

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL
OF THE RESORT VILLAGE OF CANDLE LAKE
HELD ON SEPTEMBER 5, 2006**

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PRESENT:

Mayor Nick Toporowski, Councilor Gene Nikiforuk, Councilor Len Romanuik, Councilor Lloyd Caithcart, Councilor Doug Allan.

ABSENT:

RESORT VILLAGE ADMINISTRATION:

Clinton Mauthe and Shelly Inkster

VISITORS:

Ryan Holowaty, Judy Prokopie, Carol Jones, Michael Lozej, Denton Yeo, Fred Smith, Del Epp, Wilf Litzenberger, Orest Skorobohach, Lyle Sundbo, Jack Cameron, Rick Rumberger, Lu Crawford, Janice MacNeill, Ed Horn, David Geddes, Sharon Bassendowski, Garry Bassendowski, Stephanie von Hagen, Darlene Andrews, Doug Skrudland, Nick Trofimuk, Denise Frohaug, Carl Frohaug, Ernie Paydli, Helen Mauthe, Maurice Bahrey, Elmer Mauthe, Lloyd Mayert, Cec Hovdebo, Dale McLeod.

CALL TO ORDER:

A quorum being present Nick Toporowski called the regular meeting of Council to order at 1:02 pm.

AGENDA:

1. That we add item number 10 to new business - the hiring of Margo English as the new administrator.
2. In the minutes of last month it was recorded that Mr. Couldwell adjourned the last meeting and it was in fact Councilor Caithcart who adjourned the meeting.

150-2006 ROMANUIK/NIKIFORUK: Moves to accept the agenda as amended.

CARRIED

Councilor Romanuik called attention to an error in the minutes of the August 8, 2006 meeting where a resolution he had put forward to buy and install a new ramp for the gravel truck had been omitted. The resolution was carried at the August 8, 2006 meeting.

The following resolution is an amendment to the August 8, 2006 regular meeting of council.

151-2006 ROMANUIK/ALLAN: That a new ramp be bought and installed for the gravel truck.

CARRIED

Councilor Romanuik also asked why there were some payables added after the meeting was over. Administrator Mauthe advised Councilor Romanuik that they are welcome to set a policy if they so wish.

152- 2006 CAITHCART/ROMANUIK: That the minutes of the August 8, 2006 Regular Meeting of Council, be accepted as amended.

CARRIED

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DELEGATIONS

1. Ryan Holowaty

Mr. Holowaty has asked the council and mayor to assist him with an insurance claim on his property. He has been in contact with the Resort Village regarding this matter previously and some letters have been sent to the insurance company and the MLA. Mr. Holowaty gave a description of the drainage issues that he is experiencing with the surrounding properties.

Mayor Toporowski asked if there may have possibly been some self-induced neglect regarding the property? Mr. Holowaty said that he has no control over the alleys being built up, roads being built and other people in the area building up their lots.

Councilor Romanuik agreed with Mr. Holowaty and stated that maybe we should be looking into this a little closer regarding the errors and emissions policy that is in place. Councilor Caithcart feels that too much legalities are involved for us to be discussing this.

Councilor Allan asked Mr. Holowaty if he has a foundation. Mr. Holowaty stated that the house is on cinder blocks and that there has never been a problem before. Councilor Allan then noted that we are dealing with unusual circumstances here and that there are abnormal levels of moisture and that quite a few others are dealing with the same issues.

Councilor Caithcart mentioned that this should be tabled and put in front of a review committee.

Councilor Romanuik commented on how we might not be able to do anything to remedy the past, however we can work on drainage issues to prevent any future mishaps.

Councilor Nikiforuk suggested we table this and put it in front of a review committee as well as check with the insurance company to see what we can do. Councilor Romanuik doesn't think that the insurance company will be keen on something like this but we should check into it. Councilor Allan asked if Mr. Holowaty would be able to provide him with a copy of a claim list. Mr. Holowaty then mentioned that the whole house is going to have to be torn down.

153-2006 ROMANUIK/NIKIFORUK: That we establish a committee to review the Holowaty property and investigate with the insurance company.

CARRIED

2. Carl Frohaug – Discretionary use application

Mayor Toporowski gave a brief overview of the proposal that Mr. Frohaug has put forward. He would like to construct a principal dwelling on his property at the Enchanted Marina RV Park. Councilor Nikiforuk stated that he has been over to this property and seen the site and there does not appear to be any problems with this proposal. Councilor Allan questioned the zoning in that area and he also asked about the 100 meter encroachment. Administrator Mauthe advised him that the 100 meter encroachment only pertains to new development and this development is already in existence.

154-2006 CAITHCART/ALLAN: That we accept Carl Frohaug's proposal to construct a principal dwelling on his property at the Enchanted Marina RV Park.

CARRIED

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BUSINESS ARISING OUT OF THE MINUTES

1. Airpark Gate

Mayor Toporowski read a letter from Steve Flaman requesting to leave the gate open on Lakeview Drive as there is no longer a lumberyard. Councilor Nikiforuk asked how many lots there were in the new subdivision. There are 23 lots. Councilor Caithcart doesn't see any need for the gate at this time. This would be a good second exit for fire safety.

Mayor Toporowski feels that there should be a gate on Lakeview Drive. Councilor Allan feels that the entrance only affect one property. Mayor Toporowski commented on how he feels that the pedestrian issue is more of a concern and that we still need a proper walking trail to Hwy 265. Councilor Romanuik doesn't think that a gate such as this is necessary.

155-2006 CAITHCART/ALLAN: That we delay the enforcement of a gate at the entrance to Lakeview Drive into the Airpark subdivision as requested in the Servicing Agreement between the Resort Village of Candle Lake and 101004541 Saskatchewan Ltd.
CARRIED

2. Vincent Steen Subdivision

There is no clearing other than the road and the lots have already been surveyed. Administrator Mauthe explained how there is already a Servicing Agreement in place for this subdivision.

156-2006 ROMANUIK/NIKIFORUK: That we approve the Vincent Steen subdivision as proposed.
CARRIED

3. RCMP

There are no new developments to report on at this time. Councilor Caithcart commented on how the Resort Village is looking for some dollars to be invested. The Sergeant is looking for a commitment from the Resort Village, however he is unable to be here at this time. There are some interested parties who are looking for some more information. We have in the past negotiated with Division "F" for \$11.00/sq meter.

4. Landfill Tenders

After our fire yesterday at the landfill, we may possibly have another years use out of our old pit. Our tender included clay from the new pit to fill the old pit. There is now a lot of old pit to fill. We should table this issue until the spring thaw to see where we are at.

Mayor Toporowski read the tenders.

157-2006 ROMANUIK/CAITHCART: That we table the tenders to dig a new landfill pit to a later date until we are certain how long the current pit will last.

CARRIED

CORRESPONDENCE

1. Andy and Helen Kozun

Mayor Toporowski gave a brief overview of the happenings with the Kozuns. Councilor Romanuik questioned the difference between a Mobile Home and an All Season Home. He then commented on how their letter is somewhat compelling. The building inspector Jim

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Cunningham has already clarified this. Mayor Toporowski read the letter. This is a Mobile Home and not a Modular Home. It is not a permitted use in the R1 or the R2 districts although some of the homes in the area are grandfathered in. Councilor Caithcart commented on how anything moving in or out requires a building permit. If he would have come down here to obtain a permit then he would not be in this situation. We have had two similar cases and both upgraded to follow the guidelines. Mr. Kozun has hooked up water and sewer and he also built a deck after the stop work order had been placed. He was given until August 31, 2006 to remove the trailer.

This matter can not go any further. These letters will be filed.

COMMITTEE REPORTS

1. Parks and Recreation

Ed Horn gave a report on the highlights of the previous meeting. Councilor Romanuik asked who is responsible for moving the shale. Mr. Horn said that the Resort Village should do it and Councilor Romanuik then proceeded to tell him that we are too busy for those types of things.

2. Roads and Maintenance and Fire Department

Councilor Romanuik presented his report on the Roads and Maintenance to date.

Fire Chief Cecil Hovdebo announced that there have been 27 incidents so far this summer and 20 of them have been medical. Our Assistant Fire Chief Art Rae has resigned and Del Epp has since taken over the duty.

There have been 3 resignations of First Responders although there are 9 more individuals who have shown interest. There is a meeting tonight and training for these individuals has been scheduled for the next 4 weeks. We should have a full compliment of responders once the training is completed.

Fire Chief Cecil Hovdebo also commented on how he would like to see the area around the landfill pit cleaned up as the outcome may have been a lot worse had there been a west wind.

3. EMO, Search and Rescue & Prince Albert Model Forest.

Councilor Lloyd Caithcart presented his report.

158-2006 NIKIFORUK/ALLAN: That the reports be accepted as presented.

CARRIED

REVENUE AND EXPENDITURE REPORTS

Administrator Clinton Mauthe presented the August Revenue and Expenditure Report.

159-2006 CAITHCART/NIKIFORUK: That the August Revenue and Expense Financial reports be accepted as presented.

CARRIED

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ACCOUNTS PAYABLE

Administrator Clinton Mauthe presented the Accounts Payable Report.

160-2006 ROMANUIK/CAITHCART: That the reports be received as presented and that all bills for the Resort Village are to be paid.

CARRIED

NEW BUSINESS

1. Candle Lake Sno Drifters – New Access to Torch Lake

Councilor Romanuik gave an overview on what they would like to do to create a new path on to Torch Lake. The Village and SERM both have to approve this and the Sno Drifters have already had Mr. Risom from SERM checking into it.

161-2006 ROMANUIK/CAITHCART: That Council supply a letter of endorsement to the Candle Lake Sno Drifters allowing a new access to Torch Lake off of the existing gas line trail.

CARRIED

2. Reduction of Speed Limit

Mayor Toporowski read a letter from the Golf Course requesting that the speed limit be lowered and that there be two stop signs placed at the entrance to the parking lot. Mr. Rumberger said they would like a three way stop there and they would be paying for the third stop sign. There are other area's that are wanting a reduction in the speed limit as well, Mayor Toporowski then suggested a committee be set up to review these requests. Councilor Nikiforuk, Councilor Caithcart and Mayor Toporowski all offered there services.

162-2006 ALLAN/ROMANUIK: That a committee be set up to review the speed zones.

CARRIED

3. Infrastructure Fees

Mayor Toporowski gave a brief overview on what the current fee's are for infrastructure. Right now the Resort Village charges \$300.00 per lot and it is not nearly enough to provide for improved roads and address pedestrian safety issues. Mayor Toporowski feels that we should be increasing our infrastructure fees to at least \$2000.00 per lot. Our Lagoons are costing us over two million dollars. Councilor Romanuik agrees it should go up substantially. We should look at other growing communities to see where they are at. Councilor Caithcart agrees that the fees should go up, but not in excess. It has been recommended at \$1000.00 per property by our Planner Denton Yeo. Administrator Mauthe suggested that a meeting be set up with Municipal Affairs. They would be able to offer a lot more background. We will table this to the next meeting.

4. Appointment of Signing Authority

163-2006 ROMANUIK/ALLAN: That we appoint Mayor Toporowski, Councilor Caithcart and Councilor Nikiforuk along with the administrator with the signing authority for the Resort Village of Candle Lake.

CARRIED

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5. Board of Appointments and Committees' of 2006

1. Finance & Budget – Mayor Toporowski & Councilor Caithcart
Economic Planning & Development – Mayor Toporowski & Councilor Caithcart
PARCS – Mayor Toporowski & Dale McLeod
2. Search and Rescue – Councilor Caithcart
EMO – Councilor Caithcart
Fire Department – Councilor Caithcart
First Responders – Councilor Caithcart
SUMA – Councilor Caithcart
3. Roads & Maintenance - Councilor Romanuik & Councilor Allan
Landfill – Councilor Romanuik & Councilor Allan
4. Parks & Recreation – Councilor Nikiforuk
Trails – Councilor Nikiforuk
Recreational Facilities Planning Committee – Councilor Nikiforuk
5. Environment – Councilor Allan
Aschim Homestead – Councilor Allan
Wapiti Regional Library – Councilor Allan
6. Health – Etta Sackney
7. P.A. Model Forest – Mayor Toporowski & Bob Sajtos
8. New roads (Main street, Sunset Way, Truck Road, Glendale access, Bay Street) – Councilor Romanuik, Jim Cunningham, Mayor Toporowski & Councilor Allan.
9. Deputy Mayor August to December 31, 2006 - Councilor Nikiforuk

164-2006 ALLAN/CAITHCART: That we approve the Board of Appointments and Committee's of 2006 as proposed.

CARRIED

6. Board of Appeals

1. Development & Appeals Board – Vincent Steen, Don Elliot, Carol Jorgenson, and alternate Joan Sajtos

165-2006 NIKIFORUK/ROMANUIK: That we approve the appointment to the Board of Appeals as proposed.

CARRIED

7. Purchase of the 521D Wheel Loader

Councilor Romanuik gave a brief overview on the leased loader to date. So far the Resort Village has put \$27,500 plus PST into this loader and the lease is essentially up today. It is advisable that the lease be extended to January 1, 2007 and then the Resort Village could at that point buy the loader out. At this point, any money spent on it will be used as equity for the purchase. Councilor Nikiforuk commented on how we are now learning that this piece

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of equipment is not what the Resort Village needs. Should we just cut our losses now? Councilor Romanuik feels that we should extend the lease at least until our next budget comes up. We would end up profiting more from doing that. We are not paying interest right now, we are only paying principal plus taxes. We have the option to upgrade in January using the equity from this loader.

166-2006 CAITHCART/ROMANUIK: That we keep the 521D Wheel Loader for the time being and look at the option of upgrading it next year.

CARRIED

8. Hiring of an Administrator

Mayor Toprowski announced that they had found a suitable person to fill the position of Administrator. Her name is Margo English and she has agreed to come and work for the Resort Village under specific conditions.

167-2006 ROMANUIK/CAITHCART: That we hire Margo English to be the Administrator for the Resort Village of Candle Lake on the condition that she obtains her Urban Municipality Certificate within 6 months.

CARRIED

BYLAWS

1. Bylaw 14-2006 A Bylaw to rezone from commercial to R2 Medium at the Candle Lake Golf Course.

168-2006 CAITHCART/NIKIFORUK: That we proceed with the first and second reading of this bylaw.

CARRIED

169-2006 CAITHCART/ROMANUIK: That Bylaw 14-2006 be introduced and read for a first time this 5th day of September, 2006.

CARRIED

170-2006 CAITHCART/NIKIFORUK: That Bylaw 14-2006 be read for a second time this 5th day of September, 2006.

CARRIED

171-2006 ALLAN/CAITHCART: That this bylaw be advertised not only in the local newspaper, but in the Saskatoon newspaper as well.

CARRIED

Next Meeting of Council

The next meeting of Council will be October 2, 2006 at 7:00pm

172-2006 CAITHCART: That the regular meeting of Council be adjourned at 3:25 P.M.

CARRIED

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MAYOR

ADMINISTRATOR