

Town of Drumheller

COUNCIL MEETING

MINUTES



September 6, 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
Karen MacKinnon
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

1.0 CALL TO ORDER

Mayor P. Ainscough apprised Councillors of the Community Recognition Events to be held on September 9th.

2.0 MAYOR AINSCOUGH'S OPENING REMARKS

2.1 Mayor P. Ainscough presented a letter from Hon. Lyle Oberg in response to the Town of Drumheller's request for the former Hovercraft property to be transferred to the Town at no cost for the construction of a playground. In his letter, Hon. Oberg advised that he will forward the Town's request to the Treasury Board for their review.

2.2 Mayor P. Ainscough presented a letter from Anne McLellan, Deputy Prime Minister thanking the Mayor for meeting with Prime Minister Martin and herself on June 24, 2005

regarding the Southern Alberta floods.

2.3 Mayor P. Ainscough presented a letter from Hon. Guy Boutilier, Minister of Environment regarding remediation of brownfield sites. In his letter, Hon. Boutilier advised that the Contaminated Sites Stakeholder Advisory Committee acknowledges that there is a need for a funding source to address unfunded liability for contamination associated with brownfield sites. The committee's report emphasizes the need for a resolution. In conclusion, he advised that both urban and rural municipalities will be involved on how to proceed on this sensitive issue.

2.4 Mayor P. Ainscough presented a letter from Hon. Rob Renner, Minister of Municipal Affairs regarding remediation of brownfield sites. In his letter Hon. Renner stated that the Province is looking at remediation options for petroleum storage tank sites and more information will be forwarded in the near future.

2.5 Mayor P. Ainscough presented a letter from Hon. Shirley McClellan, MLA, Drumheller – Stettler Constituency advising of CFEP approval for upgrades to the Drumheller Aquaplex in the amount of \$57,603.

2.6 Mayor P. Ainscough presented a letter from Helen Wright, Deputy Program Coordinator advising the approval of an advance under the 2005 Southern Alberta Disaster Recovery Program in the amount of \$1,450,000.

2.7 Mayor P. Ainscough proclaimed September as Muscular Dystrophy Awareness Month.

2.8 Mayor P. Ainscough proclaimed September 11th as Grandparents Day.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

Additions to agenda: 14.1 Councillor L. Davidson – Palliser Regional Municipal Services, 15.5 Communities in Bloom Report and 15.6 AUMA Convention – RCMP Meeting

MO2005.175 Davidson, Mackinnon moved the adoption of the agenda as amended. Carried.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Council Regular Meeting - August 8, 2005

MO2005.176 Shoff, Cunningham moved the adoption of the Regular Council Meeting Minutes of August 8, 2005 as presented. Carried.

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission – July 28, 2005

5.2.2 Municipal Planning Commission – August 4, 2005

5.2.3 Management Meeting – July 5, 2005

5.2.4 Management Meeting - August 16, 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 Bylaw 20.05 being a bylaw to establish the position of designated officer for Municipal Assessor

R. Romanetz advised that M. Minchin will provide a detailed review of the Province's assessment audit report to Council at their next meeting. He further noted that there is a requirement in the Municipal Government Act that specifically requires that the assessor be appointed as a designated officer. The CAO can then appoint the party that will fulfil the responsibility of the assessor.

MO2005.177 Sparling Cunningham for first reading to Bylaw 20.05. Carried.

MO2005.178 Sparling, Shoff for second reading to Bylaw 20.05. Carried.

MO2005.179 Bertamini, Sparling for no objection to third reading to Bylaw 20.05. Carried.

MO2005.180 Sparling, Shoff for third reading to Bylaw 20.05. Carried.

8.1.2 Bylaw 21.05 being a bylaw to amend the Land Use Bylaw by redesignating Part of the NE ¼ Sec 3-29-20-4 from UT to M-2 (Prehistoric Parks)

R. Romanetz referred to the sketch and noted that the property is 4.5 acres in area and is an odd shape. Palliser Regional Municipal Services has circulated the Town's application for a subdivision and approval should be received shortly. The property has been graded and services extended to the edge of parcel. The reclassification would allow for industrial development. He recommended that Council proceed with first reading to allow for the public hearing process to begin.

MO2005.181 Davidson, Sparling for first reading to Bylaw 21.05. Carried.

8.1.3 RFD – Hillsvieview Subdivision – Marketing Plan for Remaining 8 Lots

R. Romanetz presented the marketing plan which establishes the prices for the remaining eight lots. The contractor will be proceeding with concrete work which includes curb and gutter installation this week – there was a brief shut down on the project due to lack of cement product. This has been a challenge for all municipalities. The area will be paved within the next 10 days. The costs were reviewed and the lot prices were calculated based on square footage. It was determined that the costs for servicing this area have increased by \$4,000-5,000. In response to a question from Council whether costs have been recovered for servicing the first phase, R. Romanetz explained that the 34 lots have been sold however the purchasers have a specific timeframe to pay the balance. There is also a

requirement for the Town to ensure power, gas and telephone services are installed prior to final payment by the purchasers.

MO2005.182 Sparling, Bertamini that Council adopt the Hillview Estates Subdivision Marketing Plan for the remaining 8 lots with prices as presented.

Clarification on Motion:

Councillor L. Davidson stated that Stevenson Homes should not participate in the lot draw due to the number of lots they have already purchased. R. Romanetz stated that in discussions with Stevenson Homes he had advised Stevenson Homes that they would be allowed to participate in this lot draw as well. In response to question on the retail value of the property, R. Romanetz advised that depending on the building size, the market value of the property could be between \$140,000 - \$180,000 - construction cost would be in the range of \$100 - \$110 square foot depending on type of interior finish. Finished basements or other extra's could bring the retail price of the homes well beyond this range.

Vote on Motion: Carried.

8.1.4 RFD – Rosedale Industrial Subdivision

R. Romanetz advised that the demand for serviced industrial land remains strong in Drumheller while the inventory is diminishing. He advised that Phases 1 and 2 of the Hygrade Industrial Park are now sold out. The first phase of the Rosedale Industrial Park was sold based on cost sharing arrangements with a local developer. Upon the direction of Town Council, Administration has reviewed the proposed lot layout of the undeveloped lands and have prepared cost estimates for servicing these lots. If the Town carries out grading work to accommodate water drainage, water line installation, road construction and surveying the cost per acre is \$45,000 - if sewer were included the cost would increase to \$55,000 per acre. Because of the low elevation, Lots 5 and 6 would not be serviced by sanitary sewer. He further explained that once the forcemain project is completed, there may be a possibility of installing a lift station to accommodate sewer for the back two lots. R. Romanetz stated that because of the high demand for serviced industrial land, Administration recommends that the Town move forward with registering the plan as presented which brings the costs per acre in line with Hygrade lots. R. Romanetz noted that the costs of servicing has increased significantly - Brooks industrial land is selling for \$80,000 per acre and land in Strathmore is around \$100,000 per acre. R. Romanetz stated that if Council is in agreement that additional industrial land is a priority, the Town will grade the property this fall and be in a position for servicing in Spring of 2006.

MO2005.183 Bertamini, Sparling that Council direct Administration to proceed with the required earthworks for Phase 2 of the Rosedale Industrial Park this fall followed by the registration of the lots this winter and installation of water, sewer and other utilities in the Spring of 2006.

Clarification on Motion:

Councillor L. Davidson stated that he is not in favour of the project as he does not feel it is cost recoverable. R. Romanetz referred to other commercial / industrial parcels in Rosedale and explained that the addition of Phase 2 would create a good sized industrial area for Rosedale. He further explained that timing is of the essence as grading work must be carried out first to ensure drainage is handled properly before the subdivision plan is registered. If the grading work was left to the property owner, it may impact on drainage in the future. As well, a subdivision application must be forwarded to PRMS. If there is a commitment to move forward then the Town can market the land now. In response to a question, R. Romanetz explained that if property to the west were serviced with sewer, this would require a lift station that could cost \$150,000 – \$200,000 and would also involve an engineer's review to ensure the two systems are compatible. R. Romanetz stated that if a developer wanted the back two lots serviced with sanitary sewer, it would be at their cost.

Vote on Motion: Carried.

8.1.5 R. Romanetz presented a Media Release which included the recommendations from the flood debriefing held on July 8th.

8.2 Director of Infrastructure Services

8.3 Director of Corporate Services

8.4 Director of Community Services

8.4.1 Community Appreciation / Recognition Celebration to be held on September 9th

S. Blevins presented a copy of the invitation that was mailed to volunteers and municipalities of the surrounding areas. An advertisement was placed in both local papers. The event will start with the dedication of the flower bed at 4:30 PM followed with the barbeque at John Anderson Park. Councillor L. Davidson thanked the Committee members for their efforts in organizing the event and Encana for their generous contribution.

8.4.2 Community Facility Update

S. Blevins advised that Conrad and Associates have submitted a preliminary report based on the first set of interviews. He further stated that the Mayor and Administration toured facilities in five communities – Lloydminster, Bonnyville, Fort Saskatchewan, Sherwood Park and Spruce Grove. He stated that information was obtained and collected that will be beneficial to Drumheller in the planning stage, i.e. grant funding sources and fundraising. A meeting will be held on September 13th with the Steering Committee and Graham Edmunds, the Town's consultant.

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION (Quarterly Reports due October, 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

14.1 Councillor L. Davidson stated that Palliser Municipal Planning Services' board of directors has hired a new director, David Amos and a new planner, Rod Ross. Both will begin their employment in early September. Doug Fleming has agreed to assist with the transition.

15.0 IN-CAMERA MATTERS MO2005.184 Shoff, Bertamini to go in camera at 5:45 PM. Carried.

- 15.1 Land Matter – Leo Jensen
- 15.2 Land Matter – ReMax
- 15.3 Personnel Matter – Organizational Structure
- 15.4 Personnel Matter – CAO Evaluation

MO2005.185 Cunningham, Sparling to revert to regular Council meeting at 6:45 PM. Carried.

There being no further business the Mayor declared the meeting adjourned at 6:45 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER