

Town of Drumheller

COUNCIL MEETING

MINUTES



May 15, 2006 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

2.0 MAYOR AINCOUGH'S OPENING REMARKS

2.1 Motion required to change the Council Committee Meeting of May 22nd to May 23rd due to the Statutory Holiday

MO2006.176 Sparling, Davidson to change the Council Committee Meeting of May 22nd to May 23rd due to the Statutory Holiday. Carried.

2.2 Motion required to cancel Council's Regular Meeting of May 29th due to the FCM Conference

MO2006.177 MacKinnon, Shoff to cancel Council's Regular Meeting of May 29th, 2006 due to the FCM Conference. Carried.

2.3 Mayor P. Ainscough presented a letter from Bill Meade, Special Projects, Solicitor General's Office, advising that a further extension to the Request for Proposal for Land Procurement for the Alberta Police and Peace Officer Training Centre Extension is required to June 15th. In his letter, Mr. Meade stated, "your patience and continuing support in the process is greatly appreciated".

2.4 Mayor P. Ainscough presented a letter from Hon. Shirley McClellan, Deputy Premier and Minister of Finance in response to the Town's E-Mail regarding school property taxes. In her letter, she stated that these rate reductions have given municipalities the ability to increase their property tax rates, allowing them to obtain additional revenue from property taxes. R. Romanetz advised that for the Town of Drumheller, the rate reduction would result in a savings of approximately \$63,000. He further noted that Council would have an opportunity to review tax revenue scenarios in camera later in the meeting.

2.5 Mayor P. Ainscough presented a letter from Hon. Iris Evans, Minister of Health and Wellness and Hon. Rob Renner, Minister of Municipal Affairs regarding funding to support the control of mosquito larvae. In their letter, they stated that based on the actual expenditures by the municipalities over the past two years, the funding has been reduced to \$3.00 per capita in the high risk zone and \$2.00 per capita in the medium risk zone. Drumheller falls within the medium risk zone.

2.6 Mayor P. Ainscough presented a letter from Hon. Ty Lund, Minister of Infrastructure and Transportation advising that the funding percentage has increased to 55.96% for the Ultraviolet Disinfection Upgrade project. In his letter, Hon. Lund stated that the increased funding is a result of the new Water for Life funding initiatives announced on April 5, 2006.

2.7 Mayor P. Ainscough presented a letter from Hon. Iris Evans, Minister of Health and Wellness in response to the Mayors and Reeves Network's letter which outlined their position on emergency medical services and inter-facility transfers. In her letter, Hon. Evans stated that health regions need to look for cost effective ways to transfers patients between health facilities. She suggested that the local changes to the delivery of EMS and inter-facility transfer need to be openly discussed between health regions and municipalities as partners in this area.

2.8 Mayor P. Ainscough presented a letter from Marilyn Kimura, Director, Centennial Legacies, Alberta Community Development thanking the Town of Drumheller for the information that was provided on the Drumheller's Alberta Centennial's project.

2.9 Mayor P. Ainscough announced that a Special Council Meeting is scheduled for May 23rd at 4:30 PM to consider the Tax Rate Bylaw.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2006.178 Shoff, MacKinnon moved the adoption of the agenda as presented.
Carried.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Council Regular Meeting - May 1, 2006

MO2006.179 Shoff, Cunningham moved the adoption of the minutes of the regular Council meeting of May 1, 2006 as presented. Carried.

5.1.2 Special Council Meeting – May 8, 2006

MO2006.180 Shoff, Davidson moved the adoption of the minutes of the Special Council Meeting of May 8, 2006 as presented. Carried.

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission – March 30, 2006

5.2.2 Municipal Planning Commission – April 13, 2006

5.2.3 Municipal Planning Commission – April 27, 2006

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 RFD – Rosedale Cambria Water Line Extension Local Improvement Plan

R. Romanetz advised that Council discussed this matter in detail at their Committee meeting of May 8th and the changes as noted on that date have been incorporated into the Local Improvement Plan (LIP). The distribution lines are estimated to cost approximately \$950,000 which is in line with the original cost estimates previously presented to the public in 2003. The cost of the distribution lines will be covered by a local improvement bylaw which would require all benefiting property owners to pay a connection fee estimated at \$8,715.60 per connection or an annual local improvement rate per connection of \$698.59 over a twenty year period. Notice will be sent out shortly giving the residents a 30 day period to file a petition. He further noted that 98 lots will be subject to the local improvement tax (9 of these lots are owned by the Town) and 11 lots will be financed by Town until there are developed.

MO2006.181 Davidson, Sparling to approve the Local Improvement Plan for the installation of a watermain extension to affected Rosedale and Cambria residents. Carried.

8.1.2 RFD – Realtor Commissions

R. Romanetz advised that this proposal would replace the policy for commissions paid to local commercial / industrial licensed realtors for the Town's industrial land inventory. He recommended that the current agreement of a 10% commission payable to ReMax not be

renewed and that a 6% commission be paid to local commercial / industrial licensed realtors for the first \$100,000 sale value and 3% for any remaining sale values thereafter in the Rosedale Industrial Subdivision. He further noted that any pre-qualified realtor would be required to attend an orientation session with Town Administration.

MO2006.182 Bertamini, Sparling that Council approve the payment of 6% commission to pre-qualified commercial / industrial licensed realtors for the first \$100,000 sale value with 3% for the remaining sale values in the Rosedale Industrial Subdivision and further that pre-qualified realtors be required to attend the Orientation Session.

Discussion held on Motion:

Councillor L. Davidson asked if any reduction would be given for the sale of large parcels. R. Romanetz stated that any discounts would not allow the Town to recover the costs to create the subdivision however when the marketing plan is presented later in this meeting, Council may wish to consider this matter at that time.

Vote on Motion: Carried.

8.1.3 Bylaw 10.06 Business Tax Bylaw

Ray Romanetz presented the 2006 Business Tax Bylaw which is an annual requirement under the Municipal Government Act, Section 377. This bylaw establishes various rates charged for business on assessable land.

MO2006.183 Davidson, Shoff for first reading to Bylaw 10.06. Carried.

MO2006.184 Davidson, Cunningham for second reading to Bylaw 10.06. Carried.

MO2006.185 Bertamini, Shoff moved no objection to third reading of Bylaw 10.06. Carried.

MO2006.186 Davidson, Shoff for third reading to Bylaw 10.06. Carried.

8.2 Director of Infrastructure Services

8.2.1 RFD – Rosedale Industrial Subdivision Phase 2 Servicing

W. Yeoman advised that tenders for the construction of underground and surface utilities for Phase 2 of the Rosedale Industrial Subdivision closed on May 4th. The lowest tender was submitted by Brooks Asphalt & Aggregates Ltd. in the amount of \$625,726.37 including GST. W. Yeoman stated that awarding the contract to the lowest tender will enable the Town to market the lots for \$74,900 per acre (which accounts for the costs involved in phase one of the development). He noted that the tender price is 25% over the consultant's estimate which results in a higher per acre price than anticipated. R. Romanetz also noted that the marketing plan includes an allowance for a commission payment at 6% for the sale of land.

MO2006.187 Sparling, Bertamini approve the awarding of the construction of underground and surface utilities for phase 2 of the Rosedale Industrial Subdivision to Brooks Asphalt &

Aggregates Ltd. in the amount of \$625,726.37 including GST and further that Council also approve the Rosedale Industrial Park Marketing Plan dated May 11, 2006.

Discussion on the Motion:

Councillor Bertamini asked what happens to the commission revenue if the sale of land is administered through the Town, not a realtor. R. Romanetz explained that if an individual purchases the land directly from the Town, Council would decide what the dollars would be used for. In response to a question from Council, R. Romanetz advised that the costs per acre has increased in comparison to the Hygrade Subdivision prices because the bulk of the Hygrade Subdivision servicing was carried out in 1996 and costs have increased dramatically since then. He further noted that the Rosedale Industrial Subdivision includes a rural cross section with ditches. The \$74,900 per acre reflects the land value and servicing at today's costs. In comparison to other communities' surveyed, their industrial land is priced at \$125,000 per acre or more.

Vote on Motion: Carried.

8.2.2 Information - Downtown Walking Tour

W. Yeoman advised that at the April 24th Committee of the Whole Meeting, Doug Wade provided information on the Downtown Drumheller Merchants' proposal on a walking tour. Subsequent to the April 24th presentation, Doug Wade and Mike Toder met with Wes Yeoman to discuss the proposal in more detail. Their original request has been revised as follows:

1. Downtown Drumheller requests permission from the Town to paint red "Dinosaur footprints" along the walkway tour route at an average of six foot spacings along the sidewalks and at curb and at road centreline at crosswalks.
2. Downtown Drumheller would provide all material and labour (and have only requested that the Town lend them traffic cones during the application of the paint).
3. Downtown Drumheller are responsible for all necessary maintenance costs.

W. Yeoman noted that group is asking for the Town to supply traffic cones during the painting and drying time.

MO2006.188 Shoff, Sparling that Council approve the request with the understanding that the number of footprints on the sidewalk be kept to minimum, and further, in order to maintain public safety, also restrict the footprints only to the sidewalks and not on pedestrian crosswalks with the exception of one print on a centreline where practical.

Discussion on Motion:

In response to a question from Council regarding the spacing of six feet, W. Yeoman stated that the intent of the group is to simulate the distance a dinosaur might step.

Councillor Bertamini asked that the motion be amended to include a minimum spacing

of six feet and that the letter from the Downtown Drumheller Merchants outlining their responsibility form part of the motion. Council agreed.

AMENDED MO2006.188 Shoff, Sparling that Council approve the request with the understanding that the number of footprints on the sidewalk be kept to minimum *of six feet spacing*, and further, in order to maintain public safety, also restrict the footprints only to the sidewalks and not on pedestrian crosswalks with the exception of one print on a centreline where practical; *and further, that the Downtown Drumheller Merchants carry out the obligations as stated in their attached letter* .

Vote on Motion: Carried.

8.3 Director of Corporate Services

8.4 Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION **(Presentation of Quarterly Reports July, 2006)**

- 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 Karen Bertamini advised that the Brooks Habitat for Humanity presentation is scheduled for Council's Committee of the Whole meeting on May 23rd.

15.0 IN-CAMERA MATTERS MO2006.189 Cunningham, Shoff to go incamera at 5:10 PM. Carried.

- 15.1 Community Facility Update
- 15.2 Tax Rate Options

There being no further business the Mayor declared the meeting adjourned at 6:21 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER