

Town of Drumheller

COUNCIL MEETING

MINUTES



February 4, 2008

Council Chamber, Town Hall

703 - 2nd Ave. West, Drumheller, Alberta

PRESENT:

MAYOR:

Bryce Nimmo

COUNCIL:

Andrew Berdahl arrived at 4:55 PM

Karen Bertamini

Blaine McDonald

Don Guidolin

Sharel Shoff

Terry Yemen

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

ACTING DIRECTOR OF INFRASTRUCTURE SERVICES:

Steve Huculak

DIRECTOR OF CORPORATE SERVICES:

Michael Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore arrived at 5:15.

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

1.1 Mayor B. Nimmo presented a letter from Hon. Ray Danyluk, Minister of Municipal Affairs and Housing announcing that emergency management training funding is available as a special initiative under the Municipal Sponsorship Program. This year, \$150,000 has been allocated to provide grant funding for municipalities to deliver emergency management workshops, regional municipal exercises, incident command system courses, and exercise design courses.

1.2 Mayor B. Nimmo presented a letter from Mayor Gordon Isaac, Village of Delia advising that they have settled the claim with Agricore/Viterra for the fire costs from their elevator fire on November 20, 2001.

1.3 Mayor B. Nimmo provided an update of Mayors and Reeves Meeting held on January 31st. He stated that the meeting was well attended with a total 22 communities represented. A motion was passed to send a letter to the Minister of Infrastructure and Transportation congratulating the department on the Highway 9 improvements and requesting timelines for completion of the upgrading. He further advised that there were several round table discussions held: 1) the construction cost on various projects in and around Drumheller and it appears that there is cautious optimism that there will be more interest in tenders; 2) feedback on what communities are doing to top up dollars for the capital projects, such as affordable housing; and 3) the formation of a regional economic alliance which would see Drumheller and communities surrounding Drumheller participating – the purpose being to promote the area economically as an organized group.

1.4 Mayor B. Nimmo provided an update on two separate meetings held with the school boards / representatives, himself and Administration. He stated that both groups appear to be in their drawing stages and they were also making enquiries on their infrastructure and development requirements. Both groups wish to meet with Council at a future meeting to be arranged in the near future.

1.5 Mayor B. Nimmo presented a Press Release for the Porchlight Project which is an award winning efficiency campaign to save all Albertans and the province energy and money by replacing the existing light bulbs found in homes and businesses with Energy Efficient Compact Fluorescent (CFL) light bulbs. The first organizational meeting will be held in Drumheller on February 16th in the AV Room at the Civic Centre.

1.6 Mayor B. Nimmo reminded Council of their Strategic Business Plan Workshop to be held on February 7th & 8th.

1.7 Mayor B. Nimmo attended the Calgary Education Partnership Dinner on January 29th. He advised that one of the award winners under the Curriculum Support category was Golden Hills School Division 75 and the Hutterite Colony Schools in their region. He congratulated the School Division for this honor.

2.0 MAYOR'S OPENING REMARKS

3.0 PUBLIC HEARING

3.1 Mayor B. Nimmo called the Public Hearing to order at 4:40 PM.

Mayor Nimmo advised that the purpose of the Public Hearing is to consider Bylaw 03.08 being a bylaw to amend the Land Use Bylaw by redesignating Plan 8810626 Block 1 Lot 3 from "A" – Agricultural to "CR" Country Residential (Commander)

He asked Secretary, L. Handy if there were any written submissions. L. Handy advised there were no items of correspondence.

Mayor Nimmo asked if anyone was present to speak in favour or against the proposal. There were no speakers present.

Mayor Nimmo asked for questions from Council. There were no questions from Council.

Mayor Nimmo closed the Public Hearing at 4:41 PM.

3.2 Mayor B. Nimmo called the public hearing to order at 4:41 PM

Mayor Nimmo advised that the purpose of the Public Hearing is to consider Bylaw 05.08 being a bylaw to close a portion of unused and undeveloped original road allowance to public travel and acquiring title and then selling an incorporating same with the adjacent lands.

He asked Secretary, L. Handy if there were any written submissions. L. Handy advised that the utility companies have responded and Mr. Romanetz will speak to the letters.

CAO R. Romanetz advised that letters were forwarded to the utility companies requesting a response to indicate their concerns. He further stated that ATCO requires an easement and the other utility companies have indicated no concerns.

Mayor B. Nimmo asked if anyone was present to speak in favour or against the proposal. There were no speakers present.

Mayor Nimmo asked for questions from Council. There were no questions from Council.

Mayor Nimmo closed the Public Hearing at 4:42 PM.

3.3 Mayor B. Nimmo called the public hearing to order at 4:42 PM.

Mayor Nimmo advised that the purpose of the Public Hearing is to consider Bylaw 06.08 being a bylaw to close a portion of unused and undeveloped original road allowance to public travel and acquiring title to this land and then selling and incorporating same with the adjacent lands.

He asked Secretary, L. Handy if there were any written submissions. L. Handy advised that the utility companies have responded and Mr. Romanetz will speak to the letters.

CAO R. Romanetz advised that letters were forwarded to the utility companies requesting a response to indicate their concern. He further stated that no easements are required from any of the utility companies.

Mayor B. Nimmo asked if anyone was present to speak in favour or against the proposal. There were no speakers present.

Mayor Nimmo asked for questions from Council. There were no questions from Council.

Mayor Nimmo closed the Public Hearing at 4:43 PM.

3.4 Mayor B. Nimmo called the public hearing to order at 4:43 PM

Mayor Nimmo advised that the purpose of the Public Hearing is to consider Bylaw 07.08 being a bylaw to close a portion of unused and undeveloped public lane and a portion of a public street (4th Street SW) to public travel and acquiring title to this land and then selling and incorporating same with the adjacent lands.

He asked Secretary, L. Handy if there were any written submissions. L. Handy advised that the utility companies have responded and Mr. Romanetz will speak to the letters.

CAO R. Romanetz advised that letters were forwarded to the utility companies requesting a response to indicate their concern. He further stated that no easements are required from any of the utility companies.

Mayor B. Nimmo asked if anyone was present to speak in favour or against the proposal. There were no speakers present.

Mayor Nimmo asked for questions from Council. There were no questions from Council.

Mayor Nimmo closed the Public Hearing at 4:45 PM.

4.0 ADOPTION OF AGENDA

Additions to the Agenda: 14.1 Councillor Terry Yemen - Senior Foundation; 14.2 Councillor Andrew Berdahl - Valley Bus and Ag Society

MO2008.24 Bertamini, McDonald 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 – January 21, 2008

MO2008.25 Yemen, Shoff moved the adoption of the regular Council meeting minutes of January 21, 2008 as presented. Carried.

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

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 04.08 being a bylaw to amend the Land Use Bylaw by redesignating Plan 0512635 Block 2 Lots 16-25 from R1 to R3 (Residential District) – first reading

R. Romanetz advised that Council is familiar with the Stevenson Home proposal and have tentatively agreed to the development subject to necessary approvals such as subdivision and reclassification. He further advised that a public information meeting was held on January 30th however he was not in attendance. He noted that J. Brett, Development Officer and P. Salvatore, Community Services Director were in attendance to address any concerns. He further stated that although a number of minor concerns were raised there was general support for the development. He recommended that Council proceed to first reading to allow for the public hearing to be held on February 19th.

MO2008.26 Bertamini, Guidolin for first reading to Bylaw 04.08. Carried.

8.1.2 Update on Next Steps for CAMRIF Approval for the Wastewater Treatment Plant

R. Romanetz advised that the Town did receive approval from CAMRIF in the amount of \$6m towards the Wastewater Treatment Plant upgrade. He explained that the design is 95% complete. A meeting has been arranged with the consultants to deal with the next steps and to ensure that the project will move forward quickly. He explained that the CAMRIF approval is conditional on completion of a satisfactory Environmental Assessment.

He stated that the location is the same ¼ quarter section as the landfill which has recently received CAMRIF approval and have carried out the environment assessment requirements. It is hoped that this report will be considered as sufficient by the Federal and Provincial approval authorities, i.e. Oceans & Fisheries, Archaeology, Palaeontology, etc. and that approval will be given within 60 days.

8.1.3 RFD – Elected Officials Remuneration Task Force Report

Mayor B. Nimmo advised that the Elected Official Remuneration Review Task Force presented their report to Council on January 21, 2008 and he asked Council to consider their recommendations.

MO2008.27 Bertamini, Berdahl approve a COLA salary increase to Councils' amended salary effective January 1, 2008 and each year thereafter and to set the per diem for out of Town meetings at \$250.00 effective January 1, 2008; and further that the policy include per diem payment for in-Town meetings in accordance established by Council. Carried.

