

# **Town of Drumheller**

## **COUNCIL MEETING**

### **MINUTES**



**April 4, 2005** 4:30 PM Council Chambers, Town Hall  
703 - 2nd Ave. West, Drumheller, Alberta

#### **PRESENT:**

##### **MAYOR:**

Paul Ainscough

##### **COUNCIL:**

Karen Bertamini  
Don Cunningham  
Larry Davidson  
Sharel Shoff  
John Sparling

##### **CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**

Ray Romanetz

##### **DIRECTOR OF INFRASTRUCTURE SERVICES:**

Wes Yeoman

##### **DIRECTOR OF CORPORATE SERVICES:**

Michael Minchin

##### **DIRECTOR OF COMMUNITY SERVICES:**

Scott Blevins

##### **RECORDING SECRETARY:**

Linda Handy

**ABSENT:** Councillor Karen MacKinnon

#### **1.0 CALL TO ORDER**

#### **2.0 MAYOR AINSCOUGH'S OPENING REMARKS**

2.1 Mayor P. Ainscough presented a letter from Hon. Rob Renner, Minister of Municipal Affairs regarding appropriate allocation of both the federal gas tax transfer and the province's \$3 billion commitment toward municipal infrastructure. In his letter, Hon. Renner advised that he along with Hon. Lyle Oberg are working together, along with other municipal association representatives, to develop a funding allocation model. They are also weighing what other factors should be included to address the varied needs of Alberta's very diverse municipal sector.

2.2 Mayor P. Ainscough presented the News Release from Alberta Municipal Affairs. It states that the Province will allocate \$5 million to one hundred municipalities across Alberta in a one time unconditional financial support to help meet the needs of their residents. CAO, R. Romanetz advised that Drumheller does not qualify under the Province's grant eligibility based on their equalized assessment formula.

2.3 Mayor P. Ainscough advised that Calgary Crime Stoppers invited Council to attend their annual meeting to be held April 11<sup>th</sup> – as this is Council's regularly scheduled meeting, the Mayor declined.

2.4 Mayor P. Ainscough advised that the Skate Park Committee will hold their organizational meeting on April 6 at 7:00 PM at the Provincial Building. The meeting is open to all interested citizens. Councillors J. Sparling and L. Davidson to attend this meeting.

### **3.0 PUBLIC HEARING**

### **4.0 ADOPTION OF AGENDA**

**MO2005.67** Sparling, Cunningham moved the adoption of the agenda as presented.  
Cd.

### **5.0 MINUTES**

#### **5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES**

##### **5.1.1 Council Regular Meeting - March 21, 2005**

**MO2005.68** Cunningham, Shoff moved the adoption of the regular Council Meeting minutes of March 21, 2005 as presented.

#### **Clarification:**

Councillor K. Bertamini stated that under 8.1.4 it should read that Drumheller has not receive any funding under the Legacy Grant instead of the words "may not receive further funding". R. Romanetz clarified that other than the \$3.00 per capita grant the Town has already received, there would not be any further funding under the Legacy Grant.

Vote on Motion: Cd.

#### **5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION**

##### **5.2.1 Municipal Planning Commission – March 3, 2005**

#### **5.3 BUSINESS ARISING FROM THE MINUTES**

### **6.0 DELEGATIONS**

## **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

### **8.0 REQUEST FOR DECISION REPORTS**

#### **8.1 CAO**

8.1.1 Motion Tabled (from Council Meeting of March 7<sup>th</sup>) regarding Public Hearing Time Change

R. Romanetz advised that under the direction of Council, Administration gave notice asking for public input in the Town Page on this matter. He noted that no submissions were received regarding concerns one way or the other. He stated that if Council members have not received any concerns with the time change, it would be in order to move the public time for Public Hearings from 5:30 PM to 4:30 PM. He further noted that this time change would allow the meeting to have continuity of order.

Motion on the Table from Council Meeting of March 21<sup>st</sup>: **MO2005.65** :Cunningham, MacKinnon to change the time for Public Hearings from 5:30 PM to 4:30 PM. Cd.

#### 8.1.2 New Business Cards

R. Romanetz advised that there were a number of options for Council to choose from and the consensus was for a modified version of Option 2 as the community is clearly identified on the card. The "*World's Dinosaur Capital*" will be wrapped around "*Drumheller*". The new business cards will be produced in-house and available for Council shortly.

### **8.2 Director of Infrastructure Services**

#### **8.3 Director of Corporate Services**

##### 8.4.1 Financial Statements to February 28, 2005

M. Minchin presented the Financial Statements and noted that the balance sheet is not available. In discussions with the Auditors, their presentation to Council will be within the next month (this surpasses their presentation deadline as outlined in the agreement). He further noted that the Town will call for proposals for auditing services within the next couple of months.

#### **8.4 Director of Community Services**

##### 8.4.1 RFD – Hillsvieview Subdivision Lot Draw

S. Blevins presented the proposed method of selling residential lots to individuals and contractors. He noted that the requirements and procedures outline the policies for both individuals and contractors. The lots will be sold in the form of a lot draw which is the most fair and equitable method. The proposal was prepared based on documents taken from various municipalities. The Town intends to advertise the lot draw process, lot prices and available lots approximately three weeks prior to the date of the lot draw. The Town's Offer to Purchase will form part of the lot sale agreement. In response to a Councillor's question, R. Romanetz explained that Administration has estimated lot prices for Hillsvieview Subdivision. He further noted that he had discussions with a contractor who has done

previous work in Drumheller and he advised that unless Drumheller gets their tenders out by April, there may be a shortage of available contractors resulting in higher bid prices. R. Romanetz stated that the Town is looking at tendering the underground portion of the Hillsvie subdivision project this week and the Street Improvement Program the week after.

The Hillsvie lots' prices are contingent on bid prices - Administration can only estimate the lot prices now as the comfort level is not good until the tenders are closed and firm pricing is available.

Councillor J. Sparling asked if there is a requirement on the part of the developer to start construction within a specific timeframe. R. Romanetz stated that the Town's intention is to be consistent with the clauses in the Offer to Purchase which states that construction must start within eight months and completed within two years. He noted that the existing Offer to Purchase is being reviewed by the Town's Solicitor.

Councillor K. Bertamini stated that she disagrees with Clause 5 which states that *"Purchasers in the individual category may not purchase a lot in the draw if they are presently constructing a development on a previously purchased Town residential lot"* as she feels this statement is prejudiced against those who recently purchased Town owned property. She stated that no person should be excluded from the lot draw. R. Romanetz advised that this Clause was discussed and Administration would like to ensure that everyone has an opportunity to buy Town owned property. The Clause was included because at this time Administration does not know the level of interest. The Town wants to provide fairness in the distribution of Town owned property. Councillor L. Davidson stated that he agreed with Councillor K. Bertamini's comments in that it is the Town's goal to create housing for the community regardless if an individual already owns Town property. R. Romanetz stated that if there are lots left over, interested individuals who previously bought Town owned property will be given an opportunity to purchase lots at that time. Councillor K. Bertamini stated that this is not acceptable as these individuals would be excluded from the draw of the lots. R. Romanetz explained that the proposal was modelled after Calgary, Red Deer and Medicine Hat who experience a high demand for residential lots within their communities. He advised that the clause was inserted assuming a high level of interest but the clause can be easily changed if Council so directed.

Councillor L. Davidson asked that contractors outside of Drumheller be given sufficient notice of the lot draw to get their business license in order.

**MO2005.69** Bertamini, Davidson that Council approve the Residential Lot Draw Requirements and Procedures with the elimination of Clause 5 under the Individual Applicants only and that Clause 5 be reviewed prior to the approval of the marketing plan.

Councillor J. Sparling asked that the motion be tabled until Councillor Karen Mackinnon returns. R. Romanetz explained that there was urgency in moving forward with the project as the tender for underground work will be advertised on April 11<sup>th</sup>. Councillor J. Sparling

retracted his request.

Vote on Motion: Cd.

#### 8.4.2 RFD – Centennial Park Vendor Carts

S. Blevins advised that the Request for Proposals for Centennial Park Vendors was advertised resulting in bids from three interested parties. At their meeting of February 28, 2005, Council agreed to two locations. He recommended that Theme Park Carts and Off The Grill receive locations - both vendors have self contained carts for the distribution of foods. The third proposal, received from Sizzling House, was not acceptable as they have a stand alone BBQ and table which may create some problems with health and safety. He noted that all conditions of the Request for Proposal will have to be met prior to formal authorization of the vendor site. Theme Park Carts has already met all the conditions. If Off The Grill fails to comply with all the conditions, Administration would like to offer the second location to Theme Park Carts as well.

**MO2005.70** Davidson, Cunningham that Council approve one location for Theme Park Carts and one location for Off The Grill to operate vending cart services in Centennial Park, and further that the vendors must abide by all the conditions outlined in the Request for Proposal.

Clarification:

Councillor K. Bertamini requested that if one of the vendors does not meet the requirements of the Request for Proposal, it should come back to Council. Councillor S. Shoff disagreed with her comments.

Vote on Motion: Cd.

### **9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION** **(Quarterly Reports due April 18, 2005)**

- 9.1 CAO
- 9.2 Director of Infrastructure Services
- 9.3 Director of Corporate Services
- 9.4 Director of Community Services

### **10.0 PUBLIC HEARING DECISIONS**

### **11.0 DELEGATION DECISIONS**

### **12.0 UNFINISHED BUSINESS**

### **13.0 NOTICES OF MOTIONS**

#### **14.0 COUNCILLOR REPORTS**

#### **15.0 IN-CAMERA MATTERS**

There being no further business the Mayor declared the meeting adjourned at 6:00 PM.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER