



**TOWN OF HINTON  
REGULAR COUNCIL MEETING MINUTES  
March 3, 2015**

**PRESENT:** Mayor Rob Mackin, Councillors Dale Currie, Ryan Maguhn, Marcel Michaels, Stuart Taylor, Glen Barrow, Matthew Young  
**ABSENT:** Mike Schwirtz – Town Manager  
**SECRETARY:** Lil Wallace - Executive Assistant  
**ALSO PRESENT:** Denise Parent - Acting Town Manager and Director of Corporate Services  
Rhonda West - Legislative & Administrative Services Coordinator

**ORDER**

Mayor Rob Mackin called the Regular Council meeting to order. The time was 4:56 p.m.

**ADOPTION OF AGENDA**

Denise Parent, Director of Corporate Services and Acting Town Manager, asked that an additional item 1(b) be added to the agenda:

“Sale of Lot 5, Block 1, Plan 082 1008 Innovista Phase 1 (397 Fleming Drive)”

Council was given a late handout report, which is included with these minutes as Attachment #1.

**D. CURRIE - That the agenda of the Regular Council Meeting held March 3, 2015 be adopted as amended.**

**Carried**

**CITIZENS "MINUTE WITH COUNCIL"**

Joan Janeczko wanted to let council know about her meeting with MLA Robin Campbell to bring programming into our community for young adults and challenged individuals, based on a model where everyone is included. She will be looking for volunteers to bring these programs forward.

**DELEGATIONS AND PRESENTATIONS**

**1. Teck Coal Update - Presented by Matt Cole (General Manager) and Ritchard LaBoucane (Senior Environmental Officer)**

Matt Cole and Ritchard LaBoucane spoke to Council about the next phase of development for the Cheviot Mine, being the “Upper Harris Extension”. They indicated this is not a new mining area but rather an extension of what is already contained in the permit and will extend the life of the mine by five years. The application for extension is anticipated to be submitted before April, and they expect it to take approximately 12 months to obtain full approval.

They further told Council that Teck Coal is a large company with 18 operations worldwide; they have 334 employees at the Cheviot Mine, of which 304 live in Hinton.

  
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**2. Challenge in the Rockies 2015 - Presented by Bill McDonald**

Mr. Bill McDonald presented information on "Challenge in the Rockies 2015", explaining why he felt this hockey tournament was a good event for the community. He also explained why council should support their asks of:

- (1) donating free recreation centre facility costs (ice time, etc. totaling approximately \$15,000) for the weekend; and
- (2) free pool passes for all tournament participants.

The event will be held on April 2 to 5, 2015. Mr. McDonald advised that entry team numbers are down from last year's event, but that eliminates the need for Jasper ice and no Jasper hotels are required, which gives Hinton businesses more economical benefit. Since this is a non-sanctioned event by Hinton Minor Hockey, the society is purchasing private insurance to cover liability.

Council questioned where the profit money will go and the response was that this new society will keep and control all the funds. They will use some for development camps, but will require sufficient funds for next year's tournament. They told Council they will not have to come back to council next year for further funding requests.

Administration advised that operating costs will likely be in the range of \$20,000 since this year the tournament will include Good Friday, a statutory holiday. Final figures have not yet been calculated. Free swimming pool passes were handed out last year and 78 were redeemed. There was not enough increase in activity to warrant bringing in extra guards. Entire families did not participate in the swimming so that did not generate economic benefits for the recreation centre.

Council requested the delegation report back to council after the event and provide a status report on how it went. Mr. McDonald agreed to do so.

**S. TAYLOR - That Council will provide conditional support for the ask to donate the facility charge up to \$15,000 for the Challenge in the Rockies 2015 event subject to the non-profit group submitting the requested paperwork to Administration by March 6, 2015.**

**Carried**

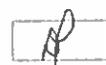
**R. MAGUHN - That the funds provided by the Town be transferred from our community grant program budget.**

**Carried**

The Mayor called a short recess. Time was 6:02 p.m. and the meeting reconvened at 6:07 p.m.

**COUNCIL MINUTES FOR ADOPTION**

1. Standing Committee of Council Minutes - February 10, 2015
2. Regular Meeting of Council Minutes - February 17, 2015
3. Standing Committee of Council Minutes - February 24, 2015

  
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**G. BARROW - That the Minutes listed above be approved as presented.**

Carried

#### **ACTION ITEMS**

***Refer to the Regular Council Meeting Agenda package for [March 3, 2015](#) for detailed background information on these decisions.***

**1. Sale of Lot 3, Block 1, Plan 082 1008 in Innovista Phase 1 (351 Fleming Drive)**

**M. YOUNG - That Council accept the offer from 1023264 Alberta Ltd. to purchase 351 Fleming Drive (Lot 3, Block 1, Plan 082 1008) of Innovista Phase I at a price and terms/conditions as circulated and viewed by Council in Camera.**

Carried

**1B. Sale of Lot 5, Block 1, Plan 082 1008 Innovista Phase 1 (397 Fleming Drive)**

**R. MAGUHN - That Council accept the offer from 1504602 Alberta Ltd. to purchase 397 Fleming Drive (Lot 5, Block 1, Plan 082 1008) of Innovista Phase 1 at a price and terms/conditions outlined in Innovista Phase 1 (Lot 3, Block 1, Plan 082 1008).**

Carried

**2. West Yellowhead Regional Waste Management Authority 2015 Operating Budget**

**M. YOUNG - That Council formally adopt the 2015 Operating Budget as recommended by the West Yellowhead Regional Waste Management Authority.**

Carried

**3. West Yellowhead Regional Waste Management Authority 2015 Capital Budget**

**D. CURRIE - That Council formally adopt the 2015 Capital Budget as recommended by the West Yellowhead Regional Waste Management Authority.**

Carried

#### **INFORMATION ITEMS**

1. Council Information Package #1 - previously circulated February 18, 2015
2. Council Information Package #2 - previously circulated February 25, 2015

**R. MAGUHN - That Council Information Packages #1 and # 2 be accepted for information.**

Carried

#### **REPORTS FROM MAYOR, COUNCIL, TOWN MANAGER**

**1. Council Reporting (Training/Conferences/CEAC, Listening Teams, All Other Committees)**

Councillors reported on the various committees, meetings and activities they attended since the last Regular Council meeting and what they plan on attending in the coming weeks.

  
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The Mayor advised that MLA Robin Campbell had announced 48 continuing care beds (level 5 standard) will be built in Hinton as an extension to the Mountainview Good Sam care facility, plus money for sprinkler system upgrades for Pine Valley Lodge.

The Mayor asked Council for their consensus that when a Councillor campaigns as a candidate during a provincial or federal election, the Councillor will take a leave of absence for the campaign period from their Hinton municipal councillor and committee duties.

Councillor Stuart Taylor stated that an exception should be made for the time period until the town's operating budget is voted on. He has collected substantial feedback from the public and feels it is an important vote that he does not want to miss.

**R. MACKIN - That during the 2013-2017 term council recommends that any councillor choosing to run for another level of government take a leave of absence from all council and committee duties during the campaign period.**

**Carried**

Council discussed the question of whether a Councillor would still collect their Town honorarium during this time period. No motion was made as it was felt that each candidate should use their own judgment on this.

**2. Town Manager Report**

Acting Town Manager Denise Parent did not report anything at this time.

**ADJOURNMENT**

**M. YOUNG - That the Regular Meeting of Council adjourn.**

**Carried**

The time was 6:45 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Director of Corporate Services

  
Initial



## TOWN OF HINTON REQUEST FOR DECISION

Attachment #1 to  
Regular Council  
Minutes of  
March 3, 2015.

**DATE:** March 3, 2015

**TO:** REGULAR MEETING OF COUNCIL OF MARCH 3, 2015

**FROM:** Mindi Petkau, Land Coordinator

**REVIEWED BY:** Wendy Jones, Director of Planning and Development

**APPROVED BY:** Mike Schwirtz, Town Manager

**RE: Land Sale – Innovista Phase I - Lot 5, Block 1, Plan 082 1008 (397 Fleming Drive)**

**Recommendation:**

*That Council accept the offer from **1504602 Alberta Ltd.** to purchase 397 Fleming Drive (Lot 5, Block 1, Plan 082 1008) of Innovista Phase I at a price and the terms/conditions outlined in Innovista Phase I – Lot 3, Block 1, Plan 082 1008).*

**Concluding Statement**

The Town of Hinton has received an offer to purchase which is fair and reasonable and aligns with the terms and conditions of the sale of Lot 3, Block 1, Plan 082 1008. In the interests of optimizing taxpayer return when selling Town lands, the specific price, terms and conditions of this transaction will not be made public until after final closing and title transfer.

**Conformance of recommendation to existing laws and Hinton Council plans**

Conforms with:	Yes/No/Partial	Comments
Municipal and Provincial Laws	Yes	Section 70 of the Municipal Government Act requires that land owned by a municipality may not be sold to a private sector interest for less than market value unless it is advertised. This land has been on the market since 2008, and listed through a realtor since November 2010. This offer has been negotiated to reach a price appropriate for the other considerations and conditions. Advertisement is not required in this sale.
Community Sustainability Plan	Yes	The economic growth of Hinton requires private sector development of additional industrial land in all its forms. Innovista strives for beneficial environmental development as well.
Municipal Strategic Plan	Yes	The sale of Innovista land is an explicit priority in the current strategic plan, under the theme of strong and diverse economy. The sale of this property offers an opportunity for business growth and diversification.
Long Term Capital Plan or Adopted budget	Yes	The sale of this property, while bringing cash flow and future tax revenue to the Town, will still contribute to an overall financial loss for Innovista. The net loss will need to be funded from municipal reserves or accumulated profits when this project is fully concluded.

### **Background / Introduction**

This item is before Council to advise that the terms and conditions of Innovista Phase I – Lot 3 have been completed with the offer received by Administration.

### **Options**

Council could:

1. Accept the offer.
2. Refer the Request for Decision to an in-camera discussion.

### **Administration Assessment of Options and Conclusion**

Administration has received the offer per the terms and conditions of Lot 3 and the terms and conditions have now been satisfied. The Purchasers will now be moving forward to meet the financing conditions.

The real estate purchase contract is with 1504602 Alberta Ltd. (a local business). The contract contains a condition date of June 15<sup>th</sup>, 2015 and a closing date of July 15<sup>th</sup>, 2015.

### **Town Manager Comments**

Council has been apprised of a potential sale of Lot 5 within the Lot 3 in camera discussions. The Lot 3 sale stated terms and conditions for the sale of Lot 5 and this has now been met. The Purchaser can now move forward to finalize their financial obligations. I support the recommendation that Council accepts this offer to purchase.

### **Attachment**

1. Site plan of 397 Fleming Drive



**PROPOSED PURCHASE**  
397 Fleming Drive (Innovista Phase I)  
Plan 082 1008, Block 1, Lot 5



2<sup>nd</sup> Floor, 131 Civic Centre Road  
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