

Town of Drumheller

COUNCIL MEETING

MINUTES



November 14, 2006 4:30 PM Council Chambers, Town Hall
703 - 2nd Ave. West, Drumheller, Alberta

PRESENT:

ACTING MAYOR:

Karen Ann Bertamini

COUNCIL:

Larry Davidson

John L. Sparling, Q.C.

Sharel Shoff

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 Don Cunningham
Councillor Karen MacKinnon

1.0 CALL TO ORDER

2.0 ACTING MAYOR'S OPENING REMARKS

2.1 Acting Mayor Karen Ann Bertamini presented a letter from the Town of Drumheller to Hon. Yvonne Fritz requesting a response on the Town of Drumheller's Affordable Housing Application which was submitted in February, 2006.

2.2 Acting Mayor Karen Ann Bertamini presented a letter from the Town of Drumheller to Alberta Environment in response to the Notification that appeared in the local newspapers on MD of Rocky View's application for license approval under the provisions of the Water Act. This water is to serve commercial development in the Balzac area.

2.3 Acting Mayor Karen Ann Bertamini announced a meeting will be held with MP Kevin

Sorenson on November 15th to discuss the Town's request for an additional RCMP member for the Drumheller Institution and community policing.

2.4 Acting Mayor Karen Ann Bertamini proclaimed November as Family Violence Prevention Month.

2.5 Acting Mayor Karen Ann Bertamini presented a letter from the AUMA to herself extending an invitation for her to sit on AUMA's Community Infrastructure Standing Committee for the next year. In brief, the mandate of this Committee includes identifying, developing responses, and making recommendations to the AUMA Board regarding governance issues and opportunities. This includes areas of municipal interest such as parks, recreation, libraries, Family and Community Support Services (FCSS), housing emergency services, cultural and arts facilities, and transportation systems. She stated that she has accepted AUMA's invitation and looks forward to her participation on this committee for the upcoming year

2.6 Acting Mayor Karen Ann Bertamini advised that she attended the Remembrance Day Service and she recognized the efforts of the Legion members for organizing this service and for all their work in the community.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

Additions to the agenda: 8.1.3 Library Board Appointment, 14.3 Councillor L. Davidson – Announcement of Resignation of December 8th; 15.3 incamera Letter from Legal Council on Personal Matter

MO2006.309 Sparling, Shoff 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 - October 30, 2006

MO2006.310 Davidson, Shoff moved the adoption of the regular Council meeting minutes of October 30, 2006 as presented. Carried

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Meeting Minutes – October 26, 2006

5.3 BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

6.1 Drumheller Public Library

Linde Turner, Head Librarian introduced those in attendance – Karen Labuik, Assistant Director with Marigold Library System, Ron Kenworthy – Drumheller's Marigold Library representative, and Drumheller Library Board's Treasurer - Joe Jensen. Linde Turner provided an overview of the Library's operations. She stated that the Library offers various

programs for both children and adults, such as summer reading programs, internet availability, books can be loaned from other libraries, special speakers for travel nights, further education, to name a few. She further stated that although Drumheller has the largest library in the area only 25% of the Valley's population has library memberships, this needs to be higher. She explained that to attract more community usage, the library is proposing to decrease the membership fees for 2007. The Library currently offers free membership to the youth. The library intends to increase their hours by opening at 11:00 AM on Mondays. This will increase the hours they will be open from 45 to 49 hours. Since the beginning of this year to the end of October, 45,635 entrances have used the Library services. The library has been approved for a CIP grant which will be used to construct a research counter.

Joe Jensen, Library Treasurer reviewed the 2007 budget estimates and he stated that the Board is asking for a 2% increase in the Town's contribution for 2007 – this will be used to retain their current experienced staff.

The following were responses to Council's questions:

- Although the Library is attracting just under 25% of the Town's population, there are more users at the Library who do not hold memberships because of the high membership fee. L. Turner explained that under Provincial law, libraries can not charge individuals without memberships to use materials on the premises.
- With the anticipated 2% increase from the Town and the 2006 surplus, the library proposes a balanced budget for 2007. Acting Mayor Karen Ann Bertamini requested the Library's Three Year Business Plan. L. Turner stated that their business plan is in draft form and should be finalized shortly.
- Councillor L. Davidson asked if the library would consider relocating to the schools. L. Turner stated that this is not advisable given the geography of Drumheller and in her opinion moving the library out of the downtown core would loose a significant number of adult users. She further stated that the library would have to operate under the schools' schedule which may conflict with customers.
- Other fundraising activities being proposed for the library include a wine tasting event in January. Ian Tyson concert at the Drumheller arena to be held sometime in May, an older rock n' roll band concert, a casino license has been approved for the fall of 2008.

Acting Mayor Karen Ann Bertamini stated that the Library is a very important part of the Drumheller community and provides an excellent range of services to our residents. She thanked Linde Turner and Joe Jensen for their presentation.

6.2 Peter Woychesko, Drumheller's District Manager with ATCO Electric provided an overview of their project to upgrade the aging power systems in the areas of: Downtown Drumheller, Newcastle, and East Drumheller - all have aging power systems.

- ATCO will convert the existing system from 5kV to 25kV.

- The project will be done in two phases. Phase 1 includes Downtown to be completed by Spring, 2007; Phase 2 includes Newcastle and East Drumheller to be completed in 2008;
- Phase 1 project includes work to be carried out shortly in the downtown area – which will result in increased traffic in the downtown area, some streets and alleys will have to be blocked off and there will be power outages to customers in the downtown core. The substation currently located adjacent to the swimming pool will be removed.
- ATCO will provide communications to affected customers through newspaper ads or an open house so business owners and residents should watch the newspaper for these specific dates. There should be only one lengthy scheduled outage of approximately five (5) hours for each business. These long outages will not proceed if the temperature is below -10c.
- The project is very complex, involves many different parties, and has many variables outside of ATCO's direct control.
- The Town of Drumheller is pleased to see this upgrade move forward because it means increased capacity to allow for future growth and increased reliability.

The following were responses to Council's and the CAO's questions:

- The majority of the work will be done live with the exception of the upgrade from the 5kv to 25 kv lines because the old copper conductors pose some safety risks.
- The aesthetics in the park will improve with the removal of the substation adjacent to the pool as well as with the elimination of one river crossing structure.
- To minimize the inconvenience to business owners, ATCO employees will be available to assist business owners with possible difficulties with restarting larger equipment.
- It is anticipated that the overhead line at the airport adjacent to the crosswind strip will be placed underground at the same time as the removal of one river crossing structure.
- Installing the power lines underground in the downtown core is cost prohibitive. As well suitable locations would have to be available for structures – current parking areas would be used up for ATCO's transformers. It would also be a cost to businesses to bury their own infrastructure. The estimated cost of underground lines is 3-4 times the cost to upgrade the overhead lines. Underground lines would have to be coordinated with Shaw and Telus as their lines would have to go underground as well and this would require significant coordination and costs.

Acting Mayor Karen Ann Bertamini thanked Peter Woychesko for his presentation.

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1 CAO

8.1.1 Bylaw 25.06 being a bylaw to amend the Land Use Bylaw by redesignating Plan 9710916 Block 15 Lots 1 & 2 from M1 – Light Industrial to M2 – Medium Industrial – first reading

R. Romanetz stated that this parcel is located between the Hygrade and Premier Industrial Parks. He stated that the three parcels are currently zoned M1 and as identified on the drawing forms an island around M2 developments. He stated the applicant proposed to store outside bulk chemicals. He further noted that the Fire Chief has inspected the area and has advised that the proposed use is in line with other uses on adjoining properties. R. Romanetz stated that the Municipal Planning Commission supports the reclassification. He recommended that Council proceed to first reading to allow for the advertising and subsequent public hearing to be held.

MO2006.311 Shoff, Davidson for first reading to Bylaw 25.06. Carried

8.1.2 RFD – Elgin Hills Area Structure Plan

R. Romanetz advised that at the Council Meeting of October 30th, a number of questions were raised by local residents. R. Romanetz presented the response to the questions as prepared by J. Brett, Development Officer. He further requested that Council pass a motion to direct Administration to submit a written response to the residents for their review and comment.

MO2006.312 Sparling, Shoff that Council instruct Administration to respond in writing to the affected residents answering the questions raised during the Public Hearing in accordance with the report presented to Council. Carried.

8.1.3 RFD – Drumheller Public Library Board Appointment

R. Romanetz presented an application from Heather Kakuk to serve on the Drumheller Public Library Board. The members of the Library Board have reviewed the application and recommend approval.

MO2006.313 Shoff, Sparling that Council approve the appointment of Heather Kakuk to the Drumheller Public Library Board. Carried.

8.2 Director of Infrastructure Services

8.3 Director of Corporate Services

8.3.1 Policy regarding East Coulee sewer charges

M. Minchin stated that as a result of the tax recovery review, an issue has surfaced with regards to how sewer service rates are charged in East Coulee. East Coulee only has municipal sewer service and no water service. When the M.D. of Badlands serviced the community with the sewer system, the MD adopted a practice, which has continued, to charge each property connected to the system a monthly sewer fee every month. This

charge occurs whether the building is occupied or not as it is difficult to determine whether a property is vacant or not. He stated that this property has been vacant for 5-6 years and he is asking Council to cancel the sewer charges. There may or may not be any further property owners in the same circumstances.

MO2006.314 Davidson, Sparling that Council cancel \$1,577.93 in outstanding utility charges for the property described as Plan 3815EC, Block 6, Lot 17.

Discussion held on Motion:

Councillor L. Davidson asked if cancelling this utility charge would result in higher rates for other East Coulee residents. M. Minchin explained that the costing for the system is now based on equalized rates (postage stamp rates) and this cancellation should have a nominal effect. He further asked if this will set a precedent for other property owners in East Coulee and how will the Town ensure that property owners are paying for the service.

R. Romanetz stated that Administration will prepare a policy once further research is carried out and it will replace the former MD of Badlands policy. M. Minchin stated that this property has been abandoned for some time now and there are some issues on whether these charges can be properly levied against the property.

Vote on Motion: Carried.

8.4 Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

- 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

- 10.1 Bylaw 20.06 (Elgin Hill Area Structure Plan)

MO2006.315 Sparling, Davidson for second reading to Bylaw 20.06.

Councillor L. Davidson asked for Council to defer third reading to November 27th Council Meeting to allow the neighbors an opportunity to review the answers to their questions. Council agreed.

Vote on Motion: Carried.

11.0 DELEGATION DECISIONS

12.0 UNFINISHED BUSINESS

13.0 NOTICES OF MOTIONS

14.0 COUNCILLOR REPORTS

14.1 Councillor John L. Sparling provided an overview on the Red Deer River Municipal Users Group meeting held on November 9th. The main topic of discussion centered around the Balzac commercial development and their water requirements. Derek Lovlin, Director of Infrastructure, MD of Rockyview, provided details of the Balzac project. Councillor Sparling stated that a number of communities expressed similar concerns – City of Red Deer, County of Red Deer, Stettler, Innisfail, Starland County, Sylvan Lake and Mountain View County. He further stated that the group had concerns about the overall process regarding how water licensing agreements are developed. As a result the group passed a motion to send a letter to the Province dealing with the overall process of acquiring a water license. He further explained that the Town of Drumheller has commissioned a study through Stantec to review the impact on the Water Treatment Plant's capital costs and operation. R. Romanetz stated that there is a strong consensus from the group that municipalities need to protect all water users within the Red Deer River Basin. He further noted that there appears to be a substantial amount of water available to Calgary, which is in close proximity to the commercial development. R. Romanetz advised that Alberta Environment will place further advertising in more newspapers and this now extends the response time.

14.2 Councillor John Sparling provided an overview of the Community Facility Steering Committee meeting held November 8th. It was agreed that the Committee would not take any further steps until the geotechnical evaluation of the site in the preliminary stages has been completed to determine the suitability of the site for development. R. Romanetz stated that the Town should receive the report within the next few weeks. S. Blevins stated that Leanna Mohan has prepared a generic fundraising proposal and a corporate sponsorship package, both documents have been presented to Council for their review.

14.3 Councillor Larry Davidson stated that he intends to run for Mayor and will tender his resignation as Councillor on December 8th.

15.1 IN-CAMERA MATTERS MO2006.316 Shoff, Sparling to go in camera at 5:55 PM.

Carried

15.1 Land Matter

15.2 Personnel Matter

MO2006.317 Davidson, Shoff to revert to regular Council meeting at 7:25 PM. Carried.
There being no further business the Mayor declared the meeting adjourned at 7:26 PM.

ACTING MAYOR

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CHIEF ADMINISTRATIVE OFFICER