

**MINUTES OF THE REGULAR MEDICINE HAT
CITY COUNCIL MEETING**
**HELD ON MONDAY, DECEMBER 7, 2009 AT 6:30 P.M.
IN CITY HALL COUNCIL CHAMBERS**

PRESENT: Mayor N. Boucher, Chair
Ald. T. Clugston, Ald. R. C. Dumanowski, Ald. J. C. Friesen,
Ald. J. Hamill, Ald. G. J. Kelly, Ald. T. D. Schneider, and
Ald. J. O. Thompson

ALSO PRESENT: R. Barnard, Chief Administrative Officer – Municipal Services
G. R. Labas, Chief Operating Officer – Energy Services
A. Bizio, Commissioner of Corporate Services
A. R. Khan, Commissioner of Development & Infrastructure
R. Vizbar, Acting Commissioner of Public Services
J. A. Hughes, City Solicitor, L. P. Godin, City Clerk
and C. Mazurek, Assistant City Clerk

NOT PRESENT: Ald. J. White

1. **ADOPTION OF THE MINUTES**

- (a) **Minutes of the Monday, November 16, 2009, Regular Medicine Hat City Council Meeting**

The minutes were adopted as presented.

2. **PRESENTATIONS**

- (a) **Core Association**

Rita Bessant, Executive Director, Clients Ongoing Rehabilitation & Equality (Core) Association, was present to provide an overview of Core.

Core has provided services to persons who are developmentally delayed or developmentally handicapped for fifty five (55) years in Medicine Hat, employs approximately two hundred (200) people and owns several group homes in addition to a few rental homes. Core is eighty percent (80%) funded through Persons with Developmental Disabilities and the remaining twenty percent (20%) is obtained through fundraising, donations and grants. Core provides services twenty four hours per day, seven days per week to a wide range of age categories and to approximately seven hundred (700) persons.

Ms. Bessant thanked the City Council for their contributions and support and requested continued promotion of equality and inclusion within the community.

Mayor Boucher, on behalf of Council, thanked Ms. Bessant for attending and for her continued work within the community.

- received for information on the motion of Ald. Thompson – Ald. Friesen.

(b) **Tourism Medicine Hat Report**

Dan Engel, Tourism Medicine Hat, provided a presentation on Tourism in Medicine Hat in 2009 and gave an update on projects that were undertaken in 2009 and projects planned for 2010. The presentation included information on: Visitor Information Centre, 2010 Official Map, 2010 Travel Guide, Current Website, New Website for 2010, Marketing & Promotions, Partnerships & Integration, 2009 Visitation Statistics, and 2009 Website Statistics. A copy of the presentation is on file with the City Clerk Department (General File #C-5).

Mayor Boucher, on behalf of Council, thanked Mr. Engel for attending the meeting and for future endeavours that Tourism Medicine Hat is undertaking to promote the City of Medicine Hat.

- received for information on the motion of Ald. Friesen – Ald. Hamill.

3. **DELEGATIONS**

(a) **Chamber of Commerce – New Regional Events Centre**

David Martin, 1st Chair, Medicine Hat & District Chamber of Commerce and Chair of the Business Advocacy Committee, and **Milvia Bauman**, 2nd Chair, Medicine Hat & District Chamber of Commerce and Co-Chair of the Business Advocacy Committee were present.

Mr. Martin began by stating the Chamber of Commerce is committed to the promotion of a healthy business environment and to sustainable community economic development, and it is their role to advocate the views and goals of the business community. He also stated the Chamber of Commerce is a regional grassroots business organization committed to being the voice of business for its members from the United States and Saskatchewan borders, including Cypress County, City of Medicine Hat and the Town of Redcliff.

Mr. Martin made a presentation regarding the Chamber of Commerce Events Centre Analysis and the potential future economic benefits to Medicine Hat. The presentation included:

- Scope of Chamber
- Methodology and Resources
- Draw Attention to Business Analysis

- Developing an Arena District
- Arena District Investment
- Timing of Events Centre Investment
- Return on Investment
- Ongoing Business Activity
- Alternatives (Options 1 & 2)
- Recommendation

Ms. Bauman, on behalf of six hundred and seventy five (675) business members, indicated that it is their responsibility to represent current needs, including the cementing of potential growth where/when presented, and support of the construction of a new Regional Events Centre.

Ms. Bauman indicated that construction of the Regional Events Centre will promote immediate employment as well as many opportunities to follow. It will stimulate the economy which will benefit businesses and residents. Additional events will take place with the proposed facility being open year round, therefore providing increased exposure and enabling the area to attract new businesses.

She concluded by stating that it is our responsibility to make sound decisions now for the betterment of tomorrow and that we must take advantage of immediate potential so we do not risk the loss of prosperity of future generations to remain competitive.

Discussion took place regarding financing the project and potential future revenue/return on investment, reasons for choosing Box Springs area, and potential for future commercial development.

Mayor Boucher, on behalf of Council, thanked Mr. Martin and Ms. Bauman for attending the meeting to provide information on behalf of the Medicine Hat & District Chamber of Commerce.

A copy of the presentation is on file with the City Clerk Department (General File #C-2).

- received for information on the motion of Ald. Thompson – Ald. Clugston.

(b) **Downtown Redevelopment Plan**

Submissions:

(i) **Jan Dynes**

- received for information on the motion of Ald. Clugston – Ald. Schneider.

(ii) **Extract from the Municipal Planning Commission Meeting Minutes of November 12, 2009**

- received for information on the motion of Ald. Clugston – Ald. Schneider.

Speakers:

(iii) **City Centre Development Agency (CCDA)**

Kent Snyder, on behalf of the City Centre Development Agency was present to provide their support of the Downtown Redevelopment Plan as presented.

Mr. Snyder said the CCDA represents a diverse group of stakeholders with a diverse set of views and some have concerns with the Downtown Redevelopment Plan as included in the survey as presented.

He said the CCDA is asking that when the City implements the Plan, that it be done with sensitivity, flexibility and further consultation. The CCDA believes the best approach in implementing this long term vision is through incremental steps, and flexibility is especially important because the Plan is intended to encourage redevelopment and not intended to act as a barrier.

Mr. Snyder concluded by stating that the CCDA looks forward to the continuation of this project and continued building downtown.

Mayor Boucher, on behalf of Council thanked Mr. Schneider for attending the meeting.

- received for information on the motion of Ald. Clugston – Ald. Thompson.

(iv) **Ron Chayaowski**

Ron Chayaowski, CCDA Board Member and Manager/Business Partner of the Royal Bank building located on 3rd Street S.E. and 6th Avenue was present to express his concerns with the recommended relocation of the Transit Terminal onto 6th Avenue and the emissions it would create. He said he supports the Downtown Redevelopment Plan, however, he cannot support the relocation of the Transit Terminal as it would compound current concerns with regard to the Greyhound buses located next to his building and the effects the diesel fumes have on the people who work in the Royal Bank building.

- received for information on the motion of Ald. Friesen – Ald. Dumanowski.

(v) **MVH Urban Planning and Design Inc./J. Gartly, Superintendent of Planning Services**

Dwight Brown, General Manager of Planning, Building & Development Services provided an introduction to the Downtown Redevelopment Plan.

Jeanie Gartly, Superintendent of Planning Services provided a presentation that included the following:

- The Downtown Redevelopment Plan Project
 - Downtown Redevelopment Plan
 - Project Charter
- Downtown Planning History
- The Plan's Boundary
- The Plan's Purpose
- The Downtown Redevelopment Plan Process
 - How we got where we are today?
 - How the Vision and Policy Direction were established through the Process?

Michael von Hausen, Project Director/President, MVH Urban Planning and Design Inc. continued the presentation which included:

- The Vision
- Goal #1 of the Plan: To Create a Clear Vision for the Downtown
 - A Safer Downtown
 - A Historic Downtown
 - A Pedestrian-Oriented Downtown
- Goal #2 of the Plan: Getting Redevelopment Going
 - Understanding the Economics
 - Create Unique Districts to Build Upon
 - Implement the Development District Idea's
 - Prepare a Pilot Project

Ms. Gartly continued the presentation by providing the following:

- Summary of Key Policies to Achieve Success
- Sustainment and Implementation of the Plan
- Planning Services Recommendations through Municipal Planning Commission
- Key City Department Next Steps

Mr. von Hausen concluded the presentation by presenting the Historic Downtown Medicine Hat Vision.

A copy of the presentation is on file with the City Clerk Department (General File #P-7).

Ald. Schneider, seconded by Ald. Kelly, moved:

“THAT CITY COUNCIL APPROVE:

1. **THE DOWNTOWN REDEVELOPMENT PLAN AS PRESENTED.**
2. **THE PLAN AS OFFICIAL POLICY FOR THE REVIEW OF LAND USE AMENDMENT AND DEVELOPMENT PERMIT APPLICATIONS.**
3. **DIRECTING ADMINISTRATION TO BRING FORWARD THE PHASE 1: 2 STREET REVITALIZATION PILOT PROJECT.**
4. **DIRECTING ADMINISTRATION TO INITIATE THE AREA REDEVELOPMENT PLAN AND AN AMENDMENT TO LAND USE BYLAW #3181.**
5. **DIRECTING ADMINISTRATION TO INCORPORATE THE TAKING ACTION, PHASE 1 (SECTION 1.3) AS INPUT INTO THE PREPARATION OF THE 3 YEAR DEPARTMENTAL BUSINESS PLANS AND BUDGETS.**
6. **DIRECTING ADMINISTRATION TO REPORT BACK THE ORGANIZATIONAL STRUCTURE OF THE DOWNTOWN IMPLEMENTATION TEAM (DIT).”**

CARRIED

Mayor Boucher, on behalf of Council, thanked all those who were involved in the establishment of the Downtown Redevelopment Plan and for their input, commitment, and continued involvement in this project.

4. **PUBLIC HEARINGS**

(a) **City Centre Development Agency 2010 Budget Update**

The City Clerk provided an update and advised that the City Centre Development Agency 2010 Budget as revised will be presented at the December 21, 2009 City Council Meeting.

- received for information on the motion of Ald. Hamill – Ald. Schneider.

(b) **Bylaw #3947**, a bylaw of the City of Medicine Hat to appoint Development Officers

Ald. Schneider, seconded by Ald. Kelly, moved that Bylaw #3947 be read a second time.

Mayor Boucher opened the public hearing and inquired three times if anyone wished to speak. There was no one.

Mayor Boucher closed the public hearing.

The motion for second reading was then voted on and

CARRIED

Ald. Schneider, seconded by Ald. Kelly, moved that Bylaw #3947 be read a third time and passed.

CARRIED

- (c) **Bylaw #3954**, a bylaw of the City of Medicine Hat to amend Bylaw #3181, the Land Use Bylaw, to re-designate property located at 1062 Factory Street SE from M-1 (General Light Industrial District) to R-2 (Low Density Residential District)

Ald. Schneider, seconded by Ald. Kelly, moved that Bylaw #3954 be read a second time.

John Henricks, Manager of Planning Services, provided an overview of Bylaw #3954.

Mayor Boucher opened the public hearing and inquired three times if anyone wished to speak. There was no one.

Mayor Boucher closed the public hearing.

The motion for second reading was then voted on and

CARRIED

Ald. Schneider, seconded by Ald. Kelly, moved that Bylaw #3954 be read a third time and passed.

CARRIED

5. **COMMUNICATION**

- (a) **2010 – Committee Meeting Schedule**

- received for information on the motion of Ald. Dumanowski – Ald. Friesen.

6. **REPORTS**

- (a) **Administrative Committee Meeting - November 17, 2009**

- adopted as presented, including the revision to show Ald. Clugston as the City's representative to the CCDA Downtown Planning Committee, on the motion of Ald. Friesen – Ald. Dumanowski.

- (b) **Energy Committee Meeting - November 19, 2009**

- adopted and/or received for information as presented, on the motion of Ald. Hamill – Ald. Clugston.

(c) **Corporate Services Committee Meeting - November 23, 2009**

- adopted and/or received for information as presented, on the motion of Ald. Friesen – Ald. Thompson.

(d) **Public Services Committee Meeting - November 24, 2009**

- adopted and/or received for information as presented, including Item #2, Recreation Master Plan – Major Operating Expenditure 2010 Budget Amendment, being voted on separately, on the motion of Ald. Kelly – Ald. Schneider.

- with regard to Item #2, following discussion, e.g. reconsideration, complexity, cost, etc., the recommendation was voted on and

NOT CARRIED

For the motion: Mayor Boucher
Ald. Kelly
Ald. Thompson

Against the motion: Ald. Clugston
Ald. Dumanowski
Ald. Friesen
Ald. Hamill
Ald. Schneider

(e) **Development & Infrastructure Committee Meeting - November 25, 2009**

- adopted and/or received for information as presented, on the motion of Ald. Dumanowski – Ald. Friesen.

- with regard to Item #5, Finlay Bridge Construction Schedule, Council was advised that construction has been proceeding at a very good pace and it is anticipated that the bridge will be re-opened by the end of the year. The wooden decking and concrete work are complete, some joints are in process of being completed, decking under the bridge has been removed, River Road is open and restrictions on Parkview Drive have been removed.

7. **REPORTS FOR RECEPTION**

(a) **Municipal Planning Commission Meeting Minutes of November 12, 2009**

- received for information on the motion of Ald. Schneider – Ald. Kelly.

(b) **Police Commission Meeting Minutes of November 19, 2009 and Police Chief's Report**

- received for information on the motion of Ald. Clugston – Ald. Thompson.

8. **BYLAWS FOR SECOND AND THIRD READINGS**

- (a) **Bylaw #3955**, a bylaw of the City of Medicine Hat to incur an indebtedness in the amount of \$1,250,000 for the purpose of constructing a new Gas Distribution Regulating Station

Ald. Hamill, seconded by Ald. Clugston, moved that Bylaw #3955 be read a second time.

CARRIED

Ald. Hamill, seconded by Ald. Clugston, moved that Bylaw #3955 be read a third time and passed.

CARRIED

- (b) **Bylaw #3956**, a bylaw of the City of Medicine Hat to incur an indebtedness in the amount of \$1,200,000 for the purpose of replacing Gas Feeder Mains and Low Pressure Gas Mains

Ald. Hamill, seconded by Ald. Clugston, moved that Bylaw #3956 be read a second time.

CARRIED

Ald. Hamill, seconded by Ald. Clugston, moved that Bylaw #3956 be read a third time and passed.

CARRIED

- (c) **Bylaw #3957**, a bylaw of the City of Medicine Hat to amend Bylaw #3472, the Escort Service Bylaw

Ald. Hamill, seconded by Ald. Dumanowski, moved that Bylaw #3957 be read a second time.

CARRIED with Ald. Dumanowski, Ald. Friesen, and Ald. Kelly opposed

Ald. Hamill, seconded by Ald. Dumanowski, moved that Bylaw #3957 be read a third time and passed.

CARRIED with Ald. Dumanowski, Ald. Friesen, and Ald. Kelly opposed

9. **NEW BYLAWS**

- (a) **Bylaw #3960**, a bylaw of the City of Medicine Hat to amend Bylaw #2244, the Electric Utility Bylaw

Ald. Hamill, seconded by Ald. Clugston, moved for leave to introduce Bylaw #3960 and that it be read a first time.

CARRIED with Ald. Kelly opposed

- (b) **Bylaw #3961**, a bylaw of the City of Medicine Hat to amend Bylaw #2489, the Gas Utility Bylaw

Ald. Hamill, seconded by Ald. Clugston, moved for leave to introduce Bylaw #3961 and that it be read a first time.

CARRIED with Ald. Kelly opposed

- (c) **Bylaw #3963**, a bylaw of the City of Medicine Hat to amend Bylaw #3191, the Tax Penalties Bylaw

Ald. Friesen, seconded by Ald. Thompson, moved for leave to introduce Bylaw #3963 and that it be read a first time.

CARRIED

Ald. Friesen, seconded by Ald. Thompson, moved that Bylaw #3963 be read a second time.

CARRIED

Ald. Friesen, seconded by Ald. Thompson, moved that consent be given to a third reading of Bylaw #3963 at this time.

CARRIED UNANIMOUSLY

Ald. Friesen, seconded by Ald. Thompson, moved that Bylaw #3963 be read a third time and passed.

CARRIED

- (d) **Bylaw #3964**, a bylaw of the City of Medicine Hat to amend Bylaw #3198, the Tax Discount Bylaw

Ald. Friesen, seconded by Ald. Thompson, moved for leave to introduce Bylaw #3964 and that it be read a first time.

CARRIED

Ald. Friesen, seconded by Ald. Thompson, moved that Bylaw #3964 be read a second time.

CARRIED

Ald. Friesen, seconded by Ald. Thompson, moved that consent be given to a third reading of Bylaw #3964 at this time.

CARRIED UNANIMOUSLY

Ald. Friesen, seconded by Ald. Thompson, moved that Bylaw #3964 be read a third time and passed.

CARRIED

- (e) **Bylaw #3965**, a bylaw of the City of Medicine Hat to amend Bylaw #3181, the Land Use Bylaw to redesignate property located at 975 Elm Street S.E. from PS (Public Service District) to R-1 (Single Family Residential District)

Ald. Schneider, seconded by Ald. Kelly, moved for leave to introduce Bylaw #3965 and that it be read a first time.

CARRIED

10. **NEW BUSINESS AND/OR RISE AND REPORT ITEM(S)**

- (a) **New Regional Event Centre Funding Options**

Ald. Kelly, seconded by Ald. Schneider, moved:

“THAT AN ADDITIONAL FUNDING OPTION BY ALD. FRIESEN, E.G. CONSTRUCTION OF THE NEW REGIONAL EVENT CENTRE BE DELAYED BY ONE YEAR AND THAT THE PROJECT BE FUNDED IN ITS ENTIRETY BY THE COMMUNITY CAPITAL RESERVE FUND, BE CONSIDERED AT THE JANUARY 4, 2010 CITY COUNCIL MEETING.”

CARRIED

- (b) **Torch Relay Grants Update**

Ald. Thompson mentioned the total grants received to date toward the Torch Relay are \$36,500.

- received for information on the motion of Ald. Thompson – Ald. Clugston.

- (c) **2009/2010 Appointments to City of Medicine Hat Advisory Boards,**

Commissions and Agency

Ald. Dumanowski advised that his brother is a candidate for the Heritage Resources Advisory Board. The City Clerk confirmed Ald. Dumanowski would not receive a ballot for the Heritage Resources Advisory Board.

(i) **Appointments to Arts & Heritage Advisory Board**

Ald. Friesen, seconded by Ald. Schneider, moved:

“THAT JACQUELINE BOUVETTE, ANDREA MCINTOSH, AND LINDA ROSSLER BE APPOINTED TO THE ARTS & HERITAGE ADVISORY BOARD FOR THREE-YEAR TERMS EFFECTIVE JANUARY 1, 2010.”

CARRIED

(ii) **Appointments to City Centre Development Agency**

Ald. Hamill, seconded by Ald. Thompson, moved:

“THAT AMY GERVAIS BE APPOINTED TO THE CITY CENTRE DEVELOPMENT AGENCY FOR A ONE-YEAR TERM AND NANCY COCKS, MARK DAVIS, AND GREG SCOTT BE APPOINTED TO THE CITY CENTRE DEVELOPMENT AGENCY FOR THREE-YEAR TERMS EFFECTIVE JANUARY 1, 2010.”

CARRIED

(iii) **Appointments to Other Advisory Boards and Commissions**

MUNICIPAL PLANNING COMMISSION

Bob Bourke - Three-year term
 Jack Tewsley - Three-year term

POLICE COMMISSION

Lyle Walsh - Three-year term

PUBLIC LIBRARY BOARD

Sara Armour - Three-year term
 Grace Crisp - Three-year term
 Judith Dickie - Three-year term

SOCIAL DEVELOPMENT ADVISORY BOARD

Tyler Hoffman - Two-year term
 Holly Stadnicki - Two-year term

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Tony Giesinger	- Three-year term
Keith Grant	- Three-year term
John McKnight	- Three-year term
Brian Varga	- Three-year term

URBAN ENVIRONMENT AND RECREATION ADVISORY BOARD

Nelson Belsher	- Three-year term
Garry James	- Three-year term
Judy Morris	- Three-year term

Ald. Thompson, seconded by Ald. Schneider, moved:

“THAT THE FOREGOING APPOINTMENTS BE APPROVED EFFECTIVE JANUARY 1, 2010.”

CARRIED

Note: Ald. Dumanowski left the Council Chambers.

Ald. Schneider, seconded by Ald. Thompson, moved:

“THAT DENNIS BARESCO, MARK DUMANOWSKI, EARL MORRIS, MALCOLM SISSONS, AND GEORGE WEBB, BE APPOINTED TO THE HERITAGE RESOURCES ADVISORY BOARD FOR THREE-YEAR TERMS EFFECTIVE JANUARY 1, 2010.”

CARRIED

Ald. Schneider, seconded by Ald. Thompson, moved:

“THAT THE BALLOTS BE DESTROYED.”

CARRIED

Mayor Boucher thanked all the volunteer members who are returning and those who are not, for contributing their time.

11. **ADJOURNMENT**

The meeting adjourned at 10:45 p.m.

Adopted by City Council on December 21, 2009 .

MAYOR NORM BOUCHER, CHAIR

LARRY P. GODIN, CITY CLERK