The amendments to Policy C05-07 will be presented to Council at their regular meeting of February 19th for approval.

8.1.4 Affordable Housing Update

R. Romanetz advised that following a meeting with the architect and discussion with

contractors, it appears that the 20 unit complex can be built with alternative materials and building systems which will make the project more affordable. Although no modifications to the footprint are recommended, alternative exterior materials, heating system changes and other options were presented. Administration will develop a list of the options and cost savings for a building that is functional in the longer term with no significant increase for maintenance costs. The intention is to change the specifications to reflect the new standards and to re-tender by the end of February. It is proposed that the construction would commence by mid-April with one year for completion. Administration will discuss the project with the Drumheller Institution to determine if there is an opportunity to use inmate labour to further reduce the costs. Council agreed that Administration proceed as outlined by the CAO.

8.2 Acting Director of Infrastructure Services

8.3 Director of Corporate Services

8.4 Director of Community Services

9.0 PRESENTATION OF QUARTERLY AND ANNUAL REPORTS BY ADMINISTRATION (next presentation April 14, 2008)

9.1 CAO

9.2 Acting Director of Infrastructure Services

9.3 Director of Corporate Services

9.4 Director of Community Services

10.0 PUBLIC HEARING DECISIONS

10.1 Bylaw 03.08 being a bylaw to amend the Land Use Bylaw by redesignating Plan 8810626 Block 1 Lot 3 from "A" – Agricultural to "CR" Country Residential (Commander) – second and third reading

MO2008.28 Shoff, Yemen moved second reading of Bylaw 03.08. Carried.

MO2008.29 Bertamini, Guidolin moved third reading of Bylaw 03.08. Carried.

11.0 DELEGATION DECISIONS

12.0 UNFINISHED BUSINESS

13.0 NOTICES OF MOTIONS

14.0 COUNCILLOR REPORTS

14.1 Councillor T. Yemen provided an overview of the Drumheller & District Senior's Foundation meeting held on January 29th. The vacancy report includes: 44 waiting for placement in Lodge and 5 waiting for cottages; 8 waiting for villas and 8 waiting for manors.

Construction is proceeding ahead of schedule at Sunshine Lodge and they are hoping to move the opening ahead to September. He further stated that the Lodge is waiting for a transfer of title. He further noted that the Lodge recently completed contract negotiations with a 6% first year and 4% second year, and pension plan contributions of 4%. The wage increase is approximately \$30,000 and pension contributions will be approximately \$25,000, as a result the Foundation will be requisitioning for \$125,000 in 2008. This will be an increase of \$50,000 from 2007 and the Town's share will be \$63,000. He noted that the Lodge recently celebrated Mrs. Dora Ropchan's 103rd birthday.

R. Romanetz advised that a letter was provided to the Lodge's Administrator advising that Council was agreeable to the transfer subject to the park area being subdivided out. He explained that the Town Solicitor is working on registering a caveat against the title for this purpose prior to transfer of title.

14.2 Councillor A. Berdahl advised that Valley Bus Society is looking for ways to improve their operations and their overall financial footing. He stated that a service review is currently underway which will provide the Society with recommendations for changes in services provided and the relative fees for those services. This process includes a comparison of similar services in comparable Alberta communities.

Councillor Berdahl advised that the new board on the Drumheller Ag Society is well organized and dedicated to the task of guiding the Ag Society for the coming term. There are substantial challenges to their current position and the matter requires careful consideration on behalf of Council.

He further provided a report on Community Futures in two areas: CF is currently in negotiations with the Drumheller Chamber of Commerce to renew the agreement regarding the Community Economic Development fund. The CF holds an equity position on the Dinosaur gift shop and in the interests of cooperation will further revise the original agreement to best meet the needs of the community. As well, CF is developing a series of loan packages for businesses in Drumheller and surrounding region. One of those is an "environmental loan" that may be of interest for the Town in regards to reclaiming contaminated lots (Brownfields).

R. Romanetz advised that he heard a news story whereby there is additional grant funding for the smaller ag societies in the Province. He will provide the information to Drumheller's Ag Society board.

15.0 IN-CAMERA MATTERS MO2008.30 Guidolin, Shoff to go in camera at 5:20 PM.
Carried.

15.1 Land Matter – Elgin Hill Area

MO2008.31 Shoff, Bertamini to revert to regular Council meeting at 6:48 PM. Carried.

There being no further business the Mayor declared the meeting adjourned at 6:48 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER