

# **Town of Drumheller**

## **COUNCIL MEETING**

### **MINUTES**



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

#### **PRESENT:**

**ACTING MAYOR:**

John Sparling

#### **COUNCIL:**

Karen Bertamini

Don Cunningham (arrived at 5:40 PM)

Larry Davidson

Karen MacKinnon

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

### **1.0 CALL TO ORDER**

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

2.1 Acting Mayor John Sparling advised that Council's Organizational Meeting will be held October 30<sup>th</sup>, 2006. Two documents were presented for Council's consideration: the current 2005 / 06 board appointments and a blank form for the 2006 / 07 to be completed by Council and submitted for review to the Acting Mayor prior to the Organizational Meeting.

### **3.0 PUBLIC HEARING**

### **4.0 ADOPTION OF AGENDA**

**MO2006.263** Bertamini, 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 - September 18, 2006**

**MO2006.264** Mackinnon, Bertamini moved the adoption of the minutes of September 18, 2006 as presented, Carried.

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

#### **5.2.1 Municipal Planning Commission – August 31, 2006**

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

## **6.0 DELEGATIONS**

Bonnie Pedersen, Chair, Communities in Bloom provided an overview of the judges' report.

She stated that the Town of Drumheller was awarded Five Blooms because of the hard work and efforts of all involved – the committee, the staff, and the citizens. She highlighted the following comments from the judges:

- Not one piece of litter from one end of the valley to the other was noticed;
- Free parking signs in several locations;
- Water Treatment Plant and Recycling Facility guides were both informative and proud of their facility;
- The residents put substantial effort into their yards to keep them neat and tidy;
- The Adopt-a-Park individuals kept the parks planted and weeded;
- The Drumheller Institution, the Downtown Businesses, the service clubs, school, churches and not for profit groups supported and contributed to projects;
- The Committees worked hard to save the heritage sites and culture;
- The Media provided coverage on many of the projects;
- The Town received 820 points out of 1000 – 19 more than last year;
- The volunteers have worked very hard and they are considered to be a more valuable asset than the projects.

She reviewed several recommendations that were put forth by the judges:

- The Committee should focus on maintaining what projects have already been started;
- More emphasis should be placed in the Town's Parks Department;
- Recognition for volunteers and winners could be recognized at the judges' lunch;
- Lowest score was in Environmental Awareness. Administration was asked to consider suggestions such as purchasing vehicles that reduce emissions;
- Noticeable void in the use of integrated pest management, plant health care principles as well as a lack in air quality programs.
- The Weed "N" Feed Program needs to be expanded; and

- A certified Urban Forest Specialist should be brought in on a one time consulting contract.

In conclusion, B. Pedersen stated that the Town has been challenged for long term planning which could make Drumheller a candidate for national and international awards.

Acting Mayor J. Sparling presented certificates of appreciation to those Communities in Bloom Committee members who were in attendance being Bonnie Pedersen, John Szurack and Sharel Shoff. He congratulated the Committee for their accomplishment as a group and as a community.

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

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

#### **8.1 CAO**

##### **8.1.1 Bylaw 20.06 (Elgin Hill Area Structure Plan)**

R. Romanetz presented Bylaw 20.06 which is a bylaw to rescind the 1985 Plan (Bylaw 2-85) and to adopt the new Elgin Hill Area Structure Plan. The Area Structure Plan provides future planning direction for the subdivision, reclassification and development of the upper bench land known as Elgin Hill as well as the immediate adjacent lands, roads and lanes. He stated that meetings have been held with the property owners and they have provided input into the plan for improved road accesses, planning issues, long term density, and use for row housing and apartments. As the plan involves several other properties, he recommended that Council proceed to first reading to allow for the Public Hearing. He stated Drumheller has a need for a continuum of housing stock from affordable housing to apartments to town housing to mobile home parks to R1 single family homes.

**MO2006.265** Shoff, Davidson for first reading to Bylaw 20.06.

#### **Discussion on the Motion:**

In response to a question whether the former Drum Body Works land is contaminated and how the proposed reclassification from M-1 Light Industrial to R-1A Residential District would impact the current structure and use of the land, R. Romanetz advised that a number of properties were put up for tax sale and a contractor was brought in to confirm whether the area was contaminated. The test results showed minor contamination however it will not affect the developability of the properties. He explained that if the existing building was currently occupied as a body shop (industrial), a reclassification would create a legal "non conforming use", which means its current use may be continued. The use could continue if the building was not upgraded however if the use stops for a period greater than six months it must then conform with the new classification. He explained that the Municipal Planning Commission reviews all relevant matters affecting a development application - if the use were a concern to the neighboring properties, MPC may not approve the development. He

stated that by reclassifying this property to R-1A, it will allow development of this land to be compatible with the adjacent land uses.

Councillor K. MacKinnon requested clarification on Clause 5.4 – Phasing. R. Romanetz stated that “phasing” ensures the development proceeds in an orderly fashion from Elgin Hill Road towards First Street SW. He stated that the Town would not want to see development that would result in out of sequence development as the developer would be required to front end all costs. He further stated that cost sharing agreements may be required in servicing agreements for this area. There are a number of options that could be considered as long as the property owners work together.

Vote on motion: Carried.

## **8.2 Director of Infrastructure Services**

### **8.2.1 RFD – Rosedale / Cambria Waterline Tender Award**

W. Yeoman advised that tenders closed on September 26, 2006 for the Rosedale to Cambria Water Supply Project. He stated that eight bids were received with the lowest qualified bid submitted by Knibb Developments Ltd. in the amount of \$2,946,421.58 including GST. He explained that the Province has approved funding under the Alberta Municipal Water and Wastewater Partnership Program for the Transmission Lines. The project consists of two components, the construction of Transmission lines and the construction of Distribution lines (the distribution lines are not eligible for funding). He stated that the cost estimate presented to Town Council in February, 2006 was \$3,421,251 (Transmission \$2,471,251 and Distribution \$950,000). He advised that accepting the low tender will result in a total budget cost of \$3,176,143 (Transmission \$2,230,148.80 and Distribution \$945,994.20). R. Romanetz stated that if Council awards the contract this evening, the Local Improvement Bylaw and the Borrowing Bylaw will be presented to Council at the next meeting.

**MO2006.266** Davidson, MacKinnon that Council authorizes administration to award the tender for the Rosedale to Cambria Water Supply Project to Knibb Developments Ltd. In the amount of \$2,779,643 plus GST. Carried.

## **8.3 Director of Corporate Services**

### **8.3.1 RFD – 2007 Budget Timelines – tabled for two weeks.**

**8.3.2 RFD – Establishment of Charitable Status for Non Profit Fundraising Organization**  
M. Minchin advised that the Community Facility Steering Committee Meeting on September 13, 2006, approved the proposal for the establishment of a non profit society with charitable status for fundraising of a community facility. After reviewing the proposal with the Town’s Solicitor, it was suggested that the Town create a building fund as an extension of the Town of Drumheller to be named Badlands Community Facility Building Fund. The Fund would raise money specifically for the purposes of a community facility with terms of reference

established by Town Council and supervised by the Fundraising Committee established by the Town. As a municipality, the Town of Drumheller is able to issue tax deductible receipts for the contributions.

**MO2006.267** Bertamini, Shoff that Council approve the formation of the Badlands Community Facility Building Fund and its terms of reference as presented.

Discussion on the Motion:

Councillor L. Davidson asked how Administration intends to avoid potential public perception that the dollars raised belong to the Town. M. Minchin advised that the building fund would be identified separately. He stated that the Fund name represents the area as a whole. Councillor Davidson asked if fundraising will continue on with Phase 2 of the project. M. Minchin stated that currently Phase 2 is open ended and new terms of reference will be reviewed at that time, if Council so wishes.

Vote on Motion: Carried.

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

### **9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION** **(Presentation of Quarterly Reports October 16, 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**

10.2 Bylaw 19.06 Land Use Amendment in N ½-08-29-20-W4M from RE-1 River Edge Estates Residential District to R-1 Residential District – (Wes Chung)

R. Romanetz advised that a decision on the bylaw was tabled for two weeks at the last Council meeting. He explained that the developer has not submitted the architectural controls as of yet and they need to be forwarded onto the adjacent property owners and Council for review. He recommended that the matter be delayed for a further two weeks.

**MO2006.268** Shoff, Bertamini to table second and third readings of Bylaw 19.06 for two weeks to allow for all parties to review the architectural controls. Carried.

### **11.0 DELEGATION DECISIONS**

### **12.0 UNFINISHED BUSINESS**

### **13.0 NOTICES OF MOTIONS**

#### **14.0 COUNCILLOR REPORTS**

14.1 Councillor Karen Bertamini stated that Drumheller's Housing shortage is a serious problem and although the Town's application is being reviewed by Minister Iris Evans there is no commitment on timelines. She further noted that it is imperative that Council lobby Minister Evans on this matter immediately. It was suggested that Council try to lobby several Ministers on various matters while at the AUMA Convention next week. R. Romanetz to prepare briefing notes on all matters requiring the Ministers' attention.

Acting Mayor called for a recess of the regular Council meeting at 5:25 PM.

Acting Mayor reconvened the regular Council meeting at 5:30 PM.

**MO2006.269** Sparling, Shoff that the 2007 Budget Timeslines be tabled for two weeks. Carried

**15.0 IN-CAMERA MATTERS MO2006.270** Davidson, Shoff to go in camera at 5:32 PM. Carried.

15.1 Staff Sgt Rene Wells – 2007 RCMP Business Plan

15.2 By-Election Report

15.3 Bylaw Enforcement

**MO2006.271** Shoff, MacKinnon to revert to regular Council meeting at 6:57 PM. Carried.

**MO2006.272** MacKinnon, Cunningham that Council request in writing in the form of the draft letter presented, that the Minister of Municipal Affairs issue a Ministerial Order to waive the requirements for a by-election to fill the office of Mayor in accordance with Section 166 (e) of the Municipal Government Act. Carried.

**MO2006.273** Bertamini, Davidson to go incamera at 7:00 PM. Carried.

There being no further business the Mayor declared the meeting adjourned at 7:45 PM.

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ACTING MAYOR

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CHIEF ADMINISTRATIVE OFFICER