

Town of Drumheller

COUNCIL MEETING

MINUTES



September 5, 2006 4:30 PM Council Chambers, Town Hall
703 - 2nd Ave. West, Drumheller, Alberta

PRESENT:

MAYOR:

Paul Ainscough

COUNCIL:

Karen Bertamini

Larry Davidson

Karen MacKinnon

Sharel Shoff

John Sparling

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF COMMUNITY SERVICES:

Scott Blevins

RECORDING SECRETARY:

Linda Handy

ABSENT: COUNCILLOR Don Cunningham

DIRECTOR OF INFRASTRUCTURE SERVICES: Wes Yeoman

DIRECTOR OF CORPORATE SERVICES: Michael Minchin

1.0 CALL TO ORDER

2.0 MAYOR AINCOUGH'S OPENING REMARKS

2.1 Mayor P. Ainscough presented a letter from Mr. Kim Edinga, Grants Technologist advising that Alberta Infrastructure and Transportation are in receipt of the Town's revised application under the Alberta Municipal Water/Wastewater Partnership for the Drumheller Wastewater Treatment Plant Upgrades. In his letter, Mr. Edinga states that the proposed project is eligible under the terms of the program and will be considered for funding approval as the department develops future programs. The total estimated project costs are \$6,985,000. Based on the 2005 population of 7,785, the project would receive 37.85 percent funding in the amount of 2,643,822.50.

2.2 Mayor P. Ainscough presented a letter from Mr. Brian Quickfall, Assistant Deputy Minister announcing the continuation of the Municipal Sponsorship Program. In his letter,

Mr. Quickfall advises that changes to the program include simplifying the program delivery and improving the method of determining grant awards.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

**Additions to the agenda: 14.1 Councillor L. Davidson – Palliser Regional
Municipal Services Update 15.3 Update on the Dyking System**

MO2006.240 Bertamini, Davidson 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, 2006

MO2006.241 Shoff, Bertamini moved the adoption of the minutes as presented. Carried.

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Minutes - July 27, 2006

5.2.2 Municipal Planning Commission Minutes – August 4, 2006

5.2.3 Municipal Planning Commission Minutes – August 24, 2006

5.2.4 Management Committee Meeting Minutes – August 29, 2006

5.3 BUSINESS ARISING FROM THE MINUTES

Councillor K. MacKinnon requested clarification on whether the Province will cost share on twinning SH575. CAO R. Romanetz advised that based on discussions with Alberta Transportation's Red Deer Office, although they understand our position that the Province should be 100% responsible for the roadway, they are reviewing the matter and will be reporting to the Minister.

6.0 DELEGATIONS

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1 CAO

8.1.1 Bylaw 17.06 Land Use Amendment to Bylaw 36.98 to redesignate the area in W ½ - 20-28-19-W4M from A- Agricultural District to CR – Country Residential District (Keith Hodgson)

R. Romanetz advised that this parcel of land is located along Highway 10X (Wayne Road).

The matter was reviewed by the MPC and they recommend approval. Due to concerns about the location of the crossing and highway approach, both CNR and Alberta Transportation have submitted letters stating they have no objections subject to their requirements being met.

MO2006.242 Shoff, Bertamini for first reading to Bylaw 17.06

Discussion on Motion:

In response to a question on the location of this parcel, R. Romanetz stated that the land is midpoint between Rosedale and Wayne. He further noted that the applicant began the process one year ago and he has since met the site requirements. He has also received approval from CN for a private crossing. He advised that flooding protection will be addressed through the development permit process. Councillor K. Mackinnon asked why the applicant would want to rezone the area when he is allowed to build a house under the Agricultural District. R. Romanetz advised that the land has no agricultural potential and normally a house built in an agriculture district would be complimentary to the use. He noted that the applicant has received approval from other regulatory offices and he wishes to proceed to build a house under the CR District. He further noted that there is no proposal to bring water into Wayne at this time.

Vote on Motion: Carried.

8.1.2 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 the parcel of land is located in Nacmine. He further noted that the RE-1 district requires a minimum square footage of 1500 sq. ft. for a single family dwelling and the R-1 district allows for minimum square footage of 950 sq. ft. He noted that although the applicant's opinion is that smaller homes may be more marketable, the 950 sq. ft. houses may be too small compared to other houses in the adjacent area. He recommended that architectural controls be applied similar to other subdivisions in Drumheller, such as RAC district controls. He further noted that although a reduction in the square footage is acceptable, a 1200 sq. ft. home would be more appropriate.

MO2006.243 Davidson, Sparling for first reading to Bylaw 19.06,

Discussion on Motion:

Councillor L. Davidson disagreed with the proposed 950 sq. ft. house size as this may impact the assessment value of the larger homes in the area. R. Romanetz reiterated that the developer is concerned with the recent hike in lot prices and the difficulty of marketing larger homes in the area. R. Romanetz asked Director of Community Services, S. Blevins to speak to the Municipal Planning Commission's comments on the application. He stated that the MPC agreed that the 950 sq. ft. home would be too small for the area however the adjacent lots are zoned R-1. Councillor K. MacKinnon (MPC Member) stated that the

applicant has clients for homes with preference for multiple stories. R. Romanetz stated that once Council hears from the applicant and public at large at the public hearing, the bylaw could be amended to include architectural controls similar to Marshall Estates. R. Romanetz stated that he would contact the applicant to advise of Council's preference for 1200 sq. ft. size and that architectural controls be included.

Vote on Motion: Carried.

8.1.3 RFD – Geotechnical Investigation and Site Survey – Community Facility

R. Romanetz advised that Administration is recommending that a site evaluation be carried out to determine if the John Anderson site is geotechnically suitable for the location of the Community Facility. The evaluation will consist of surveying the site in an attempt to establish where the channel from the river used to be as well as surveying the site in general to determine storm sewer and curb lines locations. Drilling of holes will determine the exact location of the channel. He explained that the second part of the evaluation will consist of geotechnical and phase 1 environmental analysis to be carried out by Thurber Engineering. The final report will be invaluable and needed for the completion of the schematic designs. The cost of this work is estimated at \$30,000 to be financed from reserves set aside for this project.

MO2006.244 Davidson, Sparling that Council approve a budget of \$30,000 to complete the surveying, geotechnical and phase 1 environmental review of the proposed site for the Community Facility. Carried.

8.1.4 RFD – 5th Street East to 6th Street East Alley Watermain Replacement

R. Romanetz advised that the existing cast iron watermain along this alley has undergone numerous repairs over the past couple of years and replacement of the line is critical. This project was designed by MPE engineering and tenders originally closed for this project on July 27, 2006 with no bids being received. The Town then instructed MPE to request quotations from interested contractors with an extended completion date of July 1, 2007. Six quotations were received with the lowest tender submitted by Total Water and Sewer in the amount of \$305,003. plus GST. In 2006, only \$200,000 was budgeted for this project so extending the completion date to 2007 will require the additional \$150,000 cost to be funded from the water reserves in 2007. If the project is awarded, only the necessary material will be ordered and the actual work will be carried out in 2007.

MO2006.245 Bertamini, Shoff that Council approve awarding the contract for the 5th Street East to 6th Street East Alley Watermain Replacement to Total Water and Sewer in the amount of \$305,003.00 plus GST with a completion date of July 1, 2007.

Discussion held on motion:

In response to a Councillor's question, R. Romanetz explained that the 50% increase in costs is due to the high volume of work, materials and labour wages – an increase in bid

prices ranging from 30-50% is not unusual now on an annual basis. He recommended that the materials be ordered immediately to save some dollars due to rising costs.

Vote on motion: Carried.

8.1.5 RFD – 2006/07 MuniSponsorship Grant Application for a Fire Truck

R. Romanetz presented the MuniSponsorship grant application for a new pumper truck for the Rosedale Fire Hall. He explained that although the 1982 GMC pumper truck is the primary responder for Rosedale, it is still in good condition and will be moved to the Drumheller Fire Hall as a secondary responder. The current backup unit at the Drumheller Fire Hall, which is the oldest unit in the Town's fleet will be sold. The new fire truck will also ensure enough cab space for six fire fighters as fire fighters are no longer allowed to ride on the outside of the fire truck as per the OH&S requirements. The expected replacement cost for the fire truck is estimated at \$330,000 of which the Town is eligible for an enhanced grant of up to \$88,976. The remaining \$241,000 will be expensed from the equipment capital reserve in 2007.

MO2006.246 Sparling, Shoff that Council authorizes the Town of Drumheller to participate in, and submit a Municipal Sponsorship Program grant application for 2006-07 Fire Truck Replacement Program under the Alberta Municipal Affairs Municipal Sponsorship Program; and further that the Town of Drumheller agrees to enter into a Conditional Grant Agreement governing the purpose and use of the grant funds.

Discussion on motion:

In response to a Councillor's question, R. Romanetz explained that the purchase of the fire truck is part of Town's capital plan to modernize equipment whether fire or in other equipment areas required in the organization.

Vote on Motion: Carried

8.1.6 RFD – 2006 Wholesale Water Rates – tabled until the next meeting.

8.1.7 July 2006 Financial Statements

R. Romanetz advised that the July statements show a surplus in line with the projected budgeted surplus and noted that a number of areas were down due to grant dollars not being received. Although the budget is inline with the budget he cautioned Administration and Council to carefully monitor the expenditures for the end of the year. Correction noted to 72-05 (revenue for Summer Fun Program).

8.2 Director of Infrastructure Services

8.3 Director of Corporate Services

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

11.0 DELEGATION DECISIONS

12.0 UNFINISHED BUSINESS

13.0 NOTICES OF MOTIONS

14.0 COUNCILLOR REPORTS

14.1 Councillor L. Davidson advised that the Palliser Regional Municipal Services Board and the County of Wheatland have signed a joint agreement for planning services. This creates an opportunity for an additional planner and for time share with Drumheller.

14.2 Mayor P. Ainscough advised that Calgary Crime Stoppers has offered to pay the registration and hotel fee for one of Drumheller's Crime Stoppers' members to attend the Annual Training Conference to be held in Albuquerque, New Mexico during the first week of October. The Town would be responsible for the airfare only. Council agreed that the Town should support this initiative.

MO2006.247 Bertamini, Sparling that Council authorize the air expense for one delegate from the Drumheller Crime Stoppers Committee to attend the 2006 International Training Conference in Albuquerque, New Mexico. Carried.

14.3 Mayor P. Ainscough advised that he was contacted by a local doctor expressing concerns about a bylaw ticket that he received for his dog barking during the day. He stated that the doctor was looking to buy land for his house and new clinic however these plans may change in light of the ticket he received. Mayor Ainscough stated that over the last five years, 95% of the calls he receives are bylaw complaints. He stated that if the current bylaw officers are not fired he will resign his position as Mayor at the next Council meeting.

15.0 IN-CAMERA MATTERS MO2006.248 Bertamini, Davidson to go in camera at 6:05 PM. Carried

- 15.1 Soccer Fields

15.2 Kneehill Water Line
15.3 Update on the Dyking System

MO2006.249 Davidson, Sparling to revert to regular Council meeting at 7:15 PM.
Carried.

There being no further business the Mayor declared the meeting adjourned at 7:16 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER