calculation of Off-Site Levies in accordance with the purpose of the Municipal Government Act;

AND WHEREAS on May, 2, 2012 and July 19, 2012 the Municipality engaged in consultation with representatives of the Development Industry and with Owners of undeveloped land within the municipality, to present and define, existing and future Infrastructure projects for the Municipality with respect to circumstances of the municipality and the benefits of development;

AND WHEREAS the Municipality received advice from MPE Engineering Ltd. on August 7, 2015 regarding a 15% increase in construction costs since 2012 which could be applied to the current Off-Site Levy rate;

AND WHEREAS on November 9, 2015, after holding a Public Hearing regarding an increase to the Off-Site Levy rate, Council resolved to maintain the Off-Site Levy rate set in 2012 until all transportation and municipal utility master plans have been updated;

AND WHEREAS Council determined that the Off-Site Levy rate would be reviewed again in 2017;

AND WHEREAS Council determined that one levy apply to all Residential, Commercial & Institutional lands, is in the best interests of the Town of Taber;

AND WHEREAS Council has advertised its intention to consider the provision of this bylaw, pursuant to the requirements of the Municipal Government Act;

*Repealed
by
Bylaw
2-2016* { AND WHEREAS it is the intention of Council to repeal NW Water and Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99, Developer Reimbursement Bylaw 14-2012, and Offsite Levy Bylaw 10-2012 effective the date upon which Offsite Levy Bylaw 17-2015 comes into effect;

NOW THEREFORE the Council of the Municipality in the Province of Alberta, duly assembled, hereby enacts as follows:

1. Definitions

1.1 The following terms shall have the following meanings in this Bylaw:

- a) "**Bylaw**" means the off-site levy bylaw established by the Municipality;
- g*
TCB

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

- b) "**Chief Administrative Officer**" means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;
- c) "**Council**" means the Council for the Town of Taber;
- d) "**Developable Land**" shall mean all land contained within the Development Region:
 - i. Upon which Development takes place after the date of passing of this Bylaw; or
 - ii. For which Subdivision approval is obtained after the date of passing of this Bylaw;

excluding all Developed Land,

- e) "**Developed Land**" shall mean land that has been subject to Development or a Subdivision prior to the date of passing of this Bylaw, and in respect of which off-site levies for the same services have been paid;
- f) "**Development**" means "development" as defined in the Municipal Government Act, R.S.A. 2000, c. M-26, s. 616.;
- g) "**Development Agreement**" means, "development agreement" as referred to in the Municipal Government Act, R.S.A. 2000, c M-26, ss.650 and 655.;
- h) "**Development Region**" includes the area of land within the municipal limits of the Municipality's boundaries Identified in Schedule 'A' attached;
- i) "**Growth**" shall mean:
 - i. The creation of new lots through Subdivision; and
 - ii. The occurrence of Development;
- j) "**Municipality**" means the Town of Taber;
- k) "**Off-Site Infrastructure**" shall mean those necessary growth components and projects related to water, sanitary, storm water and road infrastructure;
- l) "**Off-site Levy**" means the Off Site Levy imposed pursuant to this Bylaw under the authority of the Municipal Government Act RSA 2000.c.M-26; and
- m) "**Subdivision**" means "subdivision" as defined in the Municipal Government Act, R.S.A.200, c. M-26. s. 616.

2. Name of Bylaw

2.1 This Bylaw may be cited as the "Off-Site Levy Bylaw".

3. Imposition of Levy

3.1 There is hereby imposed a levy which shall be known as Off-Site Levy in respect of all Developable Land;

3.2 The amount of the levy imposed is as calculated in Section 7 of this bylaw, at the rate established per Section 5;

3.3 The Off-Site Levy will be assessed on all Developable Land within the Development Region on a per hectare basis as provided in Section 7 of this bylaw, excluding those portions of Developable Land that are designated pursuant to a Subdivision as:

- a) Municipal Reserve, and
- b) Environmental Reserve;

/s/
TCPB

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

2012 Estimated Grant Funding Assistance \$16,000,000

7. Offsite Levy Rate Allowing for Grant Funding Assistance

- 7.1 The Offsite Levy rate allowing for grant funding assistance will be established with the total net costs which include grant funding assistance and the total developable area.

Applying this government funding estimate results in a reduction of the Off-Site Levy as follows:

Total Costs	\$46,340,251.00
Less Grant Funding (estimated)	<u>\$16,000,000.00</u>
NET COSTS	\$30,340,251.00
Divided by Net Development Area	409.11
2012 Off-Site Levy Allowing for Grant Funding	\$74,161.60/Ha

- 7.2 The Offsite Levy rate allowing for grant funding assistance is \$74,161.60/Ha.
- 7.3 In future reviews, when more data is available, these calculations may be further refined.

8. Calculation of Developer Off-Site Levy

- 8.1 The Off-Site Levy shall be calculated as per the annual Off-Site Levy Rates defined within Section 7. The Off-Site Levy assessment is a function of Net Development Area and the Off-Site Levy Rate.

$$\text{Net Development Area} \times \text{Off-Site Levy Rate} = \text{Assessed Off-Site Levy}$$

9. Development Agreements

- 9.1 The entering into of a Development Agreement with respect to other items, the collection of an Off-Site Levy is hereby authorized;
- 9.2 Council delegates the authority to enforce and administer this Bylaw, including but not limited to, the authority to enter into Development Agreements on behalf of the Municipality and to defer collection of Off-Site Levies imposed pursuant to this Bylaw, to the Chief Administrative Officer;
- 9.3 Council may from time to time adopt policies or guidelines for the assistance and direction of the Chief Administrative Officer in determining which Development and Subdivision applications shall require a Development Agreement; and
- 9.4 Where it is determined that a Development Agreement is appropriate for any application for Development or Subdivision, the applicant or the owner, as the case may be, shall enter into a Development Agreement with the Municipality and such Development Agreement shall ensure that:

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

- a) provision be made for the payment of Off-Site Levies as specified in this Bylaw, or that provision may be made for the deferring of payment of the Off-Site Levies to a future time certain or uncertain; and
- b) no further Off-Site Levies shall be required to be paid under Development Agreements that have been previously collected in full in respect to all of the lands which are the subject of the Development or Subdivision application.

10. Accounting

- 10.1 All funds collected pursuant to this Bylaw shall be accounted for in a special fund and expended only as permitted under the provisions of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended or repealed and replaced from time to time.

11. General

- 11.1 Nothing in this Bylaw precludes the Municipality from:

- a) imposing further or different levies, duly enacted by bylaw, on any portion of the Developable Lands in respect of which the Municipality has not collected levies;
- b) deferring collection of the Off-Site Levy for the stated objects of this Bylaw, on any portion of Developable Lands in respect of which the Municipality collected levies, including requiring security for payment of such deferred levies; or
- c) reducing or forgiving payment of the levies required pursuant to this Bylaw, or otherwise providing for credits for other Off-Site or Oversize infrastructure constructed by a developer in calculating and/or collecting levies that become payable pursuant to this Bylaw.

12. Bylaw Review

- 12.1 The Off-Site Levy Bylaw rate calculation will be reviewed and updated no later than December 31, 2017.

13. NW Water & Sanitary Sewer Trunks Developer Reimbursement

To reimburse the Town for land acquisition costs, land title costs, survey costs, and other incidentals associated with the installation of the improvements in the improvement areas outlined below, the following developer reimbursements will apply on a per acre (or per hectare) basis:

Area 1 - \$106,592

Area 2 - \$1,935

To be paid to the Town of Taber prior to approval of a Plan of Subdivision, based upon total possible subdivision area as determined by the Town of Taber.

Area 1 includes certain lands in the province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6

Handwritten initials and signature in blue ink at the bottom right corner.

TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

LEGAL SUBDIVISION 14 IN THE NORTH WEST QUARTER CONTAINING 16.2 HECTARES (40 ACRES) MORE OR LESS

EXCEPTING THEREOUT THE ROADWAY ON PLAN 6473 JK CONTAINING .806 HECTARES (1.99 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

Area 2 includes certain lands in the province of Alberta legally described as:

MERIDIAN 4, RANGE 16, TOWNSHIP 10, SECTION 6
QUARTER SOUTHWEST CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

FIRSTLY:

THE NORTH 420 FEET OF THE EAST 1470 FEET OF THE SAOD QUARTER CONTAINING 14 ACRES MORE OR LESS

SECONDLY:

THE WEST 409 FEET OF THE SOUTH 1384 FEET OF THE SAID QUARTER SECTION CONTAINING 13 ARECES MORE OR LESS

THIRDLY:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
ROAD	692 JK	0.469	1.16
CONDOMINIUM	9610876	0.536	1.324

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

Developer Reimbursement Bylaw 14-2012 and NW Water and Sanitary Sewer Trunks Developer Reimbursement 5-99 is hereby repealed effective the date upon which this Off-Site Levy Bylaw 17-2015 is adopted.

14. Effective Date

This Bylaw shall take force and effect upon the final reading thereof,

RES.522/2015 Read a first time this 23rd day of November, 2015.

RES. 571/2015 Read a second time this 21st day of December, 2015.

RES. 572/2015 Read a third time and finally passed this 21st day of December, 2015.

*Repealed by
Bylaw 2-2016*

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TOWN OF TABER
OFFSITE LEVY BYLAW NO. 19-2015

Town of Taber

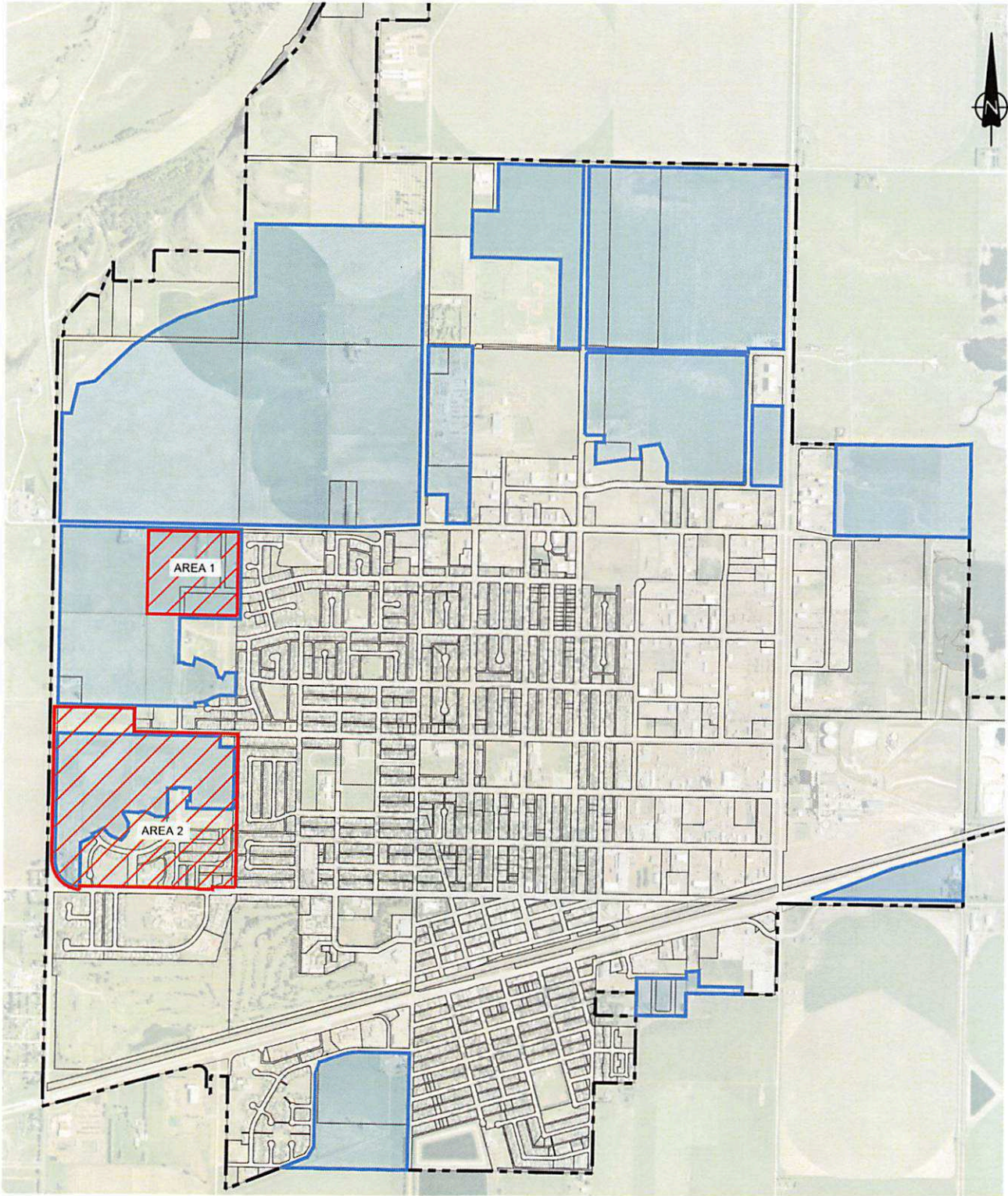


Mayor




Chief Administrative Officer

TPB



LEGEND:

TOWN BOUNDARY



DEVELOPABLE AREA



DEVELOPER REIMBURSEMENT AREA



TOWN OF TABER

DEVELOPABLE AREA
SCHEDULE A

SCALE: NTS

DATE: JULY 2015

JOB: 1415-015-00

FIGURE: SCHEDULE A

Handwritten initials and signature.

TOWN OF TABER
BYLAW NO. 2-2016 amending ByLaw 19-2015

A BYLAW FOR THE PURPOSE OF REVISING THE TOWN OF TABER OFFSITE LEVY BYLAW NO. 19-2015 IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS Section 63 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a Council may by bylaw authorize the revision of a bylaw(s) to correct clerical errors;

AND WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provided that a bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical, or typographical errors and does not materially affect the bylaw in principle or substance;

AND WHEREAS on December 21, 2015 Council passed Offsite Levy Bylaw 19-2015 in accordance with the Municipal Government Act;

AND WHEREAS the Town of Taber deems it proper and expedient to correct the clerical error and deems that the correction does not materially affect the bylaw in principle or substance;

NOW THEREFORE the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby enacts as follows:

1. That a portion of the preamble of Offsite Levy Bylaw 19-2015 containing a clerical error be amended from:

AND WHEREAS it is the intention of Council to repeal NW Water and Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99, Developer Reimbursement Bylaw 14-2012, and Offsite Levy Bylaw 10-2012 effective the date upon which Offsite Levy Bylaw 17-2015 comes into effect;

To:

AND WHEREAS it is the intention of Council to repeal NW Water and Sanitary Sewer Trunks Developer Reimbursement Bylaw 5-99, Developer Reimbursement Bylaw 14-2012, and Offsite Levy Bylaw 10-2012 effective the date upon which Offsite Levy Bylaw 19-2015 comes into effect;

2. That a portion of Section 13: NW Water & Sanitary Sewer Trunks Developer Reimbursement under Area 2 be amended from:

FIRSTLY:

THE NORTH 420 FEET OF THE EAST 1470 FEET OF THE SAOD QUARTER CONTAINING 14 ACRES MORE OR LESS

To:

FIRSTLY

[Handwritten signature]
TAB

*THE NORTH 420 FEET OF THE EAST 1470 FEET OF THE SAID QUARTER CONTAINING
14 ACRES MORE OR LESS*


3. The remainder of Bylaw 19-2015 is not amended by this Bylaw 2-2016 and remains in full force and effect.
4. It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.
5. This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

RES.28/2016 READ a first time this 25th day of January, 2016.

RES.29/2016 READ a second time this 25th day of January, 2016.

RES.31/2016 READ a third time this 25th day of January, 2016.

Mayor



Chief Administrative Officer



PRAIRIE LAKE ESTATES
PHASE 2

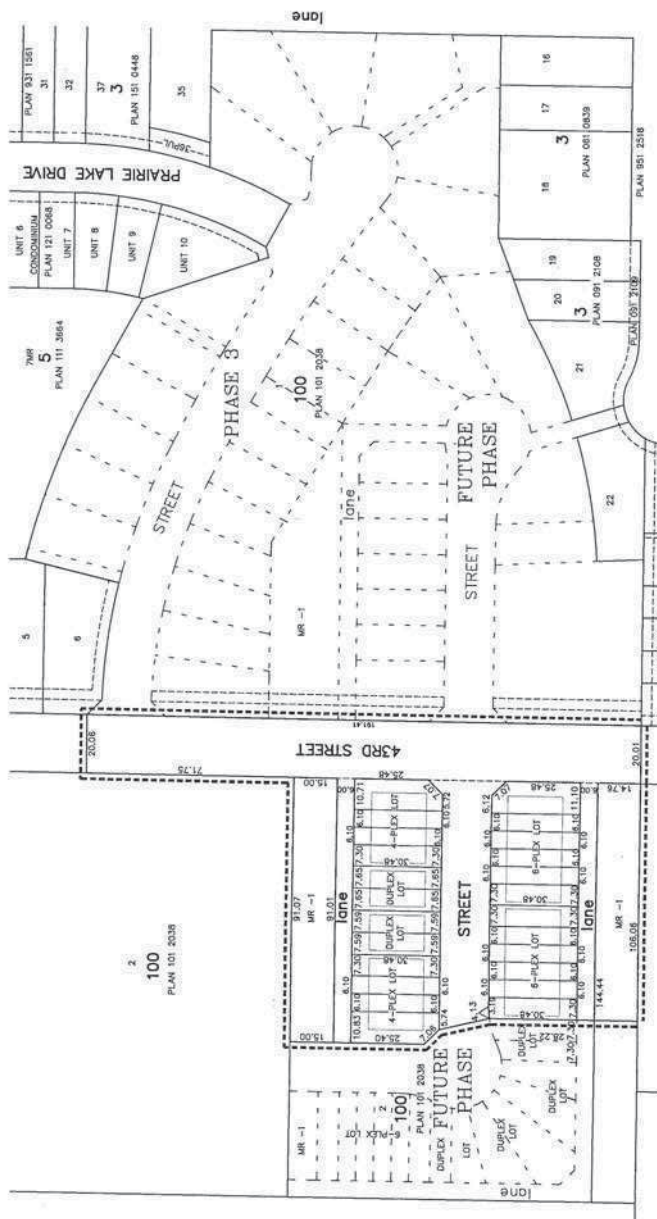


SOUTH ALTA TRADING CO. LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
LOT 2, BLOCK 100, PLAN 101 2068
within
N.W.1/4 SEC. 8; TWP. 10; RGE. 16; W.4 M.

APPROVED:	DRAWN - MJ	DATE - NOV 11/15
	CHECKED - DAJ	JOB - 15-12837
	DESIGN	SHEET
	TRACED	DRAWING
	SCALE	15-12837-PHASE2
		ISSUE
		1:1000

G.J. Aronson, A.L.S.





SUBDIVISION OF LAND

APPROVAL ON CONDITION

Our File: TT15-0-006

January 26, 2016

Brown Okamura and Associates Ltd.
Box 655
Lethbridge, AB
T1J 3Z4

Attention: David Amantea

Subject: **SUBDIVISION APPLICATION**
5702 & 5704 43 ST
Portions of Lot 1(Phase 3) and Lot 2 (Phase 2), Block 100, Plan 1012068
Within NW ¼ 6-10-16 W4M
Taber AB.

Dear Mr. Amantea:

The Town of Taber is hereby giving notice of its decision with regard to the above subdivision application which was approved by the Town's Subdivision Authority on December 21, 2015. The approval is subject to fulfilling the conditions as attached, prior to endorsement.

An appeal to this decision lies with the Subdivision and Development Appeal Board of the Town of Taber. Those who may appeal this decision include: the applicant; any Government Department to which the application was referred; or a school authority with respect to municipal or school reserves.

An appeal may be commenced by filing a notice of appeal within 14 days of receipt of the decision of the subdivision authority. The notice should be addressed to the attention of the Secretary of the Subdivision and Development Appeal Board. The date of receipt is deemed to be 5 days from the date this decision is mailed to you.

A notice of appeal must contain the following:

1. the legal land description of the land being subdivided.
2. the municipal location of the land being subdivided.
3. the reasons for the appeal



In order to have the subdivision endorsed by the Town, you will be required to:

- a) Meet the conditions of approval as set out in the attached Notice of Decision. Should you require any further clarification on meeting conditions, please contact the Planning Department.
- b) Submit your plan of Subdivision and other instruments as prepared by your Surveyor or Lawyer, to the Town of Taber, Planning Department. ***The Town will charge an endorsement of \$250.00 plus \$250.00 per lot at time of endorsement.***

Please note this subdivision approval is valid for a period of one year from the date of approval, pursuant to the Municipal Government Act.

Again, if you require assistance, please do not hesitate to contact this office.

Sincerely,

Katie Tyo,
Planner/Economic Development Officer
lgn

cc: All of the parties originally circulated with the subdivision application

**NOTICE OF DECISION
SUBDIVISION APPLICATION TT 15-0-006**

That this approval shall apply to a tentative residential plan of subdivision TT 15-0-006, portions of Lot 1 (Phase 3), and Lot 2 (Phase 2), Block 100, Plan 1012068, consisting of 2 duplex residential lots, 2 4-plex residential lots, 2 6-plex residential lots and 2 Municipal Reserve lots in Phase 2 and 23 residential lots in Phase 3, with the following conditions:

1. That this approval shall apply to a tentative residential subdivision plan for the south portions of Lots 1 and 2 Block 100 Plan 1012068,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements or rights of way shall be registered against the land for the provision of storm drainage, gas, power and other utilities as required,
4. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements, and the installation of public utilities that are necessary to serve the subdivision. This will be registered on all forthcoming titles,
5. The Developer will be obligated to post security, in the amount and form approved by Procedure PLN-2 Appendix B, Section 14.3(b)(ii) at 30% of all estimated construction costs,
6. The Developer shall be required to pay any outstanding offsite levies owing required by the Town of Taber Off-Site Levy Bylaw prior to endorsement,
7. That detailed servicing plans be submitted and approved by the Director of Public Works prior to signing a Development Agreement and prior to endorsement. These plans shall include items such as drainage requirements, grading, sewer and water servicing, proposed service connections to each lot, detailed road design, landscaping, street lights and signage,
8. That lot numbering be submitted and approved by the Director of Planning and Economic Development,
9. That the subdivision plan be registered in a manner satisfactory to the Land Titles Office,
10. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly as it pertains to blowing debris and weeds during development of the subdivision through to the Final Acceptance Certificate (FAC) stage. This issue shall be addressed in the Development Agreement,
11. All multifamily lots in Phase 2 be granted a front yard setback waiver from 6 meters to 3 meters to allow for rear parking accessed via the lane,
12. Duplex lots in Phase 2 will be granted a lot width waiver to 7.5m,



13. Architectural controls regarding parking located in the rear of the lot be registered on titles for all Phase 2 lots with lane access.



Council Request for Decision

Meeting Date: May 24, 2016

Subject: AgriPlex Structure Addition Request: Taber Exhibition Association

Recommendation:

1. That Council accepts the presentation of the Taber Exhibition Association as information; and
2. That Council tables this decision to the Regular Meeting of June 27, 2016 to allow time for Administration and the Taber Exhibition Association to clarify issues raised in the background component of this agenda item regarding the lease requirements, ownership, etc.; and
3. That Council authorizes a letter of support for this project for the Taber Exhibition Association for the purpose of the Association obtaining grant funding.

Background:

Sherry Crombez, is in attendance representing the Taber Exhibition Association.

The Town received a letter from the Taber Exhibition Association (TEA) requesting that Council consider the addition construction of a warm up structure to the north end of the Agriplex building premises owned by the Town of Taber located at Plan 8410163, Block 1, Lot 1; civic address of 6602 53 Street, Taber, AB, by the Lessee, the Taber Exhibition Association. (Correspondence attached).

In accordance with the current lease, Section 5, any improvements to the premises contemplated by the Lessee must be approved in advance written notice by the Town prior to improvements being initiated, and those improvements shall become the property of the Lessor, upon termination of the lease by either party or following the expiration of the current agreement. The term of the current agreement is 35 years, from the 1st day of November, 2005 to the 31st day of October, 2040.

Administration requests Council discussion include the following:

1. Ownership of the proposed structure.

Currently, the proposed structure is contemplated by the TEA to be owned by the TEA. As this proposed structure would be abutting or

	<p>attached to a currently Town-owned building, there could be misunderstanding as to the ownership, care and control of the proposed structure.</p> <ol style="list-style-type: none"> 2. Would Council give permission to attach the proposed structure to the existing Town-owned facility, or request the proposed structure to be a completely stand-alone facility? If a stand-alone facility, what would the terms of a potential new lease look like, or the implications on the existing lease? 3. Construction Supervision. This could have implications depending on when and if Council wants to take over the proposed structure. All new structures built in the Town of Taber would be inspected by Superior Safety Codes. 4. Once built, would Council like to see the structure turned over to the Town? 5. If the Town partners with the TEA, consideration would need to be given regarding the Municipal Tendering Process. 6. Does Council want to approve the final design plans and specifications prior to the proposed construction? <p>This request did not go to the Recreation Board, as it was deemed not a change in use nor a new use recreational opportunity, but solely an expansion opportunity for the existing facility.</p> <p>Members of the TEA would like to see construction of the proposed facility begin as soon as possible this fall. The group also intends to apply for grant funding to assist with this exciting project.</p> <p>Representatives of the TEA will present the group's request and provide details of the project.</p>
<p>Legislation / Authority:</p>	<p>MGA., Section 3. Current Lease Agreement between the Town of Taber and Taber Exhibition Association.</p>
<p>Strategic Plan Alignment:</p>	<p>Family/Community: Create and promote recreational opportunities and facilities that are regionally recognized in all seasons.</p>



Financial Implication:	Unknown at this time.
Service Level / Staff Resource Implication:	Depending on Council's decision, this topic could have an impact on staff resources and time.
Justification:	The TEA has seen a need for this structure. The current multi-million dollar facility would be upgraded by this addition by allowing better use of the facility and potentially more usability in order to bring more/different events to Taber.
Alternative(s):	Council could ask for additional information. Council could choose not to authorize this project. Many other alternatives.

Attachment(s):	Agriplex Lease Agreement Taber Exhibition Association Building Addition Development Request Proposed Building Plans - Agriplex Development Request Mapping - Proposed Expansion TEA
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

THIS AGREEMENT dated this 18th day of October 2005.

BETWEEN:

THE TOWN OF TABER, 4900 'A' 50 STREET, TABER, AB, T1G 1T1, A MUNICIPAL CORPORATION, WITHIN THE PROVINCE OF ALBERTA (hereinafter referred to as the "Lessor")

OF THE FIRST PART

-AND -

THE TABER EXHIBITION ASSOCIATION, 6602 - 53 STREET, TABER, AB, T1G 2C7, REGISTERED UNDER THE SOCIETIES ACT OF ALBERTA (hereinafter referred to as the "Lessee")

OF THE SECOND PART

WHEREAS THE Lessor is the registered owner of an estate in fee simple, subject, however to such encumbrances as are notified by memorandum underwritten or endorsed on the title of that piece of land known and described as follows:

**PLAN 8410163
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 22.8 HECTARES (56.63 ACRES) MORE OR LESS
(hereinafter referred to as the "said lands")**

AND WHEREAS it is agreed that the Lessor and the Lessee have the common objective of providing the population of Taber and District with a facility to provide for the recreational and social activities of its members and the residents of the Town of Taber and District.

IT IS AGREED between the parties that the premises herein described must be used primarily for the purpose of the foregoing objective.

AND WHEREAS the Lessor and the Lessee have the common objective of providing a facility to foster the foregoing objective.

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

NOW THEREFORE in the consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. AREA DEFINED

The Taber Exhibition Association facility includes the said lands, the main arena building, ancillary buildings, and stock pens (Appendix "A") all of which are hereinafter referred to as the "**said premises**".

2. TERM OF LEASE

THE LESSOR DOES HEREBY LEASE to the Lessee and the Lessee hereby leases from the Lessor all of the said premises to be held by the Lessee as tenant for the space of approximately thirty-five (35) years from the **1st day of November, 2005** to the **31st day of October 2040**, hereinafter referred to as the said term, at the rental rate of \$1.00 per year with the total \$35.00 lease payment due and payable on November 1st, 2005, for the entire term of the agreement.

3 RENEWAL

Provided that the Lessee has not been in default during the term of this lease, then the Lessee may give the Town notice in writing that it wishes to renew this lease, at least six (6) months before the expiry of this lease. The Town will then enter into negotiations with the Lessee as to the Terms of the new lease, however the Lessee agrees and acknowledges that any renewed lease shall be subject to approval of Town Council in it's sole discretion.

4. OPERATIONS AND MAINTENANCE

- a) The Lessee hereby agrees to operate and maintain the said premises.
- b) The Lessee agrees not to break up or cultivate the said lands, without written permission of the Lessor.
- c) The Lessee agrees to use good practices to prevent deterioration of the vegetation and soil erosion on the said lands. Should the Lessee use the said lands in a manner that causes soil erosion or vegetation deterioration, in the opinion of the Town of Taber, (supported by a written statement from the MD of Taber Agricultural Fieldman), the Lessee shall be considered in breach of this lease, and as such it may be terminated, with the Lessee being liable for such costs incurred to make said lands reasonably safe from wind erosion, and restore vegetation to the said lands.

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

- d) The Lessee agrees to keep on the premises no more than 250 head of cattle and 60 horses, as required to hold related activities such as rodeo and team roping activities.
- e) The Lessee agrees to use good facility maintenance practices to prevent foul odours from adversely affecting adjacent or nearby properties.
- f) The Lessee will not during the term of this Agreement assign or sub-let the rights of this Agreement, without first obtaining the consent in writing of the Town. Any change of control of the Lessee shall be considered an assignment.
- g) The Lessee will use their best and earnest endeavours to rid the said lands of restricted weeds (such as Dodder, Eurasian Water Milfoil, Nodding Thistle, Yellow Star-thistle, Diffuse Knapweed, and Spotted Knapweed), noxious, and nuisance weeds in accordance with the Alberta Weed Control Act through Environmental Protection.
- h) The Lessee will not carry on any offensive trade upon the said premises, or carry on any business or trade thereon, by reason of which the rate of insurance on the said premises may be increased.
- i) The Lessee will at the end of the said term leave the said premises in a reasonable condition acceptable to the Lessor, with wind erosion prevention, condition of vegetation, and weed eradication being key interests to the Lessor. The Lessee acknowledges these interests of the Lessor and the Lessee will make every reasonable effort to address these interests.
- j) The Lessee will keep the fences around, and upon the said lands in good repair.
- k) The Lessee will make no major changes or impact the drainage of the said lands and premises in any way without the approval of the Lessor. Alberta Environment does not permit natural drainage courses to be affected.

5. **ADDITIONS, ALTERATIONS, OR RENOVATIONS**

Any improvements to the said premises, contemplated by the Lessee must be approved with advance written notice by the Lessor prior to the improvements being initiated. Those improvements shall become the property of the Lessor, upon termination of this lease by either party or following the expiration of this Agreement.

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

6. **FINANCIAL STATEMENT**

THE LESSEE agrees to provide the Lessor with an annual financial statement on or before November 1 of each year.

7. **ACTIVITIES/PROGRAMS REPORT**

THE LESSEE will provide a written report to the Lessor on its annual activities and programs on or before November 1 of each year.

8. **SOCIETIES ACT**

The Lessee agrees to keep current its Registration and Status with the Societies Act of Alberta and agrees to provide the Town with a copy of its Corporate Registry Annual Return.

9. **WATER RIGHTS**

It is acknowledged that there are no water rights connected with the said lands, and further that the Lessor will not be responsible for providing irrigation services to the Lessee.

10. **ACKNOWLEDGEMENTS OF THE LESSEE**

- a) THE LESSEE further covenants with the Lessor that if during the said term the Lessee's goods and chattels on the said premises liable to distress shall be at any time seized or taken in execution or attachment by any creditor of the Lessee or if the Lessee shall make an assignment for the benefit of creditors or becoming bankrupt or insolvent or shall take the benefit of any Act for bankrupt or insolvent debtors, the said term shall immediately become forfeited and void and the Lessor shall be thereupon entitled to retake possession of the said lands.
- b) AND the Lessee also covenants with the Lessor that the Lessee, will at all times during the continuance of the said term hereby demised keep, and at the termination thereof, yield up the said premises in good and tenantable repair, storm and tempest or other casualty not due to the negligence or carelessness of the Lessee and reasonable wear and tear being excepted.
- c) PROVIDED ALWAYS that it shall be lawful for the Lessor or his agent either alone or with workmen or with others, from time to time at all reasonable times in the day time, during the said term, to enter upon the said premises and every part thereof, to view and examine the state and condition thereof, and in case of any want of reparation or amendment be found on any such examination the Lessee shall and will from time to time cause the same to be well and sufficiently

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

repaired, amended and made good within one (1) month next after notice in writing shall have been given to him or left at or upon the said hereby said premises for that purpose; and if the Lessee shall fail in making the necessary repairs in the manner hereinbefore described, that it shall be lawful for the Lessor or his agent to enter into or upon the said premises and have the same repaired in a proper manner, and to render the account for such repairs to the Lessee, and demand payment for the same; and if default be made in payment thereof, to sue for the same in any Court of Law having jurisdiction over the same.

- d) AND the Lessor covenants with the Lessee for quiet enjoyment of the said premises during the continuance of the said term.
- e) AND the Lessor hereby agrees to pay all taxes, rates and assessments that may be levied against the said premises during the term hereby granted.
- f) AND the Lessee acknowledges and agrees that FOIPP Act applies to all records relating to, or obtained, or compiled, collected or provided to the Town under or pursuant to this agreement.

11. MAINTENANCE

The Lessee shall be responsible for maintaining the said premises in good and tenable repair. The Lessee shall be responsible for facility and grounds maintenance and caretaking costs. The Lessee will provide and maintain all plumbing, pipes and fixtures, light fixtures, heating units, utilities lines to the premises.

The Lessor shall not be obligated to incur any costs, furnish any services or facilities or make any repairs to alterations in or to the said premises. The Lessee will assume full responsibility for the construction, installation, condition, repair, replacement, maintenance and management of the said premises.

12. TERMINATION OR DEFAULT

- a) Either party may terminate this agreement with twenty-four (24) months written notice.
- b) In the event the Lessor terminates this agreement, for any reason other than under the terms set out in article 12 d) of this agreement, the Lessor will provide compensation, at fair market value to the Lessee, based on an appraisal for the current value of the buildings on the said lands. The appraisal will be provided by certified appraiser,

**AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION**

agreeable by both parties and paid for by the Lessor. If the two parties are unable to come to agreement on an appraiser, application will be made to the courts for an unbiased appraiser to be appointed. No compensation will be provided to the Lessee for the said lands.

- c) In the event the Lessor terminates this agreement, for any reason other than 12 d) of this agreement, the Lessor will endeavour to assist the Lessee with finding another similar size lot of land.
- d) THE LESSEE FURTHER CONVENANTS WITH THE LESSOR that if during the said term a breach or default be made in any of the covenants, provisos or conditions herein contained which on the part of the Lessee ought to be observed or performed then the Lessor may immediately terminate this Lease and enter upon the said premises and thereafter have, possess and enjoy them as if this indenture had never been made.

13. PREVIOUS AGREEMENTS

Any previous agreements between the Lessor and the Lessee are hereby deemed null and void with the execution of this lease and the payment of the rent herein stated.

14. PETROLEUM LEASES

IN THE EVENT the Petroleum Industry or any other party develops any part of the said lands for a well, pipeline or other related use, the parties agree that the Lessor has the sole right to determine whether access will be permitted or not and compensation paid for such development shall be decided between them as follows:

- a) All seismic exploration compensation paid for crossing the said lands shall be paid directly to the Lessor for its' own use absolutely.
- b) The compensation paid for loss of crop shall be paid to the Lessee on a one-time basis only, provided the Lessee is current with lease payments, in accordance with this Agreement.
- c) All other compensation for access to the land, right of entry, surface leases or any other compensation that may be received shall be retained by the Lessor and not the Lessee.
- d) In the event a portion of the said lands are developed pursuant to a petroleum industry surface lease a proportional reduction to the Lessee's rent will result. This reduction will only apply if the surface lease is on lands that are currently used for grazing cattle.

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

15. INSURANCE

The Lessee will undertake to insure all of its own equipment, furniture, other possessions against loss of fire, theft, or other unforeseen events.

The Lessee agrees to carry a minimum of FIVE MILLION DOLLARS (\$5,000,000.00) comprehensive general liability throughout the said term of the lease. A copy of the policy, as well as any and all renewals, shall be provided to the Lessor, within 15 calendar days of renewal.

The Lessee shall not admit, or suffer waste or injury to the land or to the buildings, or any part thereof. The Lessee shall not use or occupy or permit to be used or occupy the land or building for any part thereof for any illegal or unlawful purpose or for any manner which could result in a cancellation of insurance.

16. INDEMNIFICATION

- a) The Lessor shall not be liable nor responsible in any way, for any loss of, or damage or injury to, any property belonging to the Lessee, or to any agent, or employee of the Lessee, or to any other person claiming through the Lessee, nor shall the Lessor be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Lessee, or any agent or employee of the Lessee, or any other person who may be or come upon the leased lands.
- b) The Lessee and both of them jointly and severally shall indemnify and save harmless the Lessor of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Lessor, its agents or employees, whether arising by reason of any breach, violation or non-performance by the Lessee of any of the covenants, terms or provisions hereof, arising by reason of the act or neglect of either the Lessee, its' agents or employees. The Lessee's indemnification of the Lessor shall survive any termination of this Lease, notwithstanding anything herein contained to the contrary.

17. HEALTH & SAFETY

The Lessee is responsible to comply with the provisions of the Occupation Health & Safety Act, RSA 2000, Chapter 0-2, and amendments thereto and regulations there under or any successive legislation.

For the purposes of this Lease, the Lessee is assigned the role of the prime contractor for the worksite and is responsible for ensuring compliance with the Occupational Health & Safety Act by all employers and employees on the site.

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

18. **NOTICES**

The parties may give the other party Notice pursuant to the Agreement, in writing to the addresses as follows:

Lessor: 4900 'A', 50 Street, Taber, Alberta T1G 1T1

Lessee: 6602 – 53 Street, Taber, Alberta T1G 2C7

19. **SINGULAR/MASCULINE**

Wherever the singular and masculine are used throughout this lease, the same shall be construed as meaning the plural or feminine where the context of the parties hereto so require.

20. **ENTIRE AGREEMENT**

This Agreement constitutes the entire Agreement between the parties hereto relating to the subject matter hereof and supersedes and excludes all prior agreements, understandings, representations, collateral agreements, negotiations and discussions, whether oral or written, of the parties.

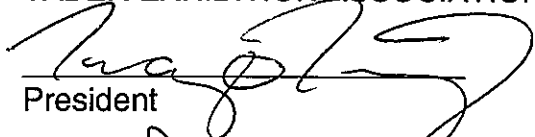
21. **INDEPENDENT LEGAL OR PROFESSIONAL ADVICE**

The Lessee acknowledges that prior to executing this Agreement, they had been advised by the Lessor to obtain independent legal advice or other professional advice. By signing this Agreement the Lessee confirms that they have had a reasonable opportunity to consider this offer and to seek independent legal or other professional advice prior to executing this Agreement and either:


- a. obtained independent legal or other professional advice; or
- b. waived the right to obtain legal or other professional advice.

IN WITNESS WHEREOF the Parties have duly executed this agreement as of the date and year first above written.

TABER EXHIBITION ASSOCIATION

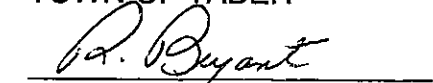


President




First Vice President

TOWN OF TABER

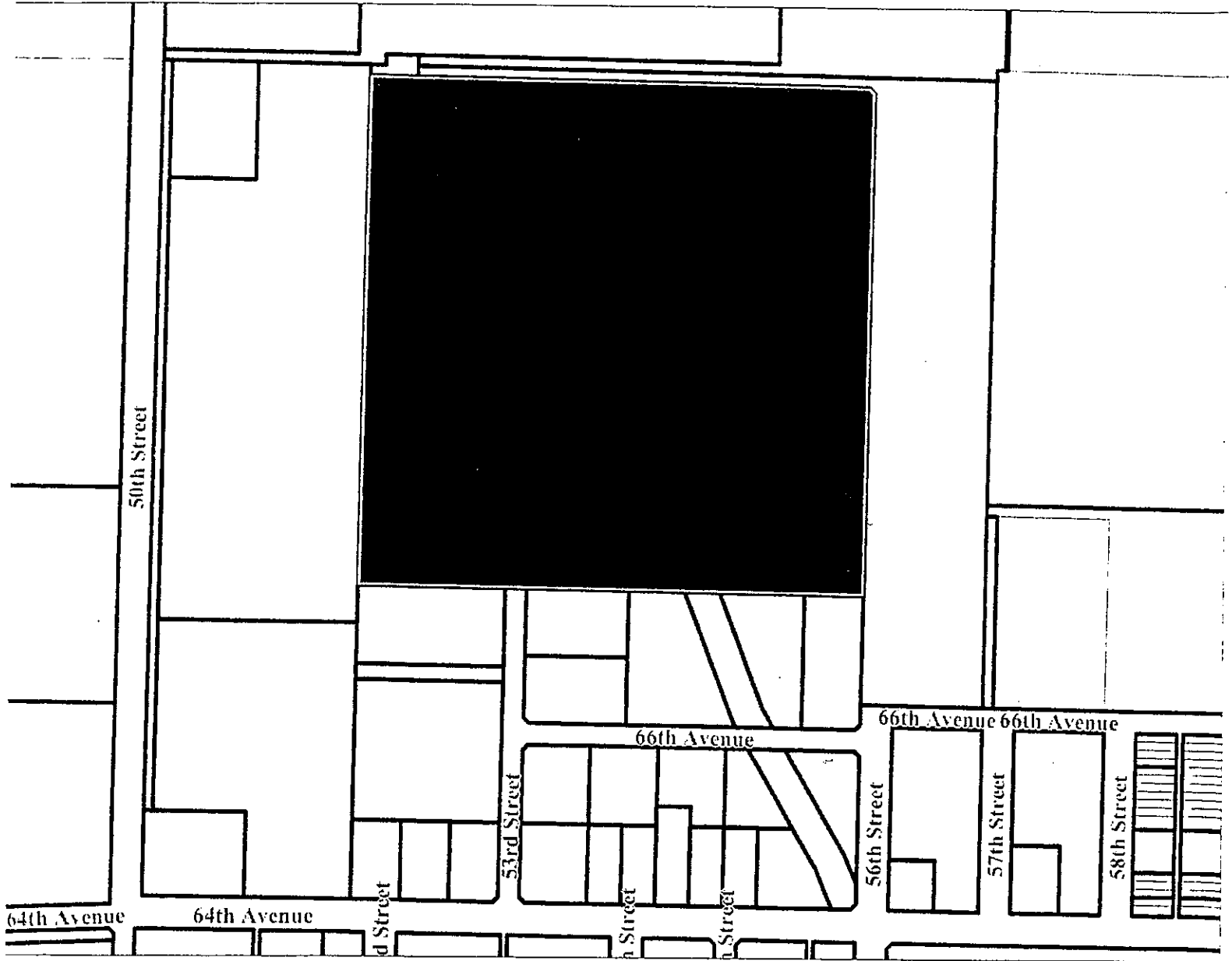


Mayor

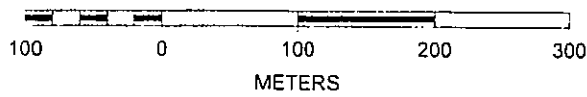


Chief Administrative Officer

Town of Taber - TEA Lease



SCALE 1 : 5,529



AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION

CANADA)	I, <i>Rob Cressman</i>
)	of the Town of Taber
PROVINCE OF ALBERTA)	in the Province of Alberta,
)	make Oath and say:
TO WIT)	

1. THAT I was personally present and did see **Troy Terry** named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein;
2. THAT the same was executed at the Town of Taber, in the Province of Alberta, and that I am the subscribing witness thereto;
3. THAT I know the said **Troy Terry** and he/she is in my belief of the full age of eighteen years.

Sworn before me at the Town of Taber)
in the Province of Alberta,)
this day of *18th of October*, A.D.2005)

Rob C

R Mangold
A Commissioner of Oaths in and for the
Province of Alberta

R. MANGOLD
Commissioner for Oaths
Comm. Expires Dec 19, 2007

AGRIPLEX LEASE AGREEMENT
TOWN OF TABER AND TABER EXHIBITION ASSOCIATION


CANADA)	I, Rob Cressman
)	of the Town of Taber
PROVINCE OF ALBERTA)	in the Province of Alberta,
)	make Oath and say:
TO WIT)	


4. THAT I was personally present and did see **Charles Iwan** named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein;

5. THAT the same was executed at the Town of Taber, in the Province of Alberta, and that I am the subscribing witness thereto;

6. THAT I know the said **Charles Iwan** and he/she is in my belief of the full age of eighteen years.

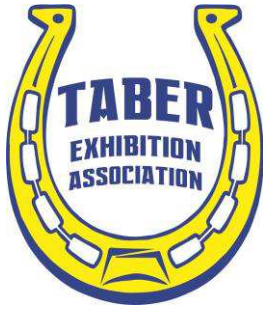
Sworn before me at the Town of Taber)
in the Province of Alberta,)
this day of 18th of October , A.D.2005)





A Commissioner of Oaths in and for the
Province of Alberta

R. MANGOLD
Commissioner for Oaths
Comm Expire Dec. 19/2007



Address: 6602- 53 St.
Taber, AB
T1G 2A2
Phone: 403-223-9539
Fax: 403-223-9569

Email: taberagplex@telus.net

April 15, 2016

Town of Taber
4900C – 50th Street
Taber, Alberta
T1G 1T2

To: Town of Taber Council

RE: Development

The Taber Exhibition Association would like to thank the Town of Taber for their continuing support of our facility and grounds.

The T.E.A. would like to add a warm up structure to the north end of the building. This structure would have a multiply use purpose; to warmup horses during events, run through for barrel racers, stalling for day events, stalling for bull sale and 4H show & sale.

We would like some guidance and your input on the permitting process. We try to contribute to the community we service and play an important role as one of Taber's recreation facility. We would like to move forward with this addition and continue to serve Taber and surrounding area with year around recreation.

Thank you for your consideration of our request.

Sherry Crombez,
President
Taber Exhibition Association



SOUTHWEST
Design & Construction Ltd.

Southwest Design & Construction Ltd.

3755 – 18th Avenue North, Lethbridge, Alberta T1H 6T2

Ph: (403) 320-5400 Fax: (403) 329-3387

March 24, 2016

Taber, Alberta

RE – Taber Ag Plex Building Addition

Project Summary

The scope of this proposal is based on the supply only of an approximately 50'x122'x22' mono slope pre-engineered steel building package. The building allows for 2 overhead doors on the exterior as well as 2 man doors. A standing seam roof is recommended with a minimum layer of insulation for condensation control, the building is designed to be an unheated space. The project scope that is not covered by this budget includes the following;

Electrical Work

Mechanical Work

Sprinklers

Building Code compliance

Interior floor dirt work

Engineering outside of Foundation and Pre-Engineered Building

Site work

Building delivery is approximately 8-10 weeks based on current supplier availability.

Building Information and components

1. Pre Engineered building package based on dimensions provided and listed above
2. Standard color trim and flashings at headers, sills, corners and caps.
3. Standard cladding profile and color with accent band
4. Standing seam galvalume roof slope to match the existing building where applicable
5. 26ga cladding profile and color to be standard options, matching to existing building at owners request.
6. Accent color banding.
7. MBI building insulation for roof system R12.
8. Commercial grade metal walk doors, frames and hardware – painted to match existing or at owners request.
9. Commercial grade overhead doors with light panel available, north door to be approximately 25' wide to allow for riding aisle, east door to be approximately 10' wide.

AL6-60 rating



Building Erection

1. All labour, materials and equipment required for erection of building
2. COR and WCB certified
3. Site Supervision and Safety Co-ordinator

Building Cost and Erection Cost \$ [REDACTED] + GST

Concrete and Foundation

1. Construct engineered concrete 32mpa type 50 foundation with pilasters based on soil bearing capacity for 4' grade beam and strip footing
2. Pad and Pier foundation adjacent to the existing building
3. Additional support may be required since building does not have a concrete floor.

Foundation Cost \$ [REDACTED] + GST

Additional Projected Costs/Allowances

1. Structural Engineering - [REDACTED]
2. Geotechnical Engineering - \$ [REDACTED]
3. Building Survey - \$ [REDACTED]
4. Building Permits - \$ [REDACTED]

*steel insulated panels
+ \$ [REDACTED] R30*

Total Additional Costs \$ [REDACTED] + GST

Total Project Budget Estimate \$ [REDACTED] + GST

Project Phasing

During the initial contact regarding the project, the option to split the building into 2 smaller portions to allow for phasing was discussed. This is a small breakdown of how that would impact budget to allow for an approximately 50'x75' portion and a 50'x50' portion.

Building and Erection 50'x75' = \$ [REDACTED]

Building and Erection 50'x50' = \$ [REDACTED]

Foundation 50'x75' = \$ [REDACTED]

Foundation 50'x50' = \$ [REDACTED]

Total Additional Costs = \$ [REDACTED]

Total Project cost with phasing = \$ [REDACTED]

Terms Exclusions

All finalized pricing will be based on approved final design.

This budget is valid for 30 days and does not cover the following GST, site work, trenching, heating and hoarding, or upgrades to the existing facilities for this project. It is understood that if available the owner will provide access to temporary power for the duration of construction.



SOUTHWEST
Design & Construction Ltd.

Southwest Design & Construction Ltd.

3755 – 18TH Avenue North, Lethbridge, Alberta T1H 6T2

Ph: (403) 320-5400 Fax: (403) 329-3387

Toll-Free (877) 414-4043

Thank you for the opportunity to quote on this project. Please feel free to contact me if you have any questions.

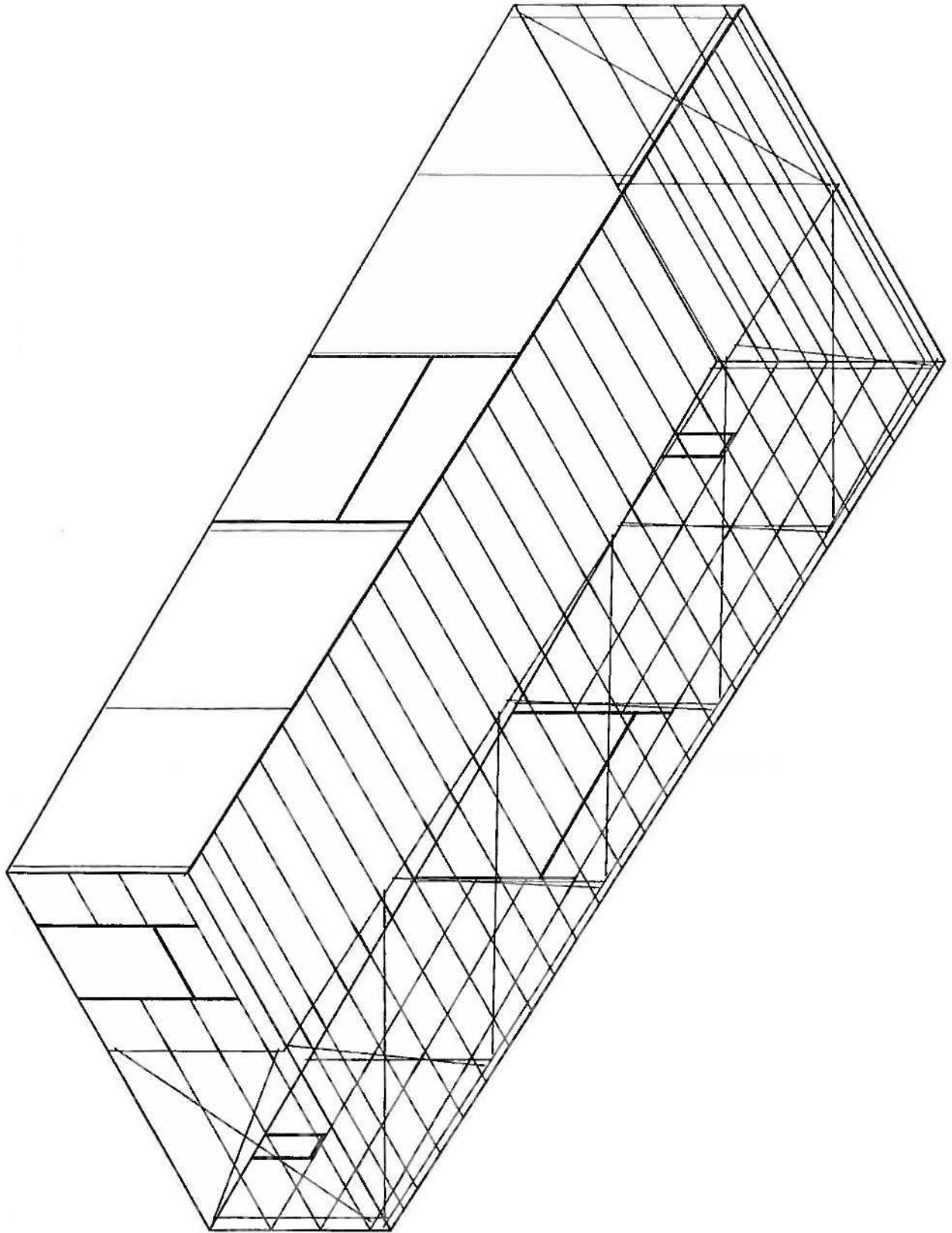
Regards,

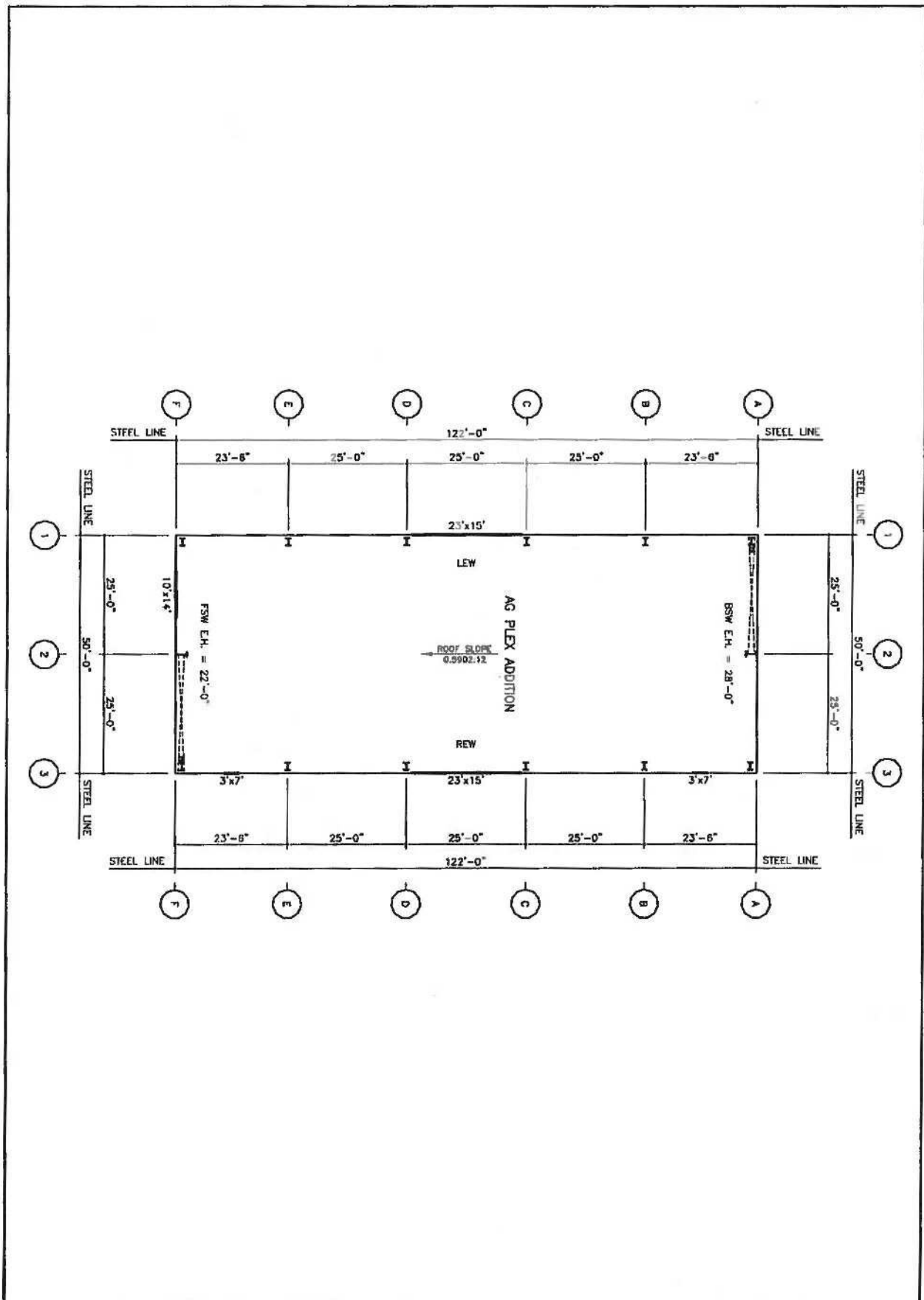
Dave Jackson





Project Manager

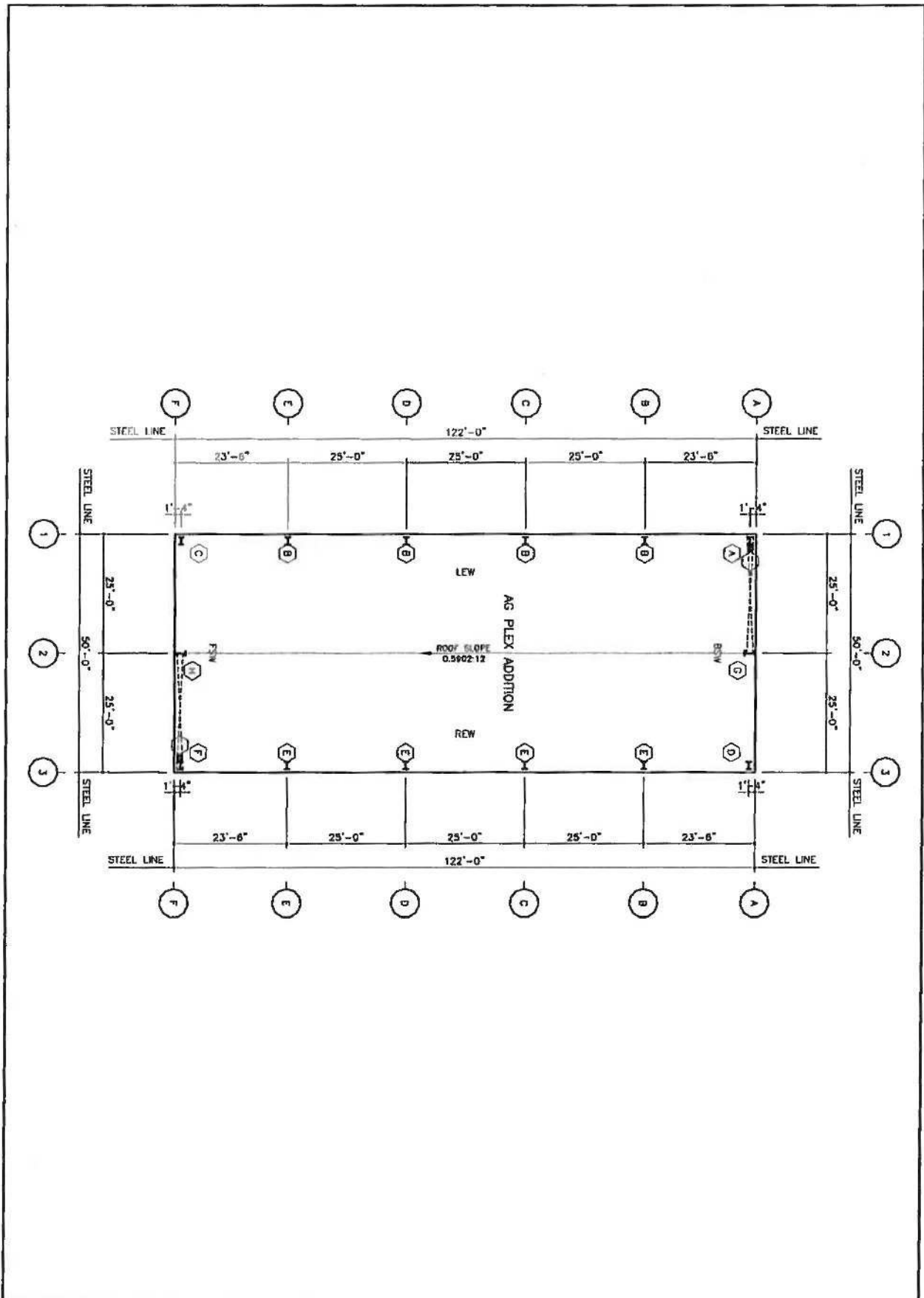
(403)915-8130




Southwest Design and Construction

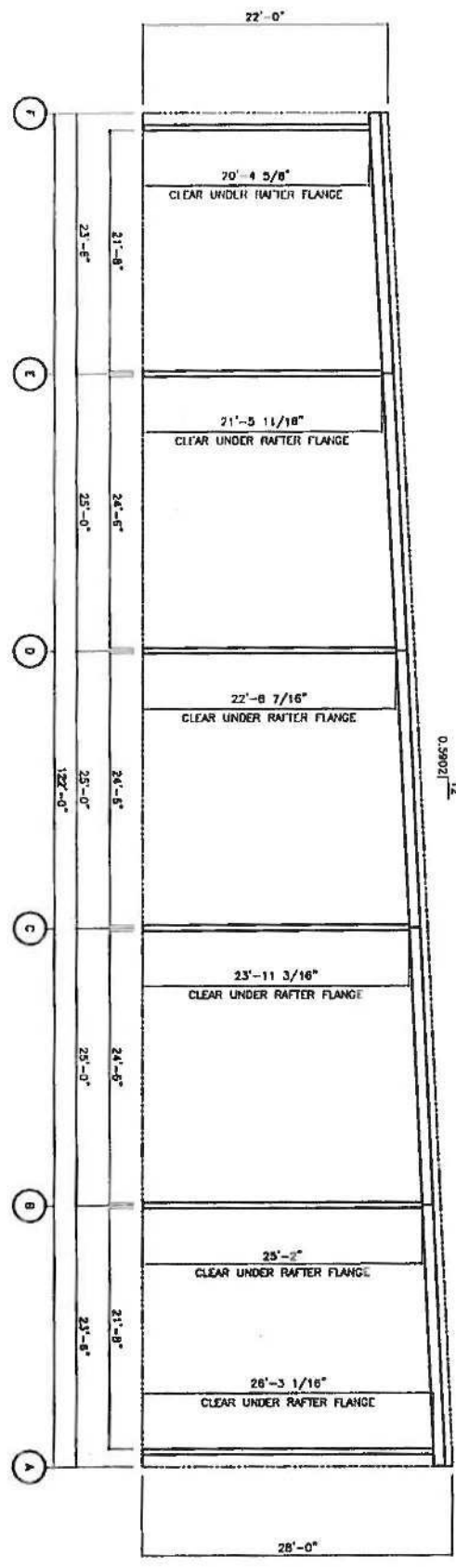




DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	   
SHEET TITLE: 3/24/2018 4:02 PM PRELIMINARY FLOOR PLAN		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD.	
SHEET NUMBER: FP1	QUOTE NUMBER: 0001	LETHBRIDGE, AB	






DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	  
SHEET TITLE: 3/24/2019 4:02 PM PRELIMINARY ANCHOR BOLT PLAN		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD.	
SHEET NUMBER: AB1	QUOTE NUMBER: 0001	LETHBRIDGE, AB	



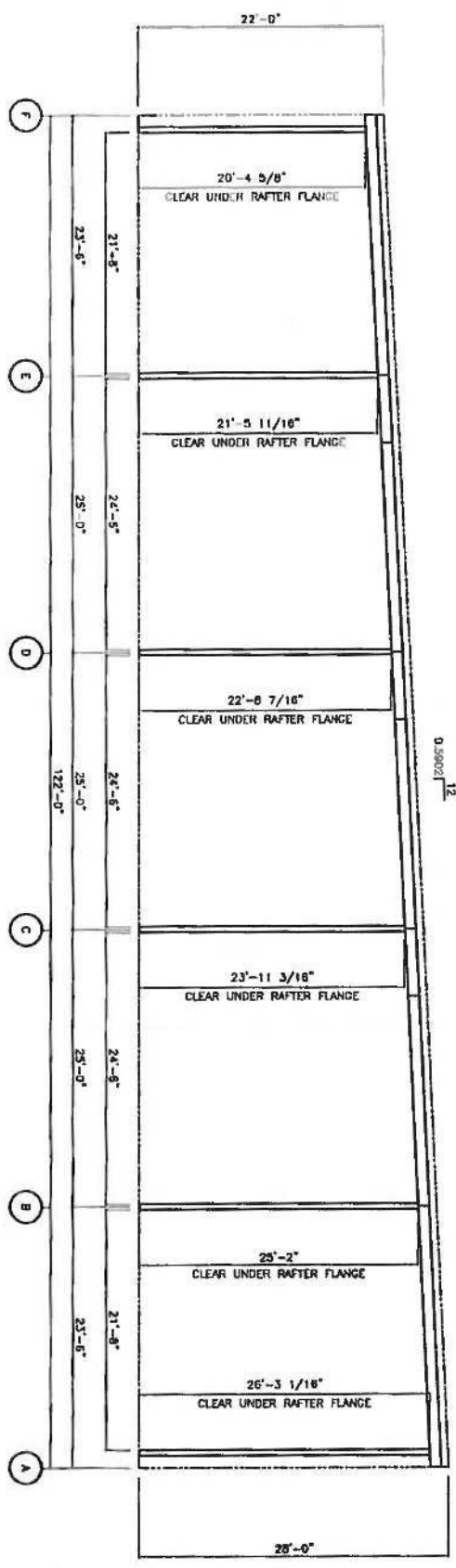
ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.





FRAME @ LINE(S) 1

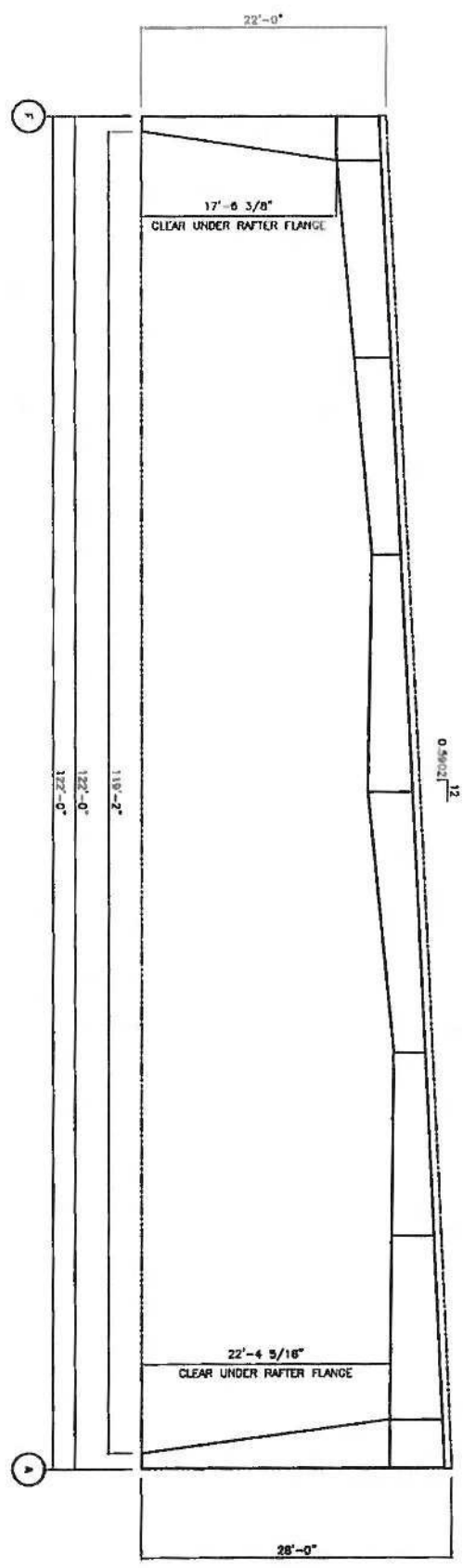
DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	  
SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS		TABER, AB	
SHEET NUMBER: FX	QUOTE NUMBER: 0001	CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD. LETHBRIDGE, AB	

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

FRAME @ LINE(S) 3







DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	 Building Systems by   
SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD. LETHBRIDGE, AB	
SHEET NUMBER: FX	QUOTE NUMBER: 0001		

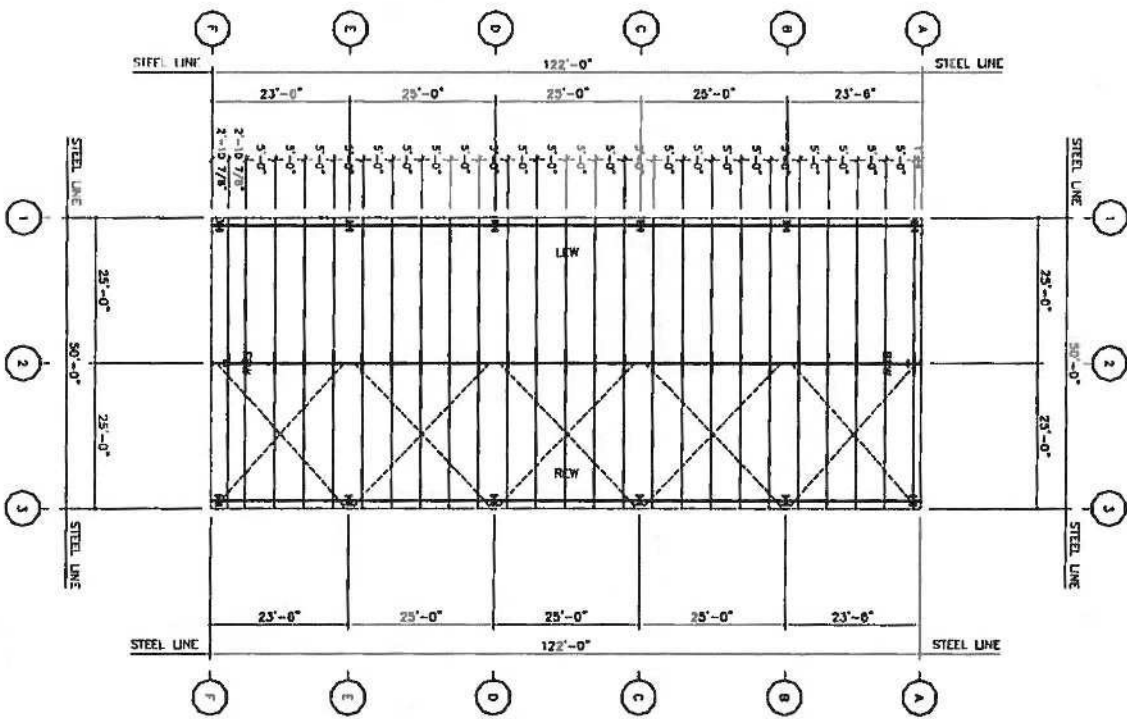


ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

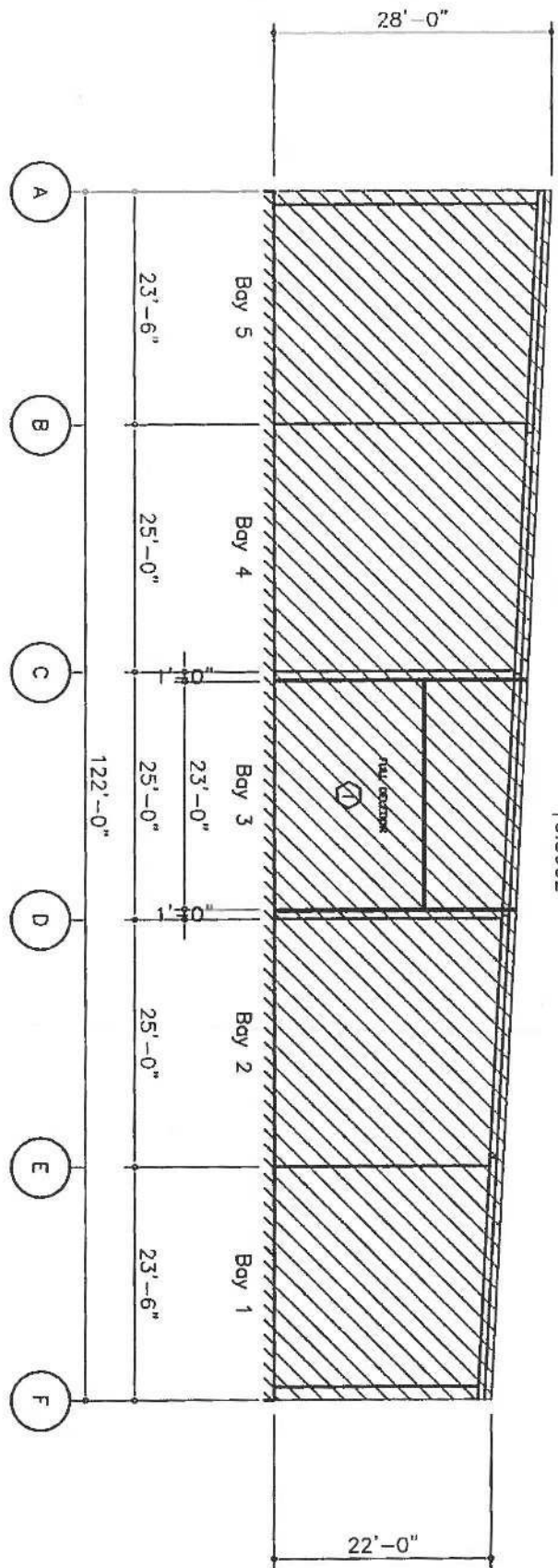
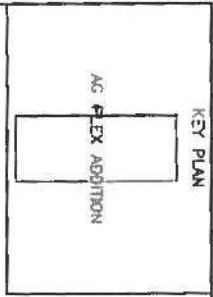
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DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	 <small>Building Connected to</small>   
SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS		TABER, AB	
SHEET NUMBER: FX	QUOTE NUMBER: 0001	CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD. LETHBRIDGE, AB	

AG PLEX ADDITION ROOF FRAMING PLAN



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	
SHEET TITLE: 3/24/2018 4:02 PM PRELIMINARY ROOF FRAMING PLAN		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD.	
SHEET NUMBER: RF1	QUOTE NUMBER: 0001	LETHBRIDGE, AB	



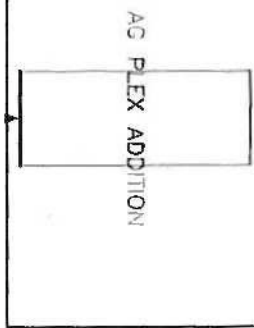
ELEVATION AT LINE 1

FRAMED OPENING SCHEDULE

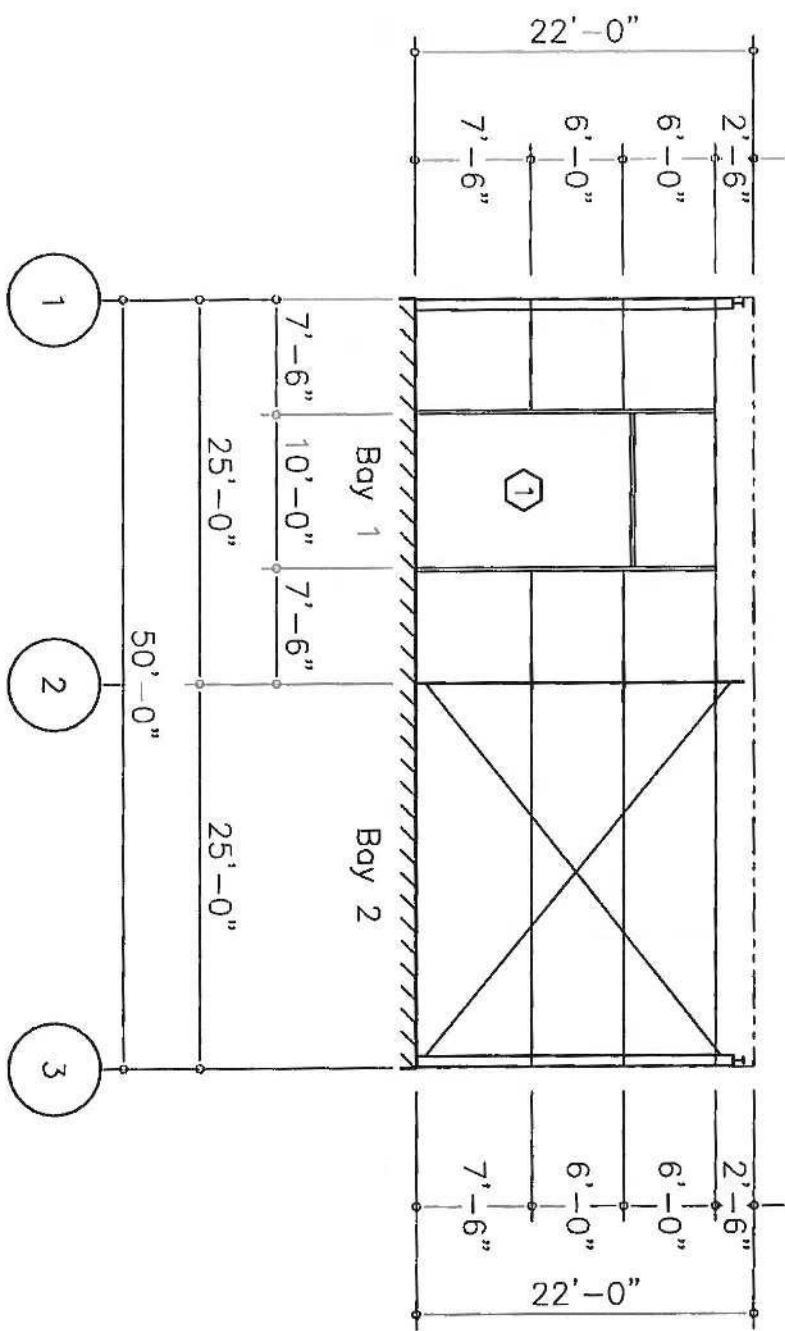
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DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	 NUCOR BUILDING SYSTEMS Southwest Design and Construction Ltd. LETHBRIDGE, AB
SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD.	
SHEET NUMBER: ST5	QUOTE NUMBER: 0001	DATE: 3/24/2018 4:52 PM	

KEY PLAN



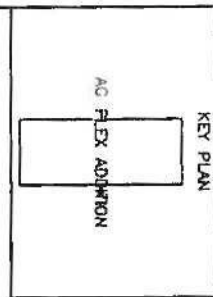
FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
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ELEVATION AT LINE F

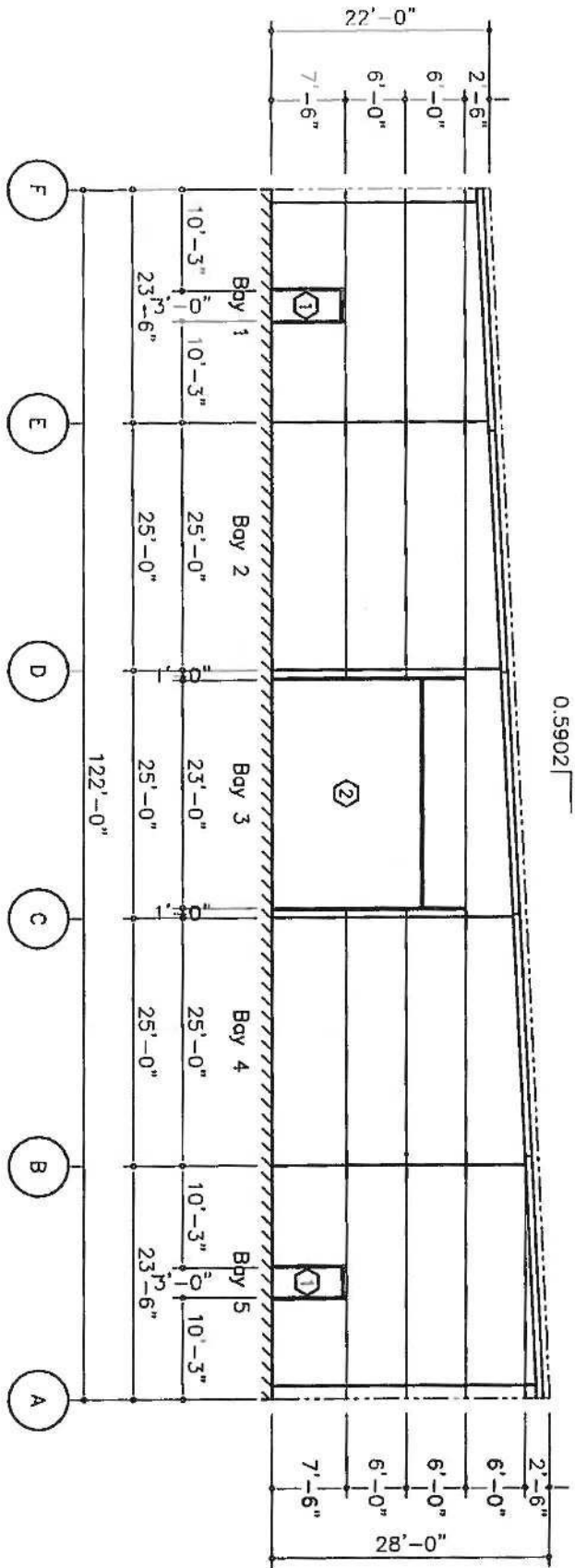
DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME TABER AG PLEX	
SHEET TITLE PRELIMINARY STRUCTURAL ELEVATIONS		CUSTOMER NAME SOUTHWEST DESIGN AND CONSTRUCTION LTD.	
PROJECT NUMBER ST6	QUOTE NUMBER 0001	LETHBRIDGE, AB	

3/24/2018 4:02 PM



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	2	3'-0"	7'-0"	0'-0"	FACTORY
2	1	23'-0"	15'-0"	0'-0"	FACTORY



ELEVATION AT LINE 3

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 3/24/2018 4:02 PM
 PRELIMINARY STRUCTURAL ELEVATIONS

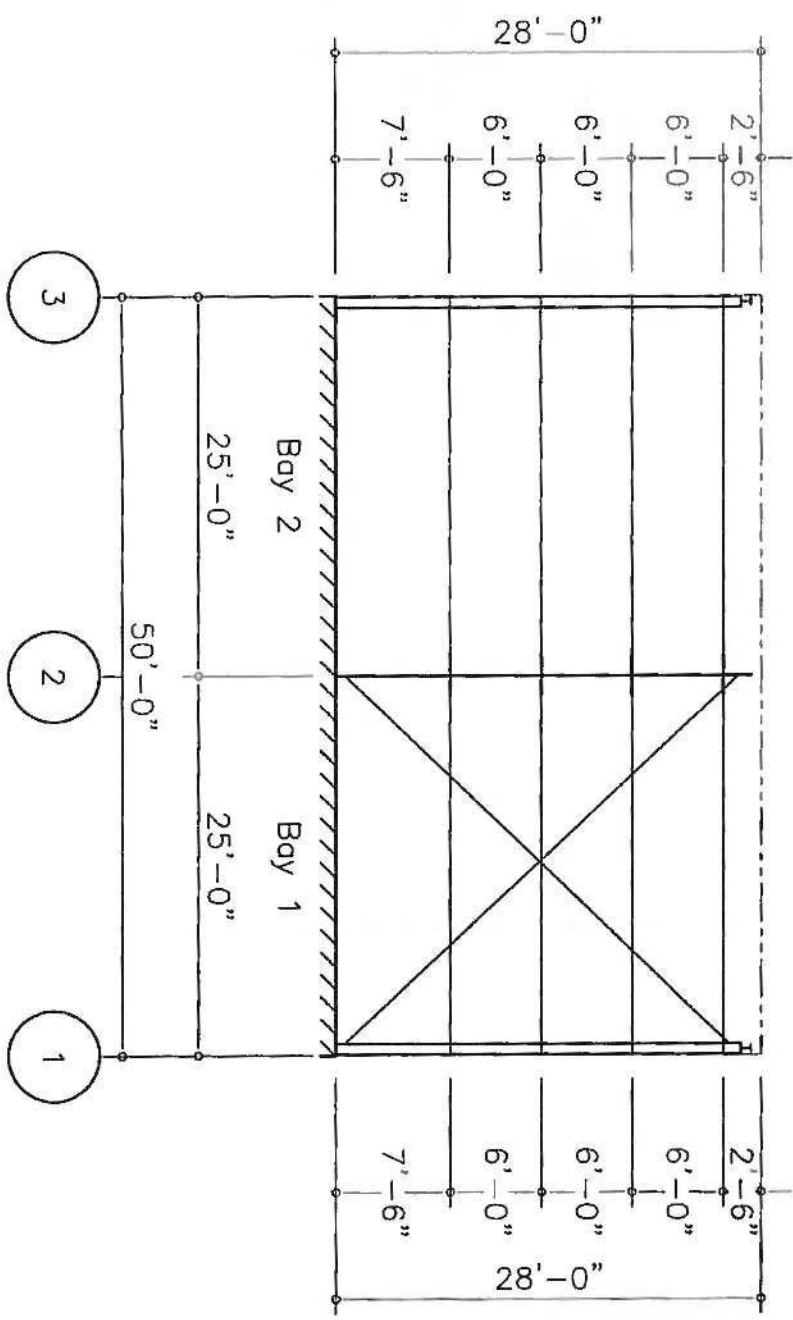
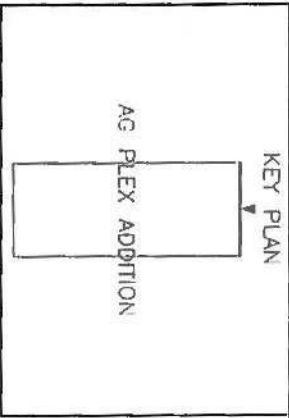
SHEET NUMBER: ST7
 QUOTE NUMBER: 0001

PROJECT NAME:
 TABER AG PLEX
 TABER, AB

CUSTOMER NAME:
 SOUTHWEST DESIGN AND CONSTRUCTION LTD.
 LETHBRIDGE, AB

NUCOR BUILDING SYSTEMS

eQuote MBMA



ELEVATION AT LINE A

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 3/24/2018 4:02 PM
 PRELIMINARY STRUCTURAL ELEVATIONS

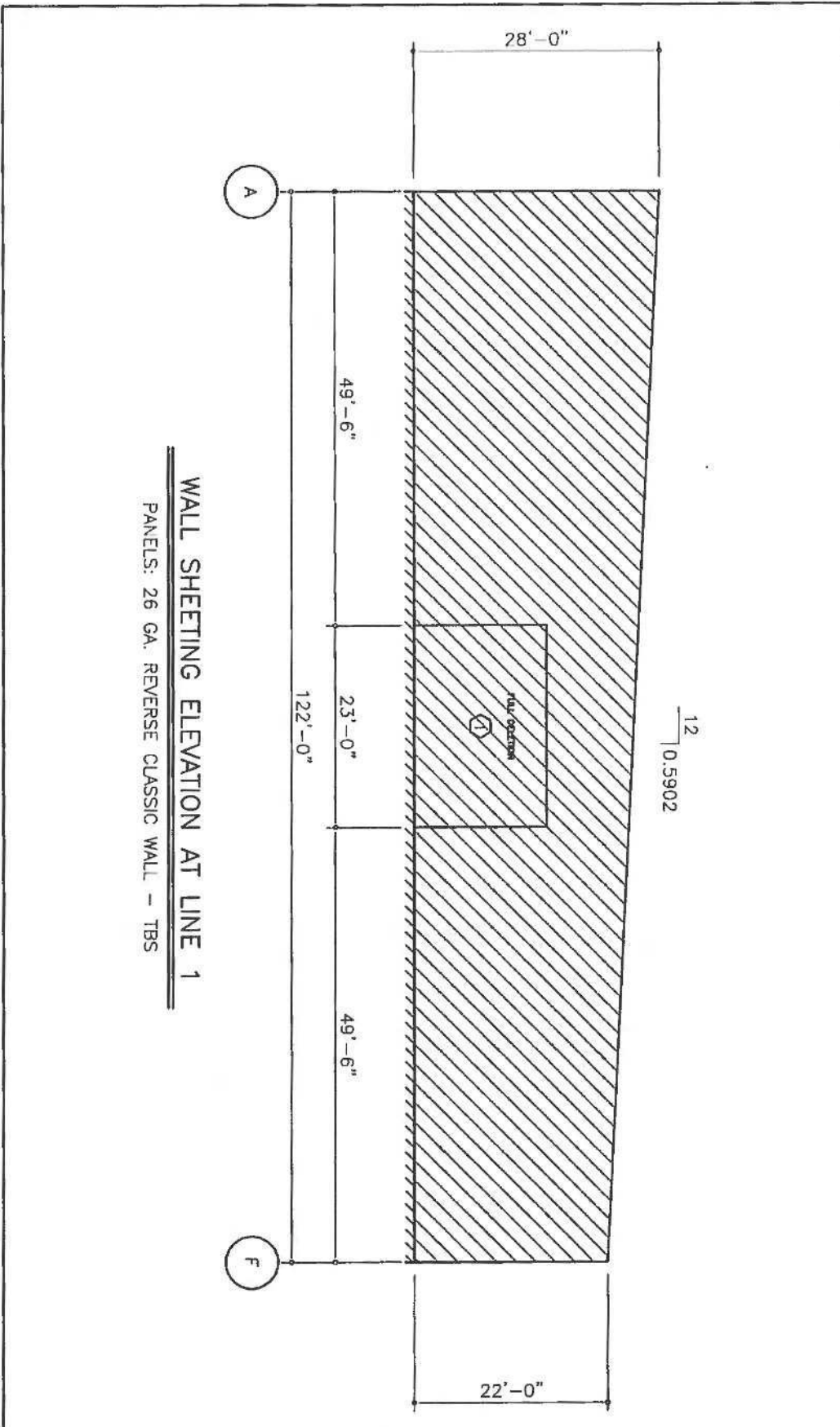
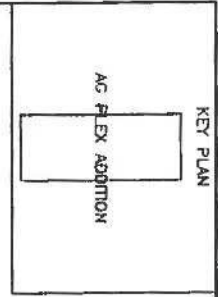
SHEET NUMBER: ST8

QUOTE NUMBER: 0001

PROJECT NAME:
 TABER AG PLEX
 TABER, AB

CUSTOMER NAME:
 SOUTHWEST DESIGN AND CONSTRUCTION LTD.
 LETHBRIDGE, AB



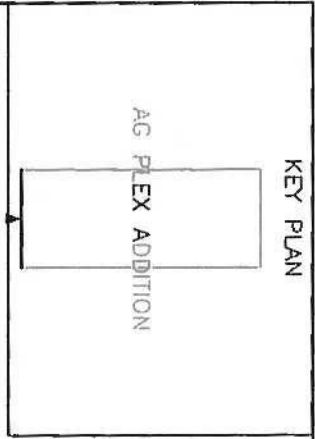


WALL SHEETING ELEVATION AT LINE 1
 PANELS: 26 GA. REVERSE CLASSIC WALL - TBS

FRAMED OPENING SCHEDULE

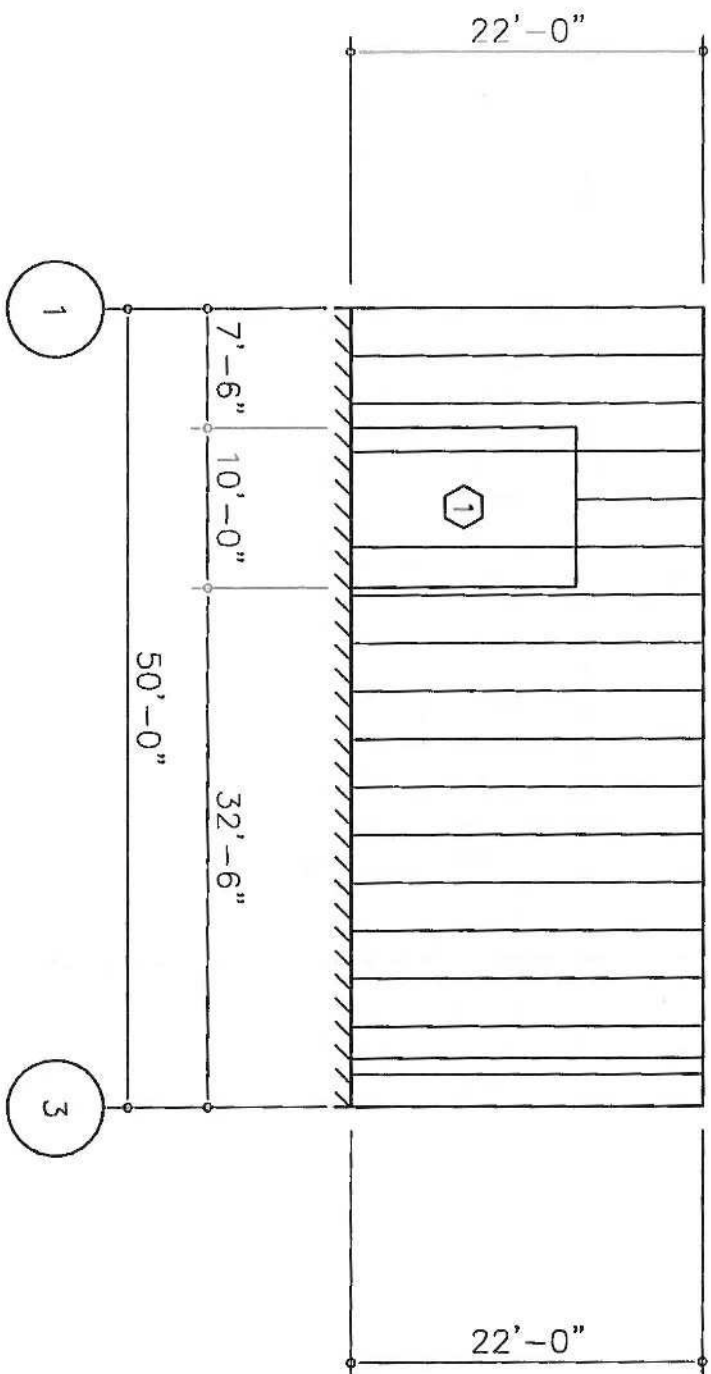
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1	23'-0"	15'-0"	0'-0"	FACTORY

DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX		
SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS		TABER, AB		
SHEET NUMBER: WS5		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD. LETHBRIDGE, AB		



FRAMED OPENING SCHEDULE

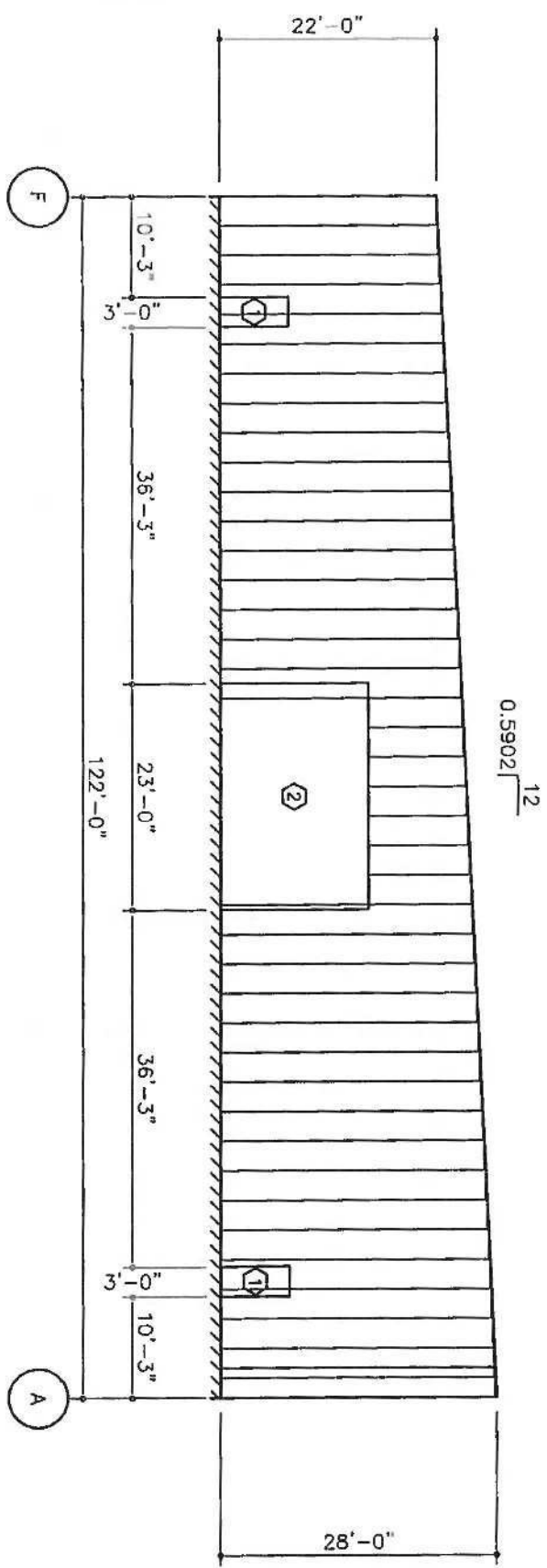
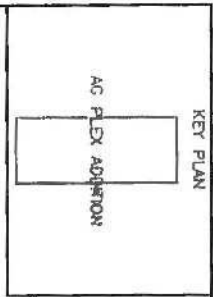
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
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WALL SHEETING ELEVATION AT LINE F

PANELS: 26 GA. REVERSE CLASSIC WALL - TBS

DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: TABER AG PLEX	
SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS		CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD.	
SHEET NUMBER: WS6	QUOTE NUMBER: 0001	3/24/2018 4:02 PM TABER, AB LETHBRIDGE, AB	



WALL SHEETING ELEVATION AT LINE 3
 PANELS: 26 GA. REVERSE CLASSIC WALL - TBS

FRAMED OPENING SCHEDULE

NO.	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	2	3'-0"	7'-0"	0'-0"	FACTORY
2	1	23'-0"	15'-0"	0'-0"	FACTORY

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: **TABER AG PLEX**

SHEET TITLE: 3/24/2018 4:02 PM **TABER, AB**

PRELIMINARY SHEETING ELEVATIONS

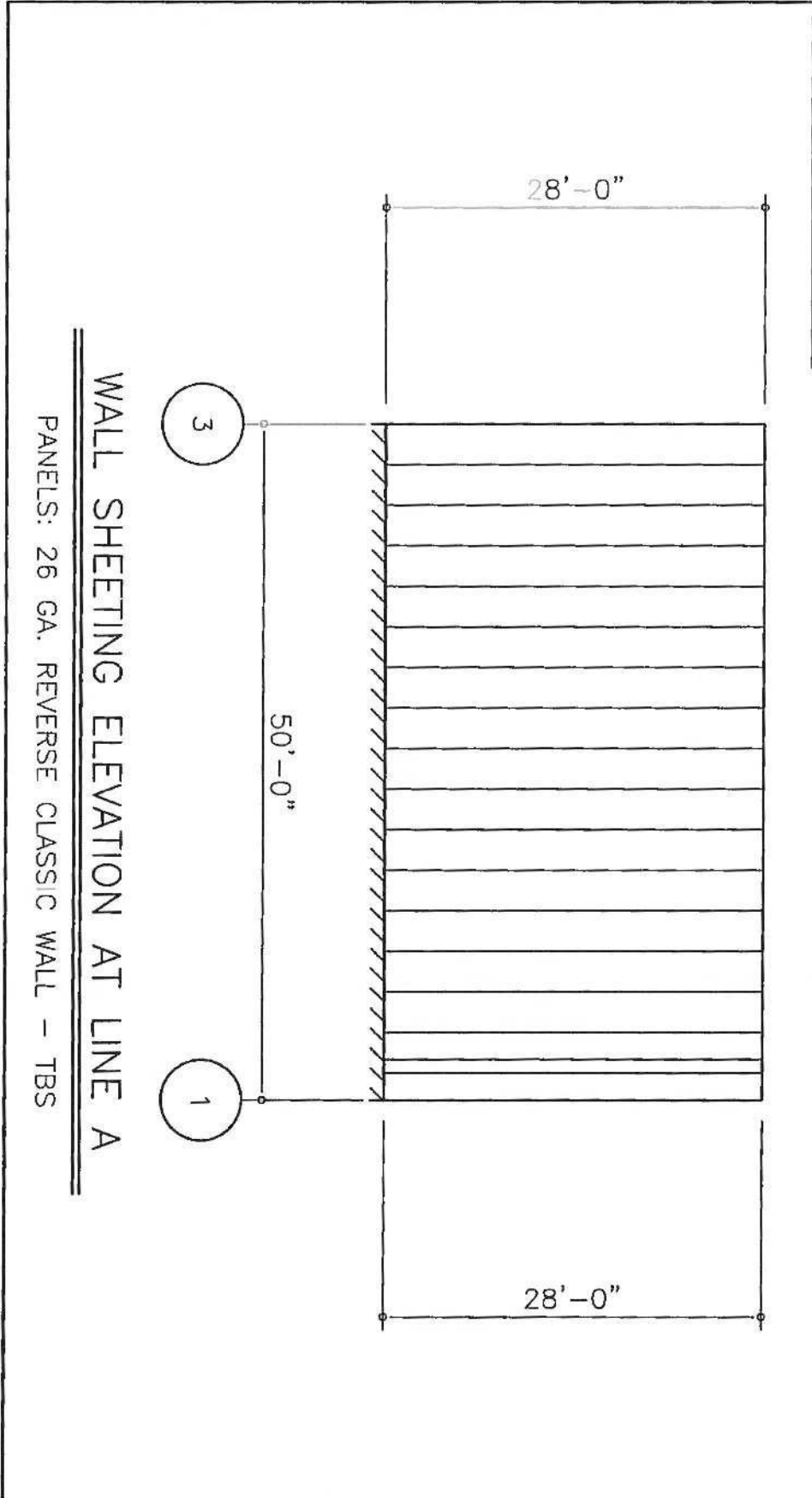
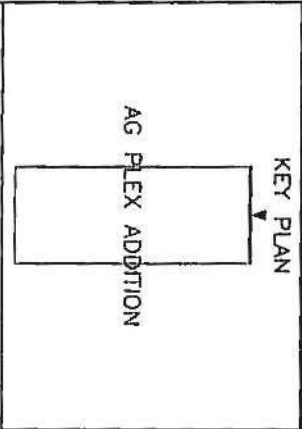
CUSTOMER NAME: **SOUTHWEST DESIGN AND CONSTRUCTION LTD.**

SHEET NUMBER: **WS7** QUOTE NUMBER: **0001**

LETHBRIDGE, AB

NUCOR
BUILDING SYSTEMS

eQuote **IBNR**



WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. REVERSE CLASSIC WALL - TBS

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 3/24/2018 4:02 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER: WSB

QUOTE NUMBER: 0001

PROJECT NAME: TABER AG PLEX

TABER, AB

CUSTOMER NAME: SOUTHWEST DESIGN AND CONSTRUCTION LTD.

LETHBRIDGE, AB

NUCOR BUILDING SYSTEMS

eQuote MBMR





Taber Exhibition Association Proposed Expansion

Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Minutes Special Meeting of Council: May 4, 2016	
Recommendation:	That Council adopts the minutes of the Special Meeting of Council held on May 4, 2016, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative:	That Council adopts the minutes of the Special Meeting of Council held on May 4, 2016, as amended.



Attachment(s):	Minutes, May 4, 2016 Special Meeting of Council
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APPROVALS:	
Originated By:	Lori Farough
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON WEDNESDAY, MAY 4, 2016, AT 5:00 PM.

Mayor

De Vlieger, Henk

Councillors

Popadynetz, Rick
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Absent

Brewin, Jack
Prokop, Andrew

Chief Administrative Officer

Birch, Greg

Staff

Brennan, Meghan
Munshaw, Steve
Van Ham, Kerry

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 5:00 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger stated that as this is a Special Meeting of Council there could be no additions or deletions to the Agenda.

RES.241/2016 MOVED by Mayor De Vlieger that the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

None.

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

None.

ACTION ITEMS

A) Firefighting Support for Fort McMurray

G. Birch presented details regarding the Town of Taber providing firefighting support to the municipality of Wood Buffalo stating that the first step is to determine the requirements of the Fort McMurray area and then the Council of the Town of Taber must decide what is practical to deploy.

Discussion occurred on existing Town of Taber resources including equipment and qualified personnel.

RES.242/2016 MOVED by Councillor Popadynetz that Council approves the deployment of the following resources to Fort McMurray in support of the firefighting containment effort in the Municipal District of Wood Buffalo:

One Wildland Unit
Four Firefighters

MEDIA INQUIRIES

None.

CLOSED SESSION

None.

CLOSE OF MEETING

RES.243/2016 MOVED by Councillor Strojwas that this Special Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 5:13 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Minutes Special Meeting of Council: May 6, 2016	
Recommendation:	That Council adopts the minutes of the Special Meeting of Council held on May 6, 2016, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative:	That Council adopts the minutes of the Special Meeting of Council held on May 6, 2016, as amended.



Attachment(s):	Minutes, May 6, 2016 Special Meeting of Council
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APPROVALS:	
Originated By:	Lori Farough
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON FRIDAY, MAY 6, 2016, AT 4:00 PM.

Mayor

De Vlieger, Henk

Councillors

Popadynetz, Rick
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Absent

Brewin, Jack
Prokop, Andrew

Chief Administrative Officer

Birch, Greg

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 4:01 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger stated that as this is a Special Meeting of Council there could be no additions or deletions to the Agenda.

RES.244/2016 MOVED by Councillor Strojwas that Council adopts the Agenda as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

None.

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

None.

ACTION ITEMS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

RES.245/2016 MOVED by Councillor Ross-Giroux that Council moves to Closed Session to discuss matters subject to FOIPP Act Section 24, Advice from Officials.

CARRIED UNANIMOUSLY AT 4:03 PM

OPEN SESSION

RES.246/2016 MOVED by Councillor Sparks that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 4:53 PM

OPEN SESSION – CONT'D

RES.247/2016 MOVED by Councillor Sparks that Mr. Tom Moffatt be suspended until further notice pending an investigation into comments made on social media regarding the Fort McMurray tragedy.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES.248/2016 MOVED by Councillor Strojwas that this Special Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 4:54 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date:	
Subject: Minutes Regular Meeting of Council, May 9, 2016	
Recommendation:	That Council adopts the minutes of the Regular Meeting of Council held on May 9, 2016, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative:	That Council adopts the minutes of the Regular Meeting of Council held on May 9, 2016, as amended.



Attachment(s):	Minutes, Regular Meeting, May 9, 2016
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APPROVALS:	
Originated By:	Lori Farough
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, MAY 9, 2016, AT 5:00 PM.

Mayor

De Vlieger, Henk

Councillors

Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Absent

Brewin, Jack

Chief Administrative Officer

Birch, Greg

Staff

Armfelt, Cory
Cote, Nathan
Holmen, Aline
Munshaw, Steve
Scherer, Gary
Van Ham, Kerry
Weiss, Donna

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 5:00 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger inquired if there were any additions or deletions to the Agenda.

ADOPTION OF THE AGENDA – CONT'D

Councillor Strojwas requested that Agenda item 7.F) should be added to the Agenda related to the establishment of a committee to review the Employee Code of Conduct Policy.

G. Birch requested that Agenda item 7.G) regarding the sudden deployment of resources to the Fort McMurray disaster area.

Mayor De Vlieger asked that a time of prayer for Councillor Brewin, the people of the municipality of Wood Buffalo and the victims and families of the highway 36 motor vehicle accident on Sunday, May 8, 2016 be added to the Agenda.

RES.249/2016 MOVED by Councillor Sparks that Council accepts the Agenda as amended to include agenda items 7.F) Establishment of a Committee to Review the Employee Code of Conduct Policy and 7.G) Secondment of Town staff to Fort McMurray Disaster Response, and a prayer for Councillor Brewin, the people of the Municipality of Wood Buffalo and the victims of the Highway 36 accident on Sunday, May 8, 2016.

CARRIED UNANIMOUSLY

Mayor De Vlieger continued to lead the meeting in a prayer for Councillor Brewin's transplant surgery and his donor, for the area of Fort McMurray, and for the families involved in the motor vehicle accident on highway 36.

DELEGATIONS

None.

ADOPTION OF THE MINUTES

A) Minutes Public Hearing Meeting of Council, April 25, 2016

RES.250/2016 MOVED by councillor Prokop that Council adopts the minutes of the Public Hearing Meeting of Council held on April 25, 2016, as presented.

CARRIED UNANIMOUSLY

B) Minutes Regular Meeting of Council, April 25, 2016

RES.251/2016 MOVED by Councillor Ross-Giroux that Council adopts the minutes of the Regular Meeting of Council held on April 25, 2016, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

A) Oldman Watershed Council Membership

G. Birch provided background information stating that at Council's April 25, 2016 meeting, Council resolved to renew its membership in this organization and agreed to donate \$250.00 in lieu of a membership fee.

Mr. Birch further stated that at that meeting, Council also resolved to appoint a Town of Taber representative to be decided at a later date and that this item comes under business arising from the minutes.

RES.252/2016 MOVED by Councillor Ross-Giroux that Council appoints Councillor Popadynetz as the Town of Taber's representative to the Oldman Watershed Council and appoints Mayor De Vlieger as the alternate member.

CARRIED UNANIMOUSLY

BYLAWS

A) Fee Bylaw 12-2016 - Amendment to 18-2015

G. Birch, G. Scherer and A. Holmen presented information on Bylaw 12-2016 which is a draft amendment to Fee Bylaw 18-2015 and described the three elements of change recommended in the amending bylaw.

Council discussed the recommended changes to the Bylaw and expressed the concern that the three items needed further discussion by Council.

RES.253/2016 MOVED by Councillor Strojwas that draft amending Bylaw 12-2016 be tabled for further information to be provided by Administration and for Council's consideration.

CARRIED UNANIMOUSLY

B) Bylaw 11-2016 - Amendment to Traffic Control Bylaw No. 6-2005

G. Birch detailed Traffic Control Bylaw 11-2016 as an amendment to Traffic Control Bylaw 6-2005. Mr. Birch provided information on the characteristics of change being recommended by the Traffic Safety Committee.

RES.254/2016 MOVED by Councillor Sparks that Council gives first reading to draft Bylaw No.11-2016, a bylaw to amend Traffic Control Bylaw No. 6-2005 by changing the definition of heavy vehicles and by specifying the effective time of playground zone speed limits.

CARRIED UNANIMOUSLY

ACTION ITEMS

A) Joint Economic Development Committee

C. Armfelt presented background on the request for an alternate member for the Joint Economic Development Committee delegate stating that other organizations involved have selected an alternate member to attend when the appointed member is unavailable.

RES.255/2016 MOVED by Councillor Popadynetz that Council appoints Councillor Ross-Giroux as an alternate member to attend the Joint Economic Development Committee meetings in the absence of the Town's voting members.

CARRIED UNANIMOUSLY

B) Tender Award

G. Scherer presented the results of the Tender submissions for the 50th Street Overlay Project.

Council discussed funding sources for this project.

MOVED by Councillor Strojwas that Council award the 50th Street asphalt overlay Tender to McNally Contractors Ltd for the amount of \$207,409.13 with funds in the amount of \$97,409.13 to be allocated from the capital reserves.

Councillor Prokop recommended a friendly amendment that the resolution include that this project refers to the asphalt overlay of 50th Street between 64th Avenue and 80th Avenue.

Councillor Strojwas accepted the friendly amendment.

ACTION ITEMS –CONT'D

B) Tender Award – Cont'd

RES.256/2016 MOVED by Councillor Strojwas that Council award the 50th Street between 64th Avenue and 80th Avenue asphalt overlay Tender to McNally Contractors Ltd for the amount of \$207,409.13, with funds in the amount of \$97,409.13 to be allocated from the capital reserves.

CARRIED UNANIMOUSLY

RES.257/2016 MOVED by Councillor Strojwas that Council directs Administration to refund the balance of funds to match an equal 50/50% split to the anonymous donor of the 50th Street between 64th Avenue and 80th Avenue asphalt overlay Project.

CARRIED UNANIMOUSLY

C) 1st Quarter Financial Statements

D. Weiss provided an overview of the financial statements for the Town of Taber for the first quarter of 2016, ending March 31, 2016. Ms. Weiss stated that these Financial Statements were discussed at the Audit Committee meeting and it was recommended that Council accept this for information.

RES.258/2016 MOVED by councillor Ross-Giroux that Council accepts the unaudited financial statements for the three months ending March 31, 2016 for information purposes.

CARRIED UNANIMOUSLY

D) Request for Letter of Support: Changes to the Disaster Recovery Program (DRP)

G. Birch provided information regarding correspondence received from the Town of High River, Alberta, which is lobbying for changes to the Disaster Recovery Program following their experience in the 2013 southern Alberta flooding.

ACTION ITEMS –CONT'D

D) Request for Letter of Support: Changes to the Disaster Recovery Program (DRP) – Cont'd

RES.259/2016 MOVED by Councillor Popadynetz that Council authorizes a letter of support for the Town of High River's request that Minister Danielle Larivee review the Disaster Recovery Program (DRP) to address efficiency, responsiveness, and program shortfalls.

CARRIED UNANIMOUSLY

E) Information For Council

G. Birch presented information to Council on the Taber Library Board statistics for the period ending December 31, 2015.

RES.260/2016 MOVED by Councillor Ross-Giroux that Council accepts the material received in this Agenda Item as information.

CARRIED UNANIMOUSLY

F) Establishment of Committee

Councillor Strojwas expressed the need to update the Employee Code of Conduct Policy with regards to a code of ethics and standard of professionalism required for Town of Taber employees.

Council discussed representation for the committee and the direction of change recommended.

MOVED by Councillor Strojwas that the Town of Taber appoints a sub-committee of Councillors and the Administrative Services Manager and the Union Steward to review and update all Town of Taber Code of Conduct, Professionalism, and Social Media Policies to be brought back to Council for the June 27th meeting.

WITHDRAWN

140/2016

Meeting Date
09/05/2016

ACTION ITEMS –CONT'D

F) Establishment of Committee – Cont'd

Further discussion occurred regarding Council's participation in this review and update.

RES.261/2016 MOVED by Councillor Strojwas that Council directs Administration to review the Town of Taber Employee Code of Conduct, Professional and Social Media Policies which are to be brought to Council at their Regular Meeting of June 27, 2016.

CARRIED UNANIMOUSLY

G) Secondment of Town Staff to Fort McMurray Disaster Response

G. Birch presented details on his decision to authorize Fire Chief Steve Munshaw to assist at the Provincial Operations Centre in Edmonton in support of the Fort McMurray disaster response.

ACTION ITEMS –CONT'D

G) Secondment of Town Staff to Fort McMurray Disaster Response – Cont'd

RES.262/2016 That Council:

- a) authorize the Chief Administrative Officer's decision to allow Fire Chief Steve Munshaw to assist at the Provincial Operations Centre in Edmonton in support of the Fort McMurray disaster response, and agree to support his wage and expenses as a municipal contribution to assist with that disaster response; and
- b) apply for his wages to be reimbursed by the Province and in turn have these wages donated back to the Emergency Services of Fort McMurray; and
- c) authorize Councillor Sparks, Chair of the Town's Emergency Management Committee, and the Chief Administrative Officer to jointly make such decisions regarding other staff members should there be a future sudden request for assistance with the Fort McMurray disaster provided the secondment is no longer than 14 days.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

T. Busch of the Taber Times inquired if any Town of Taber firefighters had been deployed to the Fort McMurray disaster response.

N. Cote responded the available fire fighters were ready to go if called but are still in Taber at this time.

CLOSED SESSION

RES.263/2016 MOVED by Councillor Sparks that Council moves into Closed Session to discuss matters related to FOIPP Act Section 16, Disclosure Harmful to Business Interests of a Third Party and FOIPP Act Section 19, Confidential Evaluations.

CARRIED UNANIMOUSLY AT 6:12 PM

OPEN SESSION

RES.264/2016 MOVED by Councillor Prokop that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 7:17 AM

RES.265/2016 MOVED by Councillor Ross-Giroux that Council offers to sell the 0.23 acre parcel legally described as Lot 49, Block 1, Plan 8410856 for \$25,000/acre for a total of \$5675.00 to Total Weed Control Ltd., and also requests Administration to commence the road closure process for the small piece of road situated immediately west of the subject Lot 49 and, subject to the road closure, also offer to sell that land to Total Weed Control Ltd. at the price of \$25,000/acre.

CARRIED UNANIMOUSLY

OPEN SESSION – CONT'D

RES.266/2016 MOVED by Councillor Strojwas that Council accepts South Alta Trading Co. Ltd.'s proposal to trade two lots, legally described as, Block X, Plan 5440AQ and Lot 1, Block 17, Plan 0414376 with an approximate 33 acre portion of land owned by the Town of Taber, legally described as Block A1, Plan 7819AQ subject to the following:

1. A restrictive covenant be registered in title prohibiting the further subdivision of this parcel for 20 years removable only by the Town of Taber,
2. A environmental report is completed by a consultant of the Town's choosing (at the expense of South Alta Trading Company) and any remediation issues required on either Block X, Plan 5440AQ and Lot 1, Block 17, Plan 0414376 is completed by South Alta Trading Company at their expense,
3. The construction of the proposed salvage yard at Block A1, Plan 7819AQ must be undertaken based on current industry best management practices,
4. All intersection upgrades, roads or other items related to onsite or offsite transportation linkages must be completed at the expense of South Alta Trading Company,
5. Buffering along roadways must be completed as part of the future development planning for the parcel.

CARRIED

OPEN SESSION – CONT'D

RES.267/2016 MOVED by Councillor Ross-Giroux that Mrs. Darlene Mitchell be appointed to the Taber Municipal Library Board for a three (3) year term to expire December 31, 2018.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES.268/2016 MOVED by Councillor Popadynetz that this Regular Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 7:24 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Minutes Special Meeting of Council: May 17, 2016	
Recommendation:	That Council adopts the minutes of the Special Meeting of Council held on May 17, 2016, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative:	That Council adopts the minutes of the Special Meeting of Council held on May 17, 2016, as amended.



Attachment(s):	Minutes May 17, 2016, Special Meeting of Council
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APPROVALS:	
Originated By:	Lori Farough
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, MAY 17, 2016, AT 5:00 PM.

Mayor

De Vlieger, Henk

Councillors

Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Absent

Brewin, Jack

Staff

Birch, Greg

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 5:01 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger stated that as this is a Special Meeting of Council there could be no additions or deletions to the Agenda.

RES.269/2016 MOVED by Councillor Strojwas that Council adopts the agenda as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

None.

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

None.

ACTION ITEMS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

RES.270/2016 MOVED by Councillor Prokop that Council moves to Closed Session to discuss matters subject to FOIPP Act Section 17, Disclosure Harmful to Personal Privacy.

CARRIED UNANIMOUSLY AT 5:02 PM

OPEN SESSION

RES.271/2016 MOVED by Councillor Ross-Giroux that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 5:58 PM

CLOSE OF MEETING

RES.272/2016 MOVED by Councillor Popadynetz that this Special Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 5:58 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Proposal to amend Fee Schedule Bylaw	
Recommendation:	That Council approves rental fees for use of the new Confederation Park Stage of \$20 per hour with a minimum 2 hour rental or \$75 per day, and requests administration to incorporate these fees into the Fee Schedule Bylaw as soon as practical.
Background:	<p>At the last meeting of Council discussion occurred regarding amendments to the Fee Bylaw 18-2015. That item was tabled for further consideration. As a follow-up, Administration wishes to advise Council of the following:</p> <ol style="list-style-type: none"> 1. The first item required no approval as it dealt with consolidation of two previously approved bylaws into one. 2. The second item was related to Garbage and Recycling fees. Administration proposes to remove the Garbage and Recycling part of the Fee Schedule amendment for a few months based on Taber businesses coming forward asking for additional recycling and composting initiatives. Once Administration has compiled all the necessary information for restructuring the Commercial/Industrial Garbage, Recycling and new Compostable components of the Fee Schedule Bylaw, it will be brought forward for Councils review in September. 3. Confederation Park Stage – discussion occurred regarding the proposed \$75/day rate recommended by Administration. An hourly rate was discussed vs a day rate or possibly both. Administration is seeking further feedback from Council regarding their recommendations. We are expecting that the majority of the people wishing to rent this facility for use would be looking at anywhere from one hour to six hours rental with the exception of a large special event. We can see its primary usage being concerts in the park, wedding ceremonies, movie events, fundraisers, church events, etc. The majority of these events occur in the evening or on the weekend. For us maintenance is a concern as no facility is ever “maintenance free”. Such maintenance will include pressure washing the cement pad to



	<p>clean up spills/staining or dirt, addressing vandalism such as graffiti/urination, remove garbage left behind, etc. There is a cost associated with these requests. For example, last week 8 hours were spent removing urine from the Spraypark washroom exterior walls/doors/concrete inside and outside at a rate of approximately \$25/hr (i.e., about \$200 in maintenance). The \$75/day proposed rental fee is recommended to address these types of costs as well as costs for cleaning the area prior to an event and then again after.</p> <p>At this time Administration is seeking feedback from Council regarding this cost recovery. Administration plans to bring the amended Bylaw back to Council for approval at a later date.</p>
Legislation / Authority:	MGA s 7 (General Jurisdiction to Pass Bylaws) and Fee Schedule Bylaw No. 18 - 2015
Strategic Plan Alignment:	Governance – strengthen our core infrastructure and services in a fiscally responsible manner.
Financial Implication:	This ultimately is a decision around cost recovery and user pay versus keeping facilities affordable for use and covering costs from property taxes. Maintenance costs will be incurred but because the facility is not yet constructed or in use, administration cannot properly estimate them.
Service Level / Staff Resource Implication:	The new stage will improve service levels in Taber. As with other infrastructure, there will be a need to maintain it.
Justification:	The public is enquiring as to the costs of rentals.
Alternative(s):	Council can choose to set a different fee other than the ones recommended.

Attachment(s):	None
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APPROVALS:	
Originated By:	Aline Holmen
Chief Administrative Officer (CAO) or Designate:	

Council Request for Decision

Meeting Date: May 24, 2016

Subject: Bylaw 11 - 2016, Amendment to Traffic Control Bylaw

Recommendation:	That Council gives second and third reading to draft Bylaw No. 11-2016, a bylaw to amend Traffic Control Bylaw No. 6-2005 by changing the definition of heavy vehicles and by specifying the effective time of playground zone speed limits.
Background:	At its May 9 th meeting, Council passed a resolution asking that the Traffic Control Bylaw be amended in two regards. First, to increase the weight of "Heavy Vehicles" from the current definition of vehicles exceeding 5,000 kg registered weight to those exceeding 11,000 kg in order to better recognize the many vehicles operating on a day-to-day basis in Taber that fall into this category; e.g., welding trucks. Second, that the start time for the playground speed zones be set at 8:00 AM rather than the default time of 8:30 AM. The attached amending bylaw addresses this resolution.
Legislation / Authority:	Alberta Traffic Safety Act, s. 13 (General Powers of Municipality) Use of Highway and Rules of the Road Regulation, s. 6 (Playground Zones)
Strategic Plan Alignment:	No close alignment
Financial Implication:	There will be costs associated with posting new signage, particularly in the playground zones, estimated at approximately \$1,500 for the signs plus the labour associated with installation. The costs will be accommodated within the annual sign budget.
Service Level / Staff Resource Implication:	Administration time in posting signs and changing the official list of signs.
Justification:	Council gave first reading to the amending Bylaw at its May 9, 2016 meeting. It can now consider second and third reading.



Alternative(s):	Council could amend the Bylaw prior to second or third reading.
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Attachment(s):	Draft Bylaw 11 - 2016, Amendment to Traffic Control Bylaw
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APPROVALS:	
Originated By:	Greg Birch
Chief Administrative Officer (CAO) or Designate:	

**TOWN OF TABER
BY-LAW NO. 11-2016**

A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING TRAFFIC CONTROL BYLAW NO. 6-2005 AS IT PERTAINS TO HEAVY VEHICLE WEIGHTS AND PLAYGROUND ZONES.

WHEREAS, the Council of the Town of Taber adopted the Traffic Control Bylaw No. 6-2005 pursuant to the *Municipal Government Act* and the *Traffic Safety Act*, being Chapters M-26 and T-6 respectively of the Revised Statutes of Alberta 2000, and an amendments thereto;

AND WHEREAS THE Use of Highway and Rules of the Road Regulation, being Alberta Regulation 304/2002 under the Traffic Safety Act, as amended, allows municipalities to adjust the time during which the reduced speed limit is in effect in playground zones;

AND WHEREAS Council believes that Bylaw No. 6-2005 should be amended to change the definition of "Heavy Vehicle" in order to increase the allowed weight;

AND WHEREAS Council also believes that Bylaw No. 6-2005 should be amended to make earlier the time when reduced speed limits are in effect in playground zones;

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Town of Taber, in the Province of Alberta, in regular session duly assembled, hereby enacts as follows:

That Bylaw 6-2005 Traffic Control Bylaw be amended as follows:

1. In Section 5.01, subsections a) and b), change "Five Thousand (5,000) kilograms (11,000 Lbs.)" to read "Eleven Thousand (11,000) kilograms (24,250 lbs.)" in each instance.
2. In Section 8.05, change "5,000 kilograms (11,000 Lbs.)" to read "11,000 kilograms (24,250 lbs)".
3. Insert a new Section XXII as set out in italics below and adjust the numbering of subsequent sections as needed.

SECTION XXII: PLAYGROUND ZONES

22.01 Where a portion of the highway is identified as a playground zone by a traffic control device, the speed limit that is established or that playground zone is in effect during the period of time prescribed for commencing (7) days at 8:00 AM and terminating one (1) hour after sunset seven a week.

**TOWN OF TABER
BY-LAW NO. 11-2016**

22.02 All traffic control devices identifying playground zones shall also identify the periods of time during which the speed limit for the playground zone is in effect.

This Bylaw shall take force and effect on the day of the final passing and the signatures of the chief elected official and duly authorized administrative official.

RES.254/2016 Read a first time this 9th day of May, 2016

RES. ___/2016 Read a second time this ___ day of May 2016.

RES. ___/2016 Read a third time and finally passed this ___ day of May 2016.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Taber Corn Country Cruisers Car Show Request	
Recommendation:	That Council supports the recommendation of the Recreation Board and denies the request made by the Corn Country Cruisers to relocate the Taber Cornfest Car Show from 49 th Avenue to the Confederation Park Ball Diamonds.
Background:	<p>At their regular meeting held May 5, 2016, the Recreation Board heard from representatives of the Corn Country Cruisers regarding relocating the Cornfest Car Show from 49th Avenue to the Confederation Park ball diamonds.</p> <p>Attached for information are several documents for your review including the rationale for the request as stated by the members of the Car Club, the pros and cons to this relocation, and also the costs of fencing modifications. As well, we have included the related section of the Alberta Fire Code for this type of event.</p> <p>Upon researching other communities and their practices, we did find that some communities do allow this type of event to occur on their ball diamonds but we also heard that many used to allow and no longer will consider due to the risk associated with potential damages. It is quite common now to have these events on park, green spaces. Green spaces have less impact if damaged than a ball diamond.</p> <p>According to the Alberta Fire Code, two access/egress points must be available on each ball diamond for fire trucks. To meet the code these are not required to be fancy gates but rather just available and open. We learned that opening and closing the fence lines is not as easy as it sounds and with time restrictions for the slo-pitch tournament occurring the next day that putting the fence back together safely may not be possible. It was recommended that we do not just pull apart fence lines at the seams and roll back as this could damage the integrity of the entire fence line. There are only two areas specifically where these additional access points could be located and those areas have impact on top rails and cemented posts as well as cross bars.</p> <p>The Recreation Board discussed the various pros and cons and had several concerns but were primarily focused on three areas of concern:</p> <ol style="list-style-type: none"> 1. That all the cars would get on and off the fields utilizing the walking path; and

	<p>2. That the fields had the potential for damage from the vehicles; and</p> <p>3. The dilemma of whether to irrigate the fields or not irrigate. Irrigation is typically left on until the Friday of Cornfest as per the request of the Fire Chief to keep the grass damp for fireworks but allowing a car show would require the grass to be dry to avoid ruts.</p> <p>The motion from the Recreation Board is noted in the Justification section of this RFD.</p>
Legislation / Authority:	MGA S 3
Strategic Plan Alignment:	No direct alignment.
Financial Implication:	At this time there are currently no funds available in the 2016 Budget for alterations to the fencing or funds for repairs should damages occur.
Service Level / Staff Resource Implication:	Should this be approved, the fencing requirements would be a contracted service but staff resources would be required to monitor irrigation lines/heads, watering of fields, and ensuring access provisions for Fire Trucks are met.
Justification:	<p>The Recreation Board passed the following motion:</p> <p><i>RES. 38/2016 MOVED by D. Hansen that the Recreation Board recommends Council denies the request made by the Corn Country Cruisers, Bud MacMurchy to relocate the Taber Cornfest Car Show from 49th Avenue to the Confederation Park ball diamonds. Carried Unanimously.</i></p>
Alternative(s):	Council could ask for further information regarding the request.

Attachment(s):	<p>Corn Country Cruiser Reasons for Moving Car Show</p> <p>Proposed Car Show Layout</p> <p>Pros and Cons re: Moving Car Show</p> <p>Alberta Fire Code section relating to Car Show</p> <p>Fencing Quote</p>
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APPROVALS:	
Originated By:	Aline Holmen
Chief Administrative Officer (CAO) or Designate:	

Corn Country Cruisers reasons for considering moving the car show.

- * We as club members don't have to be down town at 6 am setting up barricades and cleaning the street prior to cars starting to show up.
- * We won't require the estimated 30 barricades from the Town of Taber to block all the used streets and alleys.
- * We wouldn't need the Taber Police to stop by and run all the license plates and then contact the owners that they might want to remove there cars before the crowd gets too big and they can't get out from leaving their vehicle from partaking in cornfest the night before.
- * We avoid the fun run and that way nobody has the potential problem of car show participants having their car overheat while waiting for the run to clear. Or the potential of a runner getting hit by a car.
- * Overall we would be making the show safer to the general public because the crowd would not be on the public streets.,
- * Easier access to the event grounds from Cornfest patrons.
- * Allows more and better parking for all cornfest visitors by us moving off the streets we are presently using.
- * Would eliminate the added expense of port a potties.
- * Allows more parking for cars actually in the car show.
- * Grass area is much less dust on the show vehicles, as well as grass is much better and easier on any spectator's lower back and feet than the pavement.
- * You don't have the general public who is there with toddlers or infants, or any seniors having to walk on the hot pavement as far as to YPM and then back throught the crowd that we do get.
- * Total clean up before and after is grealty confined as we do this each year.
- * We would then totally avoid having the general public not start to drive in as soon as the barricades are moved for the cars to leave as they are rushing in looking for a parking spot themselves to go and partake in cornfest. Plus the crowd lingers around on the street while the public is coming in looking for the previous mentioned parking stalls. This actually becomes a bit of a hassle and concern.
- * All the car show participants can see and experience cornfest as it would be visible right there in front of them what cornfest is all about. Being that much closer they would also be able the support to vendors who have paid to be there selling their food.

Pros	Cons
<ul style="list-style-type: none"> • Easier access to the event from the Cornfest grounds for the patrons • Safer for the patrons as it is taking them off the roadway • Close access for car owners to the grounds for food • Shaded areas available • Clean up of area confined to one area • Barricades would not be required by the Town as in current set up • Traffic from the cars the morning of the event could be directed from Highway 864 to 50th Avenue to the entrance on 48th Street thus removing the concern of traffic for the Fun Run on 50th Street. • The Car Club would provide the signage, barricades for the infields to protect from fireworks, the ramps to get vehicles safely over the curbs as well as the man power to monitor the fireworks area and the event as a whole. • Allows for more parking in the area where the car show was previously located. • Grassed area – less dust on vehicles and easier on peoples feet and backs • Less walking for spectators 	<ul style="list-style-type: none"> • May lead to damage to irrigation heads on the fields • Outfield fences on both diamonds would need fence split and peeled back to allow for a walkway resulting in manpower to remove and re-install properly • A second gate access would be required to be added to both diamonds to allow access for fire trucks as per Fire Code 3.3.2.5 Division B. This would result in removal of a post, 16ft top stabilizer bar and two 8 ft sections of fencing would need to be rolled back if done as a temporary measure – this would be required for each diamond and then the posts would need to be put back in place with concrete and the fencing reinstalled and stretched to tighten. A temporary solution would be required for the Angels in the Outfield Tournament to close the holes in the fence safely. This would also require additional town resources following the car show to address. If done permanently there would be a cost associated with this (see attached) • Concerns regarding damages to the field. We are required to keep the field wet for fireworks but dry for the cars to avoid ruts. As this has never been done in our community we have no idea of the implications to the outfields for future use as well as for the tournament the very next day. • Possibility of oil/gas leakage on the outfield surfaces from the cars • Over 200 cars would access Ball diamond # 1 utilizing the walking path which at the start and end of the event could impede foot traffic. • Safety concerns regarding the vehicle traffic as there is a Skateboard competition occurring at the same time and the Spraypark is open. • In the event of rain, the venue location would require change on short notice. • Access to diamond # 1 north gate is a very soft area and damages could occur • Combustion from cigarettes/hot exhaust always a possibility as the grass is not bagged. • Ramps for the vehicles would have to be sufficient and secure so that they did not move to get fire trucks over them.

- d) forest by-products, including wood chips and hogged material (see Appendix A),
- e) manufactured *buildings* (see Appendix A),
- f) wrecked vehicles in salvage yards, and
- g) *dangerous goods* in packages or containers, as covered in Subsection 3.3.4.

2) This Section shall not apply to

- a) a site where the total storage area is not more than 100 m², except
 - i) for distance requirements between stored products and a *building*, and
 - ii) requirements for Class 2 gases in Subsection 3.3.5.,
- b) Class I and II commodities, as classified in Section 3.2.,
- c) intermodal shipping containers, except when containing *dangerous goods* (see Appendix A),
- d) buried products and landfill operations,
- e) products stored on the roof of a *building*,
- f) vehicles in parking areas or parking lots,
- g) logs and similar untreated forest products in ranked piles (see Appendix A),
or
- h) bulk products, except as described in Clause (1)(d).

3.3.2. General

3.3.2.1. Application

1) Unless otherwise specified, this Subsection shall apply to the outdoor storage of any product covered in this Section.

3.3.2.2. Height

- 1)** The maximum permitted height of any *individual storage area* shall
- a) be determined to ensure the physical stability of the stored products under normal circumstances as well as under fire conditions,
 - b) be determined according to its base area and shape, and the type of packaging, combustibility and chemical reactivity of the stored products, and
 - c) not exceed the limits specified in Subsections 3.3.3., 3.3.4. and 3.3.6.

3.3.2.3. Individual Storage Areas and Clearances

1) Except as provided in Sentence (2), the size limits and clearances for *individual storage areas* shall conform to Subsections 3.3.3., 3.3.4. and 3.3.6.

2) An outdoor storage area shall be arranged such that there is a clear space of not less than

- a) 30 m between stored products and brush or forested areas, and
- b) 6 m between stored products and uncontrolled grass or weeds.

3.3.2.4. Storage beneath Power Lines

1) Products covered in this Section shall not be stored beneath electrical power lines.

3.3.2.5. Fire Department Access

1) Except as provided in Sentence (2), an access route constructed in conformance with Subsection 3.2.5. of Division B of the ABC shall be provided to permit the approach of fire department vehicles to within 60 m travelling distance of any part of an *individual storage area*.

2) Where the total storage area exceeds 6 000 m², the access route required in Sentence (1) shall be connected with a public thoroughfare in at least 2 locations.

3.3.2.6. Fencing

- 1) An outdoor storage area shall be surrounded by a firmly anchored fence that is
 - a) substantially constructed to discourage climbing and unauthorized entry,
 - b) not less than 1.8 m high, and
 - c) provided with gates that shall be locked when the storage area is not staffed.
- 2) When in a fire department access route, the gates required in Clause (1)(c) shall be of adequate width and design, and in a location that readily permits the entry of fire department vehicles, in conformance with Article 3.3.2.5. (See Appendix A.)

3.3.2.7. Maintenance

- 1) Any access route, gateway or clear space required in this Section shall be
 - a) maintained in conformance with Section 2.5., and
 - b) kept free of obstructions and piles of snow.
- 2) Private hydrants, fire department connections and private valves controlling water supplies to fire protection systems shall be
 - a) maintained in conformance with Part 6, and
 - b) kept accessible to firefighters and their equipment at all times.

3.3.2.8. Ignition Sources

- 1) Unless controlled in a manner that will not create a fire hazard, a device, operation or activity that produces open flames, sparks or heat shall not be permitted in an outdoor storage area. (See A-4.1.5.2.(1) in Appendix A.)
- 2) Except as provided in Subsection 2.4.2., smoking shall not be permitted in an outdoor storage area.
- 3) Except as provided in Subsection 2.6.2., the burning of materials in an outdoor storage area shall be performed only in a burner that is
 - a) designed, constructed and maintained in conformance with good engineering practice, and
 - b) located not less than 15 m from a *building* or stored products.

3.3.2.9. Fire Safety Plan

- 1) A fire safety plan conforming to Section 2.8. and Sentences (2) and (3) shall be prepared.
- 2) The fire safety plan required in Sentence (1) shall identify
 - a) the location and classification of the products currently stored, as described in Sentence 3.3.1.1.(1),
 - b) the method of storage, including the clear spaces required and the maximum permitted size of *individual storage areas*,
 - c) the location of fire alarm systems and firefighting equipment, and
 - d) the control of fire hazards in and around the outdoor storage area.
- 3) At least one copy of the fire emergency procedures shall be prominently posted at the outdoor storage site.

3.3.2.10. Portable Extinguishers

- 1) Any *building* located in an outdoor storage area shall be provided with portable extinguishers.
- 2) Each motorized vehicle operating in an outdoor storage area shall be equipped with at least one portable extinguisher having a minimum rating of 2-A:30-B:C.

3.3.2.11. Site Preparation

- 1) The storage site shall be
 - a) level, and
 - b) solid ground or paved with asphalt, concrete or other hard surface material.

McLellan Fencing

2525 - 31st. N. LETHBRIDGE, AB T1H 5M9

Phone: (403) 329-0625 • Fax: (403) 328-7831

1-800-340-7350

FENCE QUOTATION

No. **5951**

To: Town of Taber

Attention: TRENT SMITH
 Telephone: 403-892-3322 Fax
 Date Quoted: APRIL 14/16
 Project: DOUBLE SWING GATE INSTALLED IN 2 BALL DIAMONDS

We are pleased to submit our quotation for the following fence:

SPEC No.	FABRIC TYPE	TOP RAIL GALVANIZED STEEL	LINE POST GALVANIZED STEEL	HEIGHT
	Mesh x Gauge	O.D. Pipe	O.D. Pipe	8 FT. <input checked="" type="checkbox"/> Full Fabric Height <input type="checkbox"/> Plus Barbed Wire Overhang

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Line Fence (including Top Rail, Line Posts and Fittings excluding gate footage)		
<u>2</u>	<u>SUPPLY & INSTALL GATE IN OUTFIELD FENCES ON 2 DIAMONDS</u>		<u>\$5236.45</u>
	Gates to Match Fence <u>16 FT. W. X 8 FT. H. INDUSTRIAL DOUBLE SWING GATE AND HARDWARE</u>		
<u>2</u>	End Post c/w all fittings		
<u>2</u>	Gate Post c/w all fittings <u>3 1/2" x 12'0" 5540 GALV. POSTS</u>		
<u>2</u>	Gate Post c/w all fittings <u>3 1/2" x 16'0" 5540 GALV. POSTS.</u>		
	Corner Post c/w all fittings		
	Straining Post c/w all fittings		
	Miscellaneous <u>ALL NECESSARY HARDWARE IN INSTALLING GATES INTO EXISTING OUTFIELD CHAINLINK FENCE.</u>		
	<u>NOTE: THIS QUOTE DOES NOT INCLUDE HYDRO-VAC SERVICES IF NEEDED.</u>		

ERECTION PRICE BASED ON FROST FREE GROUND CONDITIONS UNLESS NOTED OTHERWISE. ALL POSTS SET INTO CONCRETE FOOTINGS (IN NORMAL SOIL)		SUPPLY ONLY	\$
		INSTALLATION	\$
		TOTAL CONTRACT PRICE	\$ <u>\$5236.45</u>
G.S.T. #885417733	PROVINCIAL TAX	F.O.B.	DELIVERY
<u>EXTRA.</u>	<u>N/A.</u>		TERMS OF PAYMENT

Our quotation is firm for acceptance within 30 days from above date and is subject to the terms and conditions shown herein and on reverse side of following page.

I, _____, hereby authorize the above work to be done as per quoted price.

Yours very truly,
McLellan Fencing

[Signature]

McLellan Fencing

2525 - EAST N. LEAH BRIDGE, AB. T1H5M9
 Phone: (403) 329-0625 • Fax: (403) 328-7831
 1-800-340-7350

FENCE QUOTATION

5952

No. _____

To:

TOWN OF TABER

Attention

TRENT SMITH

Telephone

403-892-3323

Fax _____

Date Quoted

APRIL 14/16

Project

SINGLE SWING GATES INSTALLED
 IN OUTFIELD FENCES ON 2 B.B. DIAMONDS.

We are pleased to submit our quotation for the following fence:

SPEC No.	FABRIC TYPE	TOP RAIL GALVANIZED STEEL	LINE POST GALVANIZED STEEL	HEIGHT
	Mesh x Gauge	O.D. Pipe	O.D. Pipe	8 FT. <input checked="" type="checkbox"/> Full Fabric Height <input checked="" type="checkbox"/> Plus Barbed Wire Overhang

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Line Fence (including Top Rail, Line Posts and Fittings excluding gate footage)		
2	SUPPLY & INSTALL GATES IN OUTFIELD FENCES ON 2 B.B. DIAMONDS Gates to Match Fence 4 FT. W. X 8 FT. H. INDUSTRIAL SINGLE SWING GATES AND HARDWARE		\$ 2779.71
3	End Post c/w all fittings Gate Post c/w all fittings 2 7/8" x 12'0" SS40 GALV. POSTS. Gate Post c/w all fittings		
	Corner Post c/w all fittings		
	Straining Post c/w all fittings		
	Miscellaneous NOTE: IF BOTH DOUBLE SWING GATES AND SINGLE SWING GATES QUOTES ARE ACCEPTED, THE 3 2 7/8" POST BEING PULLED OUT OF NEW DOUBLE SWING GATE AREAS, COULD HAVE CONCRETE BLOKE OFF AND INSTALLED IN SINGLE SWING GATE LOCATION, THAT WOULD ELIMINATE 3 NEW 2 7/8" POST OFF OF SINGLE SWING GATE QUOTE PRICE.		
		SUPPLY ONLY	\$
		ERECTION PRICE BASED ON FROST FREE GROUND CONDITIONS UNLESS NOTED OTHERWISE. ALL POSTS SET INTO CONCRETE FOOTINGS (IN NORMAL SOIL)	INSTALLATION \$
		TOTAL CONTRACT PRICE	\$ 2779.71
		DELIVERY	TERMS OF PAYMENT

G.S.T. #885417733 EXTRA	PROVINCIAL TAX N/A.	F.O.B.	DELIVERY	TERMS OF PAYMENT
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Our quotation is firm for acceptance within 30 days from above date and is subject to the terms and conditions shown herein and on reverse side of following page.

I, _____, hereby authorize the above work to be done as per quoted price.

Yours very truly,

McLellan Fencing

Pet. _____

McLellan Fencing

2525 - 3450 N. LETHBRIDGE, AB. T1H5M9
 Phone: (403) 329-0625 • Fax: (403) 328-7831
 1-800-340-7350

FENCE QUOTATION

No. **5953**

To: **TOWN OF TABER**

Attention: **TRENT SMITH**
 Telephone: **403-892-3323** Fax: _____
 Date Quoted: **APRIL 14/16**
 Project: **OPENINGS IN 2 CHAINLINK FENCES**

We are pleased to submit our quotation for the following fence:

SPEC No.	FABRIC TYPE	TOP RAIL GALVANIZED STEEL	LINE POST GALVANIZED STEEL	HEIGHT
	Mesh x Gauge	O.D. Pipe	O.D. Pipe	8ft. <input type="checkbox"/> Full Fabric Height <input type="checkbox"/> Plus Barbed Wire Overhang

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1 TRIP	<p>TAKE DOWN FENCE / TRIP - REATTACH FENCE TRAVEL TO TABER, TAKE AHEAD CHAIN LINK FENCE IN OUTFIELD FENCE ON 2 DIAMONDS FOR ACCESS BETWEEN BOTH DIAMONDS. RETURN TO LETHBRIDGE. TO PUT FENCE BACK UP WE WOULD RETURN TO TABER, REATTACH ALL FENCE MATERIAL, RETURN TO LETHBRIDGE</p> <p>NOTE: IN MY OPINION, THIS OPTION IS NOT VERY FEASIBLE. FIRST CONSTANT TAKE DOWN AND REINSTALL WILL MAKE THE MATERIALS IN THOSE OPENING AREAS LOOK PRETTY JUNKY IN A FEW TIMES DOING IT. WITH THE COST OF DOING THIS OPTION, IT WOULDN'T TAKE LONG TO PAY FOR 2 SINGLE SWING GATES AT THE OTHER OPTION.</p> <p><i>RA.</i></p>		\$ 995.50
		SUPPLY ONLY	\$
		INSTALLATION	\$
		TOTAL CONTRACT PRICE	\$ 995.50

ERECTION PRICE BASED ON FROST FREE GROUND CONDITIONS UNLESS NOTED OTHERWISE. ALL POSTS SET INTO CONCRETE FOOTINGS (IN NORMAL SOIL)			
G.S.T. #885417733	PROVINCIAL TAX	F.O.B.	DELIVERY
EXTRA.	N/A		
			TERMS OF PAYMENT

Our quotation is firm for acceptance within **30** days from above date and is subject to the terms and conditions shown herein and on reverse side of following page.

Yours very truly,
McLellan Fencing

[Signature]

I, _____, hereby authorize the above work to be done as per quoted price.

Per: _____



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Heritage Estates Playground Request	
Recommendation:	That Council consider this request for inclusion in the 2017 Capital Budget deliberations.
Background:	<p>BJ Fitch, a resident of Heritage Estates presented her request to the Recreation Board at their May 5, 2016 meeting for the addition of an outdoor basketball court area to the playground in that residential area.</p> <p>Two other playground areas have similar basketball courts and are located on the north side of Taber. Nothing else on the south side is close to that area. It was noted at the meeting that the existing playground is great for smaller youth but has nothing for the older youth who could potentially use it for basketball as well as ball hockey (rather than the street).</p> <p>The upgrade of playgrounds was noted on the Recreation Master Plan as number 6 with upgrades and additions of equipment but no specific mention of any particular park.</p> <p>The recommendation from the Recreation Board is located below in the Justification section.</p>
Legislation / Authority:	MGA s 3
Strategic Plan Alignment:	Family/Community - Build a Community that is affordable and attractive
Financial Implication:	At this time there are currently no funds available in the 2016 Budget for the construction of a basketball court. Attached is a quote for the development of an asphalt basketball court the same size as the other parks for an estimated cost of \$13,766.00. Prices are based on estimates from the 2015 asphalt program.
Service Level / Staff Resource Implication:	Resources would be required for the construction of this project. There would need to be a base built, then a concrete or Asphalt pad, as well as addition of the basketball hoops. Some irrigation lines would require movement and some sod replacement necessary. The Recreation dept. would be stretched for resources for building the base due to other projects currently scheduled as



	well as not having the larger equipment necessary.
Justification:	The Recreation Board passed the following motion at their meeting on May 5, 2016: RES. 37/2016 MOVED by Councillor R. Sparks that the Recreation Board recommends Council consider this request from BJ Fitch and the residents of Heritage Estates for the addition of an asphalt pad for basketball for inclusion in the 2017 Capital Budget deliberations or sooner if possible. Carried Unanimously.
Alternative(s):	The members of Council could ask for further information. Council may consider adding this project to the 2016 Capital Projects with funding to come from Capital reserves.

Attachment(s):	Letter of Request for Heriatge Playground Upgrades Quote for Basketball Court Construction
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APPROVALS:	
Originated By:	Aline Holmen
Chief Administrative Officer (CAO) or Designate:	



*UniFirst Canada Ltd
5702 60 Street
Taber, Alberta T1G 2B3
Phone: 403-223-2182
Fax: 403-223-2063*

April 22, 2016

To: Recreation Department

Re: Playground Upgrades in the Heritage Estates

I have been living in the Heritage Estates (Homestead Place) with my family for over 20 years. We love the neighborhood. As my children grow older I find that they are using the playground at the end of your cul-de-sac less and less as they have outgrown the playground equipment. The playground is still well used by the younger children of the area. We have a very active neighborhood with children playing in the park or the middle of our cul-de-sac most evenings. If you drive by you will see kids on bikes, scooters or playing a game of street hockey.

I would like to suggest adding a cement pad to the playground and installing a basketball hoop or two to keep the older children entertained and active. We are a bit isolated from the rest of the town in our area and there is nothing like this close by for the kids to use.

I have canvassed our neighborhood and have 90 signatures showing support for the project.

I look would like the opportunity to present this to the Recreation Board at their next meeting if possible.

BJ Fitch
3910 Homestead Place

Basketball Court Cost Estimate

Size= 12.1 by 26m

Asphalt

Estimate based on current pricing for asphalt

1. Prep area site (dig down lay cloth) estimate 8 hours at 100.00 = 800.00
2. Cloth =300.00
3. 150mm sub base material =2.0 dollars per square meter
4. 100mm base =5.50 per square meter
5. Asphalt 75 mil base type 3 19.50 per square meter
Total \$27.00 per square meter

Cost to do pad for material = \$8,424.00

Nets

Quote:

SB-GNAF5: \$1,182 x 2 units = \$2,364

SB-GNS: \$94 x 2 units = \$188

Freight (Estimated): \$300

Concrete net = 100.00

TOTAL \$2,952.00 + tax

Landscaping

Estimate:

Landscape sod and move irrigation =1,300

Total cost = 13,776 dollars



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Proposed New Standing Item - Council Requests	
Recommendation:	That Council directs administration to add a new standing item to the regular Council meeting agenda that would allow Councillors to address administration about their concerns, ask questions and direct municipal resources.
Background:	<p>As the Mayor and Council become more comfortable in their elected positions and understand the municipality more, managers and staff are increasingly approached by members to answer questions or to undertake actions. Of course, the Municipal Government Act only allows Council to act by resolution or bylaw. Also, if one member wishes to see action on a certain item that requires the deployment or diversion of municipal resources, that does not mean all or even a majority of the other six members want Town resources used in that manner. Further and perhaps most important, it is likely that all of Council and the public want to know about issues of concern and interest in Taber, so this conversation should be shared anyway for better governance.</p> <p>To assist in this information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding of issues of concern, administration proposes the addition of a standing item on Council agendas that would allow Councillors to raise issues of individual concern, and to discuss with each other and administration how best to deal with them. Council could then provide suggestions or direction to administration as to how best to proceed.</p>
Legislation / Authority:	MGA s. 153 (General Duties of Councillors), s. 154 (General Duties of Chief Elected Official, s. 180 (Methods in Which Council May Act); s. 249 (Civil Liability of Councillors)
Strategic Plan Alignment:	Goal: Make the Town of Taber an employer of choice, where employees are self-assured, valued, respected and viewed as the corporation's strongest asset.
Financial Implication:	The financial implication would vary, depending on the discussion, but would improve the alignment of service and budget.



Service Level / Staff Resource Implication:	Having a regular Council discussion about service levels will improve the ability of administration to meet the expectations of Council rather than dealing with the requests of individuals on an ad hoc basis.
Justification:	This will bring administration efficiencies and the better alignment of services and expenditures with the budget. It will also help improve communication protocols.
Alternative(s):	Council could establish a subcommittee to meet with senior administration on a regular basis to discuss areas of concern or interest.

Attachment(s):	None
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APPROVALS:	
Originated By:	Greg Birch
Chief Administrative Officer (CAO) or Designate:	



Council Request for Decision

Meeting Date: May 24, 2016

Subject: Information For Council

Recommendation:

That Council accepts the material received in this Agenda Item as information.

Background:

The Town receives communication on an on-going basis that is likely of interest to Council. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.

The relevant communication for this Council agenda is:

1. On Monday, May 9, 2016 the Town of Taber was presented the Royal Canadian Legion's Friendship Award. This award recognizes organizations who show their support of the activities and work in the community of Legion Branches.
2. Taber Aquafun Centre 25th Anniversary – this year marks the 25th Anniversary of the Aquafun Centre. The facility first opened on August 3, 1991. The staff at the facility are planning a celebratory event to be held on Sept. 3, 2016. In conjunction with this celebration we have partnered with the Taber Food Bank to host their annual Duck Race. There will be numerous activities occurring which we will share as the event nears. There is also a feature story being compiled by Shaw TV in Lethbridge on the Aquafun Centre as unique facility in Southern Alberta that will have a focus on the anniversary.
3. Mayor De Vlieger requested that the Town's current Press Release Policy be included as part of this agenda package and it is attached to this Decision Report. The Press Release Policy was created in 1991 and is obviously outdated. As Council is aware, the Town's organizational structure underwent a major change last year and part of that change was done in effort to build some internal communications expertise. Having accomplished that, we are developing a new communications policy which will address media releases in general, not just press releases. The effort has been underway on a low priority basis for several months now but administration has moved it up given recent events. We plan to have a

	<p>draft to Council at the June 27 meeting.</p> <p>4. Mayor De Vlieger also inquired as to the status of the boulevard on the north side of 50th Avenue, north and west of the hospital. He noted that the lack of a finished landscaped product has been an issue for several years now and asked what was being done to improve aesthetics along this Town entranceway. Administration subsequently researched this issue and determined that it had not been funded in 2016. An improvement had been funded at \$30,000 in 2015 but that was an insufficient amount to undertake a substantive change, such as installation of irrigation lines, soil and sod, so no work was undertaken. In an effort to keep the 2017 property tax increase within the maximum 1.5% increase established by Council, it was not included in the 2017 budget. In discussing the Mayor's concern, there was the suggestion at the administrative level that we should be seeking a more sustainable landscaping option than water intensive grass. Consequently, administration is seeking a cost estimate from a landscape architect to prepare a design for a solution that would require little water. Once we have that estimate, administration intends to come back to Council for a discussion of options and direction.</p> <p>5. At their regular meeting of the Recreation Board on May 5, 2016 concerns were discussed regarding birds nesting in the portico at the pool. A motion was made to Council as the suggested remedy was bird netting which at that time was an unknown cost. The situation has been addressed utilizing tin to close off the areas of nesting and the droppings on the ledges cleaned. This was completed for a minimal cost with no extra budget allocations required. The motion was as follows:</p> <p><i>RES. 43/2016 MOVED by Councillor R. Sparks that the Recreation Board recommends to Council that the bird problem at the Aquafun Centre be dealt with immediately. Carried Unanimously</i></p>
	MGA s. 3 (Municipal Purposes) and s. 5 (Powers, Duties and Functions)
Strategic Plan Alignment:	<p>Governance:</p> <p>Build partnerships with other governments and organizations where synergies may exist.</p>
Financial Implication:	These will vary with information items.



Service Level / Staff Resource Implication:	These will vary with information items.
Justification:	To keep Council informed of current municipal information and correspondences.
Alternative(s):	<ol style="list-style-type: none"> 1. Council could seek clarification on any of the matters from Administration. 2. Council could discuss, in depth, any of the matters raised by this communication and take action through either resolution or bylaw.

Attachment(s):	Friendship Award and Photo Press Release Policy
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APPROVALS:



Originated By:	Lori Farough
Chief Administrative Officer (CAO) or Designate:	



THE ROYAL CANADIAN LEGION

Friendship Award

presented to

Town of Taber

by

TABER

(ALBERTA-NWT NO. 20) BRANCH

The Royal Canadian Legion Friendship Award has been established by Dominion Command of The Royal Canadian Legion to recognize individuals or organizations who show their support of the activities and work in the community of Legion Branches, Zones, Districts and Provincial Commands.

Tom Eagles
DOMINION PRESIDENT

29 MAY 2015



TABER
1905
-
2005

AED
AUTOMATIC EXTERNAL DEFIBRILLATOR

EMERGENCY DEFIBRILLATOR
DEFIBRILLATOR

POLICY

M90/1/11/91

TITLE: PRESS RELEASES - NEWS MEDIA INFORMATION

FUNCTION: SUPPLY OF INFORMATION

AUTHORITY: MANAGEMENT EFFECTIVE DATE: JAN. 11/91

RESOLUTION NO: _____

REVISION DATES: _____

POLICY

With the growth of our organization and the increasing areas of responsibilities of all Departments, it is necessary to establish a policy for procedures and co-ordination of news items being released by a Department or being requested by the News Media.

1. Department Authority

In accordance with the types of releases and procedures that follow only the Town Manager and Department Heads (Municipal Administrator, Director of Field Operations, Director of Recreation, Fire Chief, Police Chief, Economic Development Officer) may communicate with the Press.

2. Press Release

A Press Release is one communicating a specific matter to the public. All releases are to be in writing, issued by the Department Head and approved by the Town Manager.

3. Department Weekly Releases

One or two Departments convey weekly program information to the public by way of newspaper articles, etc. These may continue in the present manner and providing the content is related to approved programs, must be authorized by the Department Head.

Only matters adopted by Council may be elaborated upon to the Press, News Media and all others are to be referred to the Town Manager's Office for this information.

4. Special Articles, Interviews, Etc.

The News Media from time to time wish to feature the Town and various Departments. This should be encouraged and we should attempt to convey a good public image at all times.

All proposals or requests of this kind generally are to be conducted by the Town Manager. Where Departments are to be featured, prior to making a commitment to the media, the Department Head is to request approval of the same from the Town Manager.

DISTRIBUTION

MANAGEMENT X NON-MANAGEMENT X OFFICE X OTHER X

INQUIRIES - DIRECTED TO: TOWN MANAGER

DATE: JAN. 11/91
[Signature]
TOWN MANAGER



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Department Reports	
Recommendation:	That Council accepts the Department Reports for information.
Background:	The Department Reports are supplied for Council information. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration, fellow Committee Members or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.
Legislation / Authority:	MGA, Section 207(c)
Strategic Plan Alignment:	Governance: Make the Town of Taber an employer of choice, where employees are self-assured, valued, respected and viewed as the corporation's strongest assets.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The service level will remain status quo.
Justification:	To keep Council informed of departmental happenings.
Alternative:	Council could seek clarification on any of the matters from Administration or fellow Committee Members.



Attachment(s):	
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	



Town of Taber

Administrative Services Department Reports for April 25th, 2016 to May 23th, 2016

Administrative Services

- Continued arrangements for the License Agreement for the Town's Wastewater Effluent Lands; arrangements through Agricultural Consultant, Licensee, EPCOR, Public Works Department.
- Along with C. Armfelt, attended a site meeting at the Agri-Plex to discuss their upcoming facility requests and needs.
- Conducted performance appraisal arrangements on staff.
- Worked on various license and lease arrangements, liaising with user groups.
- Attended the monthly Health and Safety meeting at the Administration Building.
- Worked on the Council agendas for Regular and Special Meetings and attended Council meetings; worked on various follow-up items from the Council meetings.
- Worked on Taber Municipal Police Commission agenda for the Regular Meeting.
- Worked on the Municipal Emergency Management Committee agenda and attended the meeting.
- Attended the Council agenda setting meetings.
- Contacted Brownlee regarding various License arrangements.
- Liaised with the MD of Taber regarding license arrangements.
- Site tour of Taber Municipal Library.
- Continued to train various staff to use the agenda software program.
- Liaised with different departments regarding license arrangements and building specifics for existing lease holders.
- Contacted various lease holders regarding current lease arrangements/renewals.
- Continued to train staff on a process for lease renewal documents.
- Attended weekly meetings with Administration Services staff to review and assign projects and timelines.
- Worked with consultant to oversee and specify the Oil and Gas Lease inventory audit.
- Oversaw meeting arrangements for Council to attend various events.
- Attended the Taber Municipal Police Commission regular monthly meeting.
- Continued to make arrangements for the upcoming Employee Recognition Event, hosted by Council.
- Attended the Alberta Municipal Clerk's Conference (AMSC).
- Attended the follow-up fire inspection review for the Curling Club building.
- Completed the monthly CUPE and Town Management Meeting agenda and attended the meeting.
- Attended the Scribe course offered through Alberta Emergency Management.

Communications and Projects Coordinator

for April 16th, 2016 to May 15th, 2016

Communications Activities:

- Submitted all Taber Times weekly ads and a few Special Ads.
- Released a special Waste Collection edition of the CornHusk Chronicles for May. Regular submissions to resume for June.
- Monitored growing Social Media presence.
- Continued to respond to questions on social media regarding new waste collection system.
- Continuing to update website.
- Conducted research on social media policies across Alberta municipalities in order to update the Town's. Policy to be reviewed by Council on June 27th as requested.
- Answered public calls, emails, and social media following outcry regarding third-party social media post during Fort McMurray crisis.
- Released two separate media releases and one Council resolution during Fort McMurray Social Media Situation.
- Posted information regarding Fire Department's Boot Drive and subsequent donation total.

Projects and Various other Activities:

- Attended Incident Command System 300.
- Attended Personal Resilience in Disaster Recovery Training hosted by Norquest College.
- Attended regular Management meetings.
- Attended regular Health and Safety Meetings

- Aiding the Administrative Services Manager with the Employee Recognition 2016 event.
- Ordering Safety Award Hoodies for staff in appreciation of their continued support and work with safety in the workplace.
- Creating and editing a video presentation to be sent with delegations to Japan in celebration of our 35th twinning anniversary.
- Ordered a one-of-a-kind gift from a Southern Alberta artist to be sent to Higashiomi as a gift from the Town of Taber.

April 2016 Cemetery

April

Burials	3
pre-planning cemetery	1
Columbarium Transactions	
grave search clarification - monuments	1
grave searches - public - monument companies - funeral chapels	
Grave searches – public	
public concerns	
monument permit applications	6
grave searches - public - monument companies - funeral chapels	
Inquiries – other municipalities	

RECREATION Report May 2016

General:

- Assisting Human Resources with Health and Safety components for the organization including ECompliance. The first phase rollout to occur May 18th to Admin staff.
- Working with Building Maintenance to implement items from 2016 Operating Budget.
- Conducted Joint Health and Safety Committee Inspection and meetings monthly.
- Have been busy assisting and attending meetings for the Southern Alberta Recreation Association for the upcoming 2016 Southern Alberta Summer Games being held in Lethbridge.
- Training and orientation completed for various casual and seasonal positions.
- Attended EOC training session in April.
- Aline & Trent completed ICS 300 Training April 28, 2016
- Aline & Trent attended a Leadership seminar (Leadercast) held in Lethbridge at the College on May 6, hosted by Kids Sport.
- Trent attended the Sustainable Building Symposium held in Calgary, May 10th.
- Met with CEO of Intelligent Solutions regarding new Recreation Management Software. We signed the contract and discussed target start dates.

Aquafun Centre:

- We have registered staff in upcoming training courses including the head lifeguard in a Water Safety Instructor Trainer course, Aline in a National Lifeguard Instructor recertification, as well as the Operator and Aline in a Lifesaving Instructor recertification.
- Hazard Assessment for positional job tasks completed.
- Continue to update Health and Safety job task analysis and procedures.
- JR Lifeguard Club completed for the spring and will resume in fall. The enthusiasm by the kids was amazing and the program a huge success.
- Staff have been very busy with spring lessons and we are preparing for the summer lessons. The next registration date will be held on June 4, 2016 in the auditorium.
- Summer scheduling and programming is complete for the summer. We are now looking at fall programming. Promotions will be occurring towards the end of the month and into June for Water Safety Week, National Lifejacket Day, etc.
- Swim Club is underway for the summer season and we will be hosting their swim meet on June 16/17th.
- Met with Taber Food Bank representatives regarding Duck Races for 2016.

Arena/Auditorium:

- Wall painting has been completed. Sounds baffles have been cleaned. Floor refinishing has been completed.
- Arena boards have been cleaned, netting lifted for graduation, and a gas leak on one of the heaters repaired.
- Met with Fire Chief regarding Occupancy loads and Fire Code for functions in arena floor space. Preparing for various functions on large ice floor. This process will occur for every special event function that occurs in the facilities that is outside the normal range of use.

Parks/Sportsfields:

- Spraypark washrooms opened May 13th and the facility is set to open May 20th.
- Tree planting arranged for Dog Park as per budget as well as at Ken McDonald Memorial Sports Complex
- We are in full operations for irrigation, mowing, weed trimming and spraying.
- Field prep and painting has been underway since April 1st for the sportsfields and is now ongoing.
- Met on site to determine handover of Westview Estates.

- Met with Communities in Bloom regarding the upcoming season on April 19 and have been working closely with them regarding the pots and planters being installed between May 16th – May 27th.
- Arranged for 2016 weed/fertilizer program. Met with contractor April 31 to discuss.
- Contracted services for gopher control has been initiated – includes cemetery.

Cemetery:

- Have begun the maintenance tasks including sod placement, mowing, trimming, adjusting headstones and top dressing.

Summer Programs:

- Registrations are now open for Southern Alberta Summer Games
- Staff has been busy promoting the games by visiting schools in Taber and the MD of Taber and attended a kickoff meeting in Lethbridge on May 3rd. All events may be viewed at www.southernalbertasummergames.com
- Planning for Canada Day is well underway with the majority of the entertainment and activities in place.
- Summer weekly programs have been planned and are ready for registration on June 4th.
- Planning is also underway for the Fun Run.

Capital Projects:

- Working with Public Works the mini excavator has been purchased.
- Arena Compressor Room project is underway.



Town of Taber

HUMAN RESOURCES DEPARTMENT REPORT For April 15, 2016 – May 15, 2016

- Recruitment/Selection process is ongoing for the following positions:
 - Permanent Full-time
 - Utilities Clerk Typist II, Development Officer
 - Permanent Part-time
 - None
 - Temporary Full-time
 - None
 - Temporary Part-time
 - None
 - Casual
 - Jail Guard
 - Seasonal
 - None

Currently working on:

- Grant compliance and reporting for Seasonal Labour from the Federal and Provincial governments.
- Part of negotiating committee for renewal of Police Association Labour Agreement for 2016 and beyond.
- Overseeing implementation of new eCompliance health and safety software which will take place over the next few months and directly affect all staff. The implementation will systematically occur 1 department at a time over the summer months, including training and

orientation for all staff.

- Coordinating setup of Harassment Investigation training to take place for selected individuals towards the end of June.



Town of Taber

Engineering and Public Works Department Report May, 2016

General Info

- Tender for asphalt and sidewalk replacement for 2016 projects was awarded to Venture Holdings.
- Tender for 50th Street overlay was awarded to McNally Construction.
- RFP for Compact excavator was awarded to Evcon (Bobcat).
- Developing an infrastructure assessment map.
- Developing a Eureka lot sales map for Planning Department.
- Attended EOC training session.
- Attended energy conservation committee meeting.
- Started looking at a 10 year plan for public works projects.
- Developing 5 year plan for equipment replacement.
- Developing 3 year operational budgets.
- Established trail location for North trail extension to MD Park. Town operation staff and MD operation staff met on site to determine the end location of the Town's trail and the starting point of the MD trail. The end point location was acceptable to both the Town and MD staff.

Transportation

- Remove the dirt and grass build up on the road edges.
- Grade back alleys.
- Grade roads (to transfer station, Sugar factory road going to the lake)
- Dust control on various roads in the industrial area and landfill road.
- Dig graves and fill graves.
- Do inspections for planning.
- Fill pot holes as needed.
- Street sweeping as required.
- Monthly Health and Safety Meeting.

Solid Waste Collection and Transfer Station

- Developed a plan to; review, assess, modernize and implement a new waste management system for commercial/industrial areas.
- Solid waste, recycling and organics information for cart roll out.
- Inspected and received training on the new garbage truck.
- New solid waste truck has arrived and it is working great.
- Pick up on all new residential carts garbage, recycling and organics.
- Total tonnes for residential garbage, recycling and organics will be on next month's report for Councils review.
- Monthly Health and Safety Meeting.

Capital Projects

- Highway 36 intersection into Eureka industrial subdivision – Tender was closed and awarded to Tollestrup Construction. To start in the 2016 construction season. Tentative startup date is last week in May.
- Eureka industrial subdivision underground – Water pipe installation is complete. Sanitary pipe installation is complete. 64th Street sub-base granular material is installed. Base gravel to be installed in the spring. Rough Grading is 95% complete. The remainder is to be completed after gas lines are relocated in the spring. Topsoil placement and seeding of the storm pond, North swale, and 64th Street ditches to be completed in the spring.
- Eureka industrial subdivision surface works project, asphalt, curb and gutter project was awarded to McNally Construction with work to begin early 2016 construction season.
- Storm Water master plan- It was sent to Alberta Environment for approval.
- Industrial Lagoons Upgrade – Finalizing the design and specifications.
- Storm Water Redirection, redirects the storm water from the east industrial area north to storm pond next to 64th Ave. The project is at 99% completion.

EPCOR Capital Projects

- Potable Water Master Plan - MPE to started modeling, complete, includes a Clearwater capacity study. Completed in early 2016.
- Wastewater flow monitoring started looking at two problem areas as identified by EPCOR.
- Sanitary Master Plan – Started with investigation of current applicable CCTV's, overall plan started modeling.
- North Pump Station Upgrades - Detail design is at 100%. Project was awarded to DMT Mechanical, have started. New pumps are ordered. Project is 99% completed.
- Water meter replacement - ongoing throughout the year.



Town of Taber

FINANCE DEPARTMENT REPORT For April 19, 2016 – May 17, 2016

Finance Department

- Participated in regularly scheduled management meetings that follow Council meetings.
- Attended the monthly health and safety meetings.
- Responding to various insurance claims.
- Preparing and reviewing monthly financial reports.
- Reviewing on-going capital projects
- Analyzed current and potential future agreements.
- Analyzing current procurement policies and procedures.
- Interviewing for Receptionist Positions.
- Disaster Forum 2016. Went to the disaster conference in Banff from May 8 – 12, 2016. This allowed me to discover the best practices for different municipalities and it will allow us to use those best practices going forward.

Information Technology Department

- Set up the new T4 car at TPS to work with iNET.
- Troubleshoot the mail server.
- Troubleshoot the phone system at Public Works.
- Troubleshoot reporting on Questica budgeting software.
- Troubleshoot the public Wi-Fi, configured and tested the Shaw Guest Wi-Fi.

- Software maintenance for various users, workstations and printers (Public Works Director's workstation, Account Payable's workstation, Administrative Director's workstation, Public Works Student's laptop, Fire Hall printer, Dymo label printer for Planning, ColorQube photocopier and Xerox workcenter in Finance).
- Placed service calls for Xerox ColorQube, Xerox workcenter in finance department, Mail server and public Wi-Fi.
- Moved ID printer from Meghan's office to TPS (Christopher Nguyen) and set up a new workstation for him at TPS downstairs.
- Gave iPhones for Meghan Brennan and another one for Tim Cook for his new position.
- Working on the evergreening project, Replaced 3 desktops for (finance clerk "Heather", admin assistant "Lori" and account receivable "Lorraine"). 1 Surface for Jason Wilms. 1 switch for public works.
- Installed additional workstation for Aquafun lifeguards room.
- Updated Town office digital sign as monthly procedure.
- Installed and configured a new digital sign for the Arena.
- Working on configuring new SharePoint server.
- Set up new users for summer students.
- Wiped some old workstations to prepare for either sale, trickle down or recycling.

Town of Taber



Planning and Economic Development Department Report May 2016

Besides the standard permitting and development permit evaluation duties the Planning and Economic Development Department has engaged in, the following activities have been undertaken:

Land Sales

- Coordinating with future lot owners and the Public Works Department regarding servicing of sold lots and future lots.

Economic Development

- Planning for attendance at Canada's Farm Progress show in Regina,
- Working with provincial representatives and local producers regarding the potential of locating a hemp secondary processing facility in the region,
- Working with provincial and partnering stakeholders on the Pheasant Festival in October of 2016,
- Working with the Chamber of Commerce regarding creating a closer advertising and promotional partnership between that agency and the Town,
- Hiring a summer employee to conduct background research for the potential MRF,
- Acquiring information on the possible sale of some town owned land in the MD.

Bylaws and Policies

- Circulating the draft MDP and LUB and preparing for an open house May 25th.

Subdivision

- Tracking a number of older subdivisions and determining an approach to provide an extension to subdivisions,
- Working to endorse a subdivision for a single family development in Prairie lakes,
- Meeting with a developer regarding the approach to request a waiver on a subdivision condition related to off-site levies.
-

Development

- Performing landscaping inspections at Westview as well as issues a notice to the Westview Developer's engineering regarding deficiencies,
- Working with consultants and internal colleagues to plan for the construction of two trail linkages;
- Reviewing opportunities to return Developers security deposits,
- Researching approaches regarding the regulation of food trucks.

Other

- Awarding the Northwest Area Structure Plan contract and holding a kick off meeting with the winning team. Providing these consultants with base information to get them started on the project,
- Updating the application forms for development permitting and subdivisions,
- Coordinating with FCSS regarding the 150 Mosaic project,
- Responding to numerous minor developments in the town's fringe area as defined by the Intermunicipal Development Plan,
- Creating and issuing an RFP for a digital sign at the Civic Centre.

Taber Emergency Services Year 2016 Activity Report

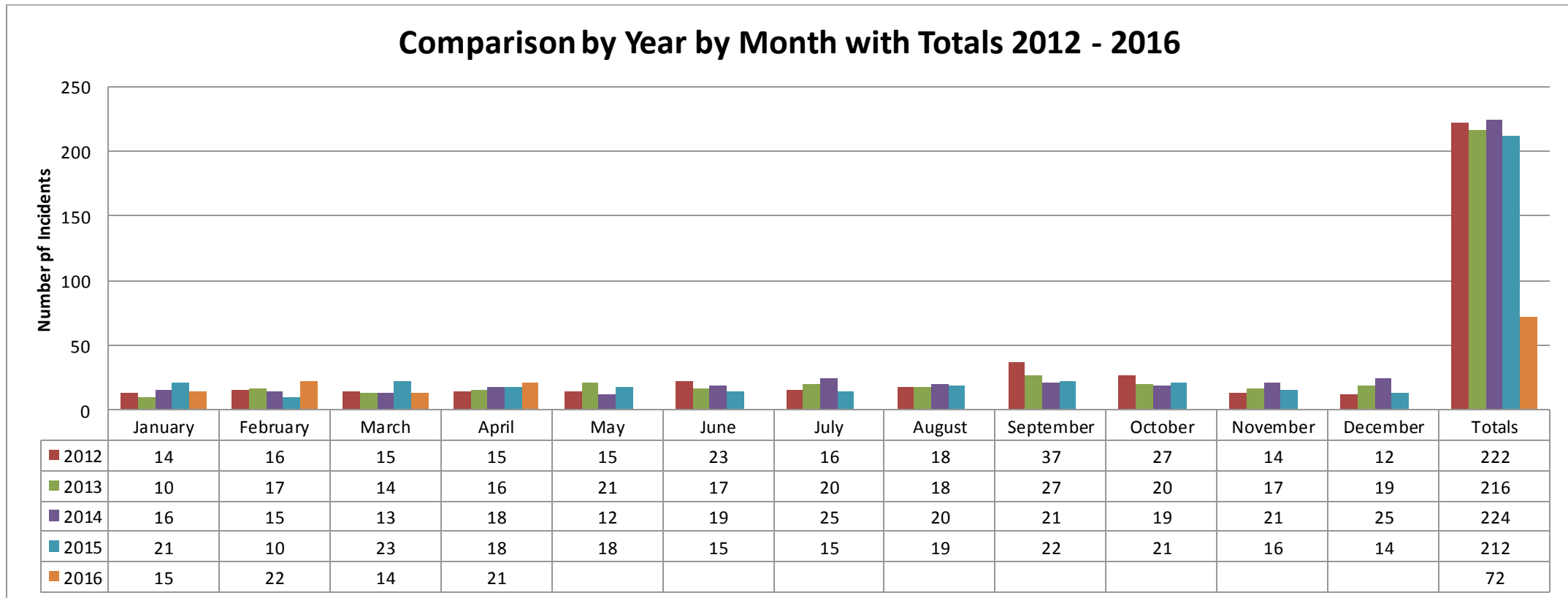
**Fire Department Incidents
April 2016 Incidents: 21**

- Town**
 4- Alarms
 2- MVC
 1-Sprinkler system
 4-Rubbish/Grass fire
 3- Ambulance Assist
 1-Structure fire

- MD**
 3-MVC
 2-Rubbish/Grass fire

- Barnwell**
 1- MVC

Comparison by Year by Month with Totals 2012 - 2016



Year to Date Incidents 72 Total Calls

Same Time last year 72 Total Call

Fire Chief Department report

- INET Completed all is work very well
- 4 Probationary firefighter completed all the necessary training to advance to Full firefighter status.
- 1 member going to pueblo Colorado Sponsored by CP Rail 3 days of free rail Car training
- Fire extinguisher training at the Public library
- Alberta Court Room and legal Course offered to 12 student.
- Attended and supported the Taber Charity Action
- 20 Students attended Fire hall tours
- Attended 1 Emergency management Committee meeting
- 2 hr Emergency operation Centre Training session held

Safety

- 0 incident reported.

Training Centre

- Multiple uses of Training Center for search, ventilation and hoisting techniques
- Taber Has hosted AEMA training in ICS 200 and 300
- Personal and Community Resilience training hosted in Taber by Norquest College all FREE training offered to anyone in Alberta by the College.



Council Request for Decision	
Meeting Date: May 24, 2016	
Subject: Mayor and Councillor Reports (Verbal)	
Recommendation:	That Council accepts the Mayor and Councillor Reports for information.
Background:	Updates are provided verbally to inform Council of individual elected official activity. This could come in the form of meeting attendance to Council's Boards, Commissions, Committees, ad hoc organizations or meetings intended to strengthen municipal reputation and visibility.
Legislation / Authority:	MGA, Section 207(c)
Strategic Plan Alignment:	Governance: Build partnerships with other governments and organizations where synergies may exist.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The service level will remain status quo.
Justification:	To keep all of Council informed of elected official activity.
Alternative:	Council could seek clarification on any of the matters.



Attachment(s):	None.
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	