

Town of Drumheller

COUNCIL MEETING

MINUTES



January 7, 2008

Council Chambers, Town Hall
703 - 2nd Ave. West, Drumheller, Alberta

PRESENT:

MAYOR:

Bryce Nimmo

COUNCIL:

Andrew Berdahl
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

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

Councillor Karen Ann Bertamini was sworn in as Deputy Mayor for the months of January and February, 2008

2.0 MAYOR'S OPENING REMARKS

3.0 PUBLIC HEARING

Mayor B. Nimmo called the Public Hearing to order at 4:32 PM.

Mayor Nimmo stated that the purpose of the Public Hearing is to consider Bylaw 15.07

being a bylaw to close a portion of unused and undeveloped public lanes to public travel and acquiring title to this land in the name of the Town of Drumheller and then selling and incorporating same with the adjacent lands in Block 19, Plan 1427JK owned by Golden Hills School Division

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

CAO R. Romanetz advised that letters were forwarded to the utility companies requesting a response to indicate their interest. He further stated that a letter will be sent to the school division requesting an easement adjacent to 19th Street East in exchange for the land.

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 4:33 PM.

4.0 ADOPTION OF AGENDA

MO2008.01 Guidolin, Bertamini for adoption of the agenda as presented. Carried.

5.0 MINUTES

5.1 ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Council Regular Meeting – December 10, 2007

MO2008.02 Shoff, McDonald for adoption of the regular Council meeting minutes of December 10, 2007. Carried.

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission – November 29, 2007

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 01.08

R. Roy presented Bylaw 01.08 for the purpose of borrowing monies in accordance with Section 256 of the Municipal Government Act. He stated that the Town may borrow up to the principal sum of \$2m from Chinook Credit Union. He further noted that the Bylaw is required as there is not a significant amount of revenue received prior to September when taxes are due. The bylaw authorizes short term borrowing to ensure cash flow to pay authorized expenditures.

MO2008.03 Shoff, Guidolin for first reading to Bylaw 01.08. Carried.

MO2008.04 Bertamini, Shoff for second reading to Bylaw 01.08. Carried.

MO2008.05 Bertamini, Guidolin no objection to third reading of Bylaw 01.08. Carried.

MO2008.06 Bertamini, Shoff for third reading to Bylaw 01.08. Carried.

8.1.2 Bylaw 02.08

R. Romanetz explained that the Town is proposing to upgrade the Wastewater Treatment Plant through the CAMRIF program however the Town has not received approval as of yet. He noted that some approval announcements have been made in the Red Deer area however there have been no approval announcements on Crowfoot Constituency projects. The Town is hopeful that this project will be successful in receiving a positive response. He further explained that if the approval is not successful, the Town needs to be prepared for other funding alternatives as the upgrade is a high priority and has an estimated total project cost of \$11,540,283. R. Romanetz advised that Bylaw 02.08 is required for the purposes of borrowing for the expansion and upgrading the Sewage Treatment Plant if the Town does not receive approval from CAMRIF. He explained that the bylaw can only be given first reading as it will be advertised to allow for the public to petition against the bylaw, if they so wished. Administration is requesting that Council authorize a maximum debenture of \$3,000,000 for a term not exceeding 20 years. Annual payments for this debenture will be approximately \$280,000 to be funded from wastewater rates on the water bill. This is the worse case scenario. If CAMRIF is approved the borrowing requirement is reduced to about \$1 million and The town would only borrow the reduced amount. R. Romanetz advised that the tender has been put on hold until an announcement is made from CAMRIF because if tendered too early, the contractor will only hold the price for 30 – 60 days.

MO2008.07 Guidolin, McDonald for first reading to Bylaw 02.08. Carried.

8.1.3 RFD – Hillsvieview Phase II Proposal

R. Romanetz advised that in April 2007, Council requested Administration to prepare a Request for Proposals for a residential development called Hillsvieview Estates Phase II. The site, located at the south end of 2nd Street SW consists of approximately 2.8 acres. One proposal was received at that time from Avante-Garde Inc. however he is no longer interested in moving forward with his proposal. A second invitation to tender was put forward and closed on November 20th, 2007 with only one submission from Stevenson Development Corporation. The Stevenson proposal is for 26 town home units in two, three and four condominium unit configurations and includes a revised plot plan to promote

proper surface drainage control through the development by use of a back lane along the west side of the development. This would address concerns as identified by Council on December 10, 2007. He further explained that Mr. Stevenson's proposal appears to address the housing affordability issue in the community.

MO2008.08 Yemen, Berdahl that Council accept the proposal for Hillsvieview Phase II submitted by Stevenson Development Corporation dated November 20, 2007 (as revised in Appendix "A"), subject to Stevenson Development Corporation entering into a suitable development agreement and Purchase and Sale Agreement with the Town of Drumheller as approved by the Town Solicitor.

Clarification on Motion

In response to a question from Council, R. Romanetz explained that the developer intends to hold a public information meeting prior to the reclassification of the land. He further explained that the selling price would be in the range of \$225,000-250,000 but there is no guarantee of the market values when the development is completed. He further explained that servicing would be carried out in July and construction costs appear to be going up 25% per year.

Vote on Motion: Carried.

8.1.4 RFD - Appointments to Drumheller Library Board

R. Romanetz advised that two vacancies on the Drumheller Library Board has resulted from the members' term expiring. The two vacancies were advertised and both former members have reapplied. The Library Board recommends approval.

MO2008.09 Shoff, Yemen approve the appointments of Ingrid Thornton and Jo Jensen for a second term to the Drumheller Library Board. Carried.

8.2 Acting Director of Infrastructure Services

8.3 Director of Corporate Services

8.4 Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION (next presentations January, 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 15.07 (Lane Closure)

R. Romanetz advised that no further readings can be given until the bylaw has been approved and returned by the Minister of Infrastructure and Transportation.

11.0 DELEGATION DECISIONS

12.0 UNFINISHED BUSINESS

13.0 NOTICES OF MOTIONS

14.0 COUNCILLOR REPORTS

15.0 IN-CAMERA MATTERS MO2008.10 Shoff, Yemen to go incamera at 4:55 PM.
Carried.

15.1 Labour Relations

MO2008.11 Guidolin, Yemen to revert to regular meeting at 5:50 PM.

There being no further business the Mayor declared the meeting adjourned at 5:50 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER