

# **Town of Drumheller**

## **COUNCIL MEETING**

### **MINUTES**



**May 11, 2009** 4:30 PM Council Chambers, Town Hall  
703 - 2nd Ave. West, Drumheller, Alberta

#### **PRESENT:**

**MAYOR:**

Bryce Nimmo

#### **COUNCIL:**

Andrew Berdahl

Karen Bertamini

Don Guidolin

Blaine McDonald

Sharel Shoff

Terry Yemen

#### **CHIEF ADMINISTRATIVE OFFICER:**

Ray Romanetz

#### **DIRECTOR OF INFRASTRUCTURE SERVICES:**

Allan Kendrick

#### **DIRECTOR OF CORPORATE SERVICES:**

Michael Roy

#### **DIRECTOR OF COMMUNITY SERVICES:**

Paul Salvatore

#### **RECORDING SECRETARY:**

Linda Handy

### **1.0 CALL TO ORDER – 4:30 P.M.**

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

### **3.0 PUBLIC HEARING**

3.1 Mayor Bryce Nimmo called the public hearing to order at 4:30 PM.

Mayor Nimmo stated that the purpose of the public hearing is to consider Bylaw 13.09 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating Lots 5-12 Block 3 Plan 8111554 in the Town of Drumheller from R-1 to R-2 Residential District.

Mayor Nimmo asked Secretary L. Handy if there were any written submissions. Secretary, 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 Brad Wiebe, Planner – Palliser Regional Municipal Services to provide his planning report which is summarized as follows:

*“The application proposes to change the land use designation of the 8 existing lots (Lots 5-12 Block 3 Plan 811 1554) from R-1 to R-2 residential district. The purpose of the land use change is to fulfill a condition of the re-subdivision of the existing 8 lots into 12 proposed lots which are intended to be developed as semi-detached dwelling units (two dwelling units side-by-side) with the property line acting as the boundary between the two units. Surrounding land uses include mostly vacant land including significant Environmental Reserve parcels to the north and south. Existing residential development is adjacent to the east and west. The Environmental Reserve areas contain topographic constraints. The surrounding land use districts include R-1a to the west, R-2 to the east and R-1 to the south. An M-1 light Industrial area is located a significant distance to the north of the Environmental Reserve area and is not expected to cause any land use conflicts with the proposed subdivision area.*

*The area proposed for the land use change along with the remaining lots within this plan along 10th Avenue SW have received conditional subdivision approval to replot a previous 1981 subdivision plan. This re-plotting is to allow for additional lots within the densities allowed for in the R-1 District within Block 6 and Lots 13-18 of Block 3. Existing Lots 5-12 Block 3 are intended to be re-subdivided to allow for semi-detached dwellings. This will require a land use change to the R-2 Land Use District as the R-1 district does not allow for anything greater than single unit dwellings. A condition of subdivision is that the land use be changed from R-1 to R-2 residential land use district. The proposed subdivision application increases the number of dwelling units within the area affecting the land use change from 8 to 12 dwelling units. Taking into consideration the surrounding land uses and the proposed subdivision design no significant negative impacts are anticipated to the existing neighborhood resulting from the proposal.”*

Mayor called for questions from Council.

Councillor K. Bertamini asked the distance between the semi detached units. B. Wiebe explained that although the lots are irregular in size, the development will comply with the sideyard requirements for semi detached units.

Mayor B. Nimmo closed at 4:40 PM

#### **4.0 ADOPTION OF AGENDA**

Change to the agenda 8.3.2 should be 8.4.2 Vendor Carts

**MO2009.118** Yemen, Shoff moved to adopt the agenda as amended. Carried unanimously.

## **5.0 MINUTES**

### **5.1 ADOPTION OF REGULAR COUNCIL MEETING MINUTES**

#### **5.1.1 Council Regular Meeting – April 27, 2009**

**MO2009.119** Bertamini, Berdahl moved to adopt the regular Council meeting minutes of April 27, 2009 as presented. Carried unanimously.

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

#### **5.2.1 Municipal Planning Commission – April 16, 2009**

### **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 RFD – Agreement between the Town of Drumheller and the Drumheller Housing Administration**

R. Romanetz advised that the affordable housing units are near completion with the exception of the base work and paving of the parking lot which should be carried out shortly. He further explained that at the onset of the creation of the units, it was proposed that Drumheller Housing Administration would be the managing body, similar to their role for the Town's other community housing units. He explained that the Town's Solicitor, C. Kloot has prepared an agreement for Council's review. The five year budget as well as the Provincial's approval establishing the DHA as a management body are attached to the agreement. R. Romanetz recommended that Council ratify the agreement appointing DHA as the managing body for the new affordable housing units.

**MO2009.120** Bertamini, Yemen that Council approve the Agreement between the Town of Drumheller and Drumheller Housing Administration to appoint the DHA as Management Agent for the management of the Affordable Housing Units with power, functions and duties as outlined in the Agreement.

#### **Clarification on the Motion:**

Councillor K. Bertamini recommended that the term of the agreement be five years and asked for an amendment to the motion as such. Councillor T. Yemen agreed. Councillor B. McDonald asked what factors are used to determine the five year budget. Councillor K. Bertamini stated that the increases are based on best guess inflationary costs which are normally set at 5%. She further explained that one of Council's pillars for management of

the units was that they operate at cost recovery.

**MO2009.120A** Bertamini, Yemen that Council approve the Agreement between the Town of Drumheller and Drumheller Housing Administration to appoint the DHA as Management Agent and for the management of the Affordable Housing Units with power, functions and duties as outlined in the Agreement *for a term of five years*.  
Carried unanimously.

## **8.2 Director of Infrastructure Services**

### **8.3 Director of Corporate Services**

#### **8.3.1 RFD - Website Redesign Proposal**

M. Roy advised that in 2005, the Town issued a RFD for the update of the website. Optamedia was the successful proponent and the revised website was launched in June, 2006. He stated that Council heard a presentation from Optamedia at their Committee Meeting of May 4<sup>th</sup>, and based on their proposal for refreshing the Town website, the cost would range from \$17,000 - \$24,500. He further stated that the new technology could be handled by Administration thereby reducing the maintenance costs.

**MO2009.121** Bertamini, Berdahl that Council authorizes Administration to proceed with Optamedia to refresh the Town's website for a maximum amount of \$25,000.

#### **Clarification on Motion:**

Councillor K. Bertamini asked if those items affecting the social media aspect of the refresh were excluded from proposal. M. Roy stated that some logistics of the social media aspect proposal still has to be discussed. R. Romanetz stated that a report will be provided to Council prior to implementation. Councillor K. Bertamini asked why the proposal was not put to tender. R. Romanetz stated that three years ago the Town called for proposals and a lot of effort went into short listing and if Council wishes, a formal proposal can be done. M. Roy explained that the proposal is not for a redesign but for a refresher which would be more cost effective by using the same company. R. Romanetz further explained that there is an opportunity for additional cost savings by utilizing the Town staff for maintenance of the website. Councillor S. Shoff stated there was insufficient information included with the proposal, such as hosting. M. Roy stated that hosting is a separate item and the Town would use Atlantis for hosting. Councillor S. Shoff stated that with technology changing so rapidly, another company may have been able to provide the components of the proposal at less dollars.

6 – in favour – Yemen, McDonald, Bertamini, Nimmo, Berdahl, Guidolin

1 - against - Shoff

Motion Carried.

## **8.4 Director of Community Services**

#### **8.4.1 Update on Golden Hills Daycare Proposal**

P. Salvatore presented several documents for Council's consideration related to the

Golden Hills School Division request for the Town's support for the operation of a daycare modular to be located at the Greentree School. He further explained that their request was initiated from the Province's proposal to provide five modulars for the region. The modular would provide childcare services for 34 children under five years of age.

He provided an overview of the daycare services provided in Drumheller over the past 30 years. He explained that due to the Province's new licensing and regulations of daycares, it became difficult for daycares to operate, and as a result Drumheller's Happiness Is Daycare and a recently private daycare closed. He further explained that family dayhomes were introduced in 1995. Drumheller now has 8 of 13 allowable dayhomes.

P. Salvatore stated that based on an estimate of the necessary staffing and outfitting costs of a daycare facility at Greentree School, there would be a monthly net loss for providing the service in the range of \$7500. to \$9000 per month. He explained that these number reflect the outcomes for an unsubsidized revenue model, with a total FTE staff of 7 staff (6 daycare workers and one daycare manager/coordinator). He stated that Drumheller's challenge would be in finding the staff. He further explained that the Town has advertised for a privately run operator and no interest was expressed.

Mayor B. Nimmo stated that Ron Kenworthy has requested to speak to Council on this matter. He has been invited to attend the Committee meeting on May 19<sup>th</sup>. Mayor asked Council to prepare their questions which will be given to Ron Kenworthy prior to the meeting date.

#### 8.3.2 Vendor Carts

P. Salvatore advised that in January, 2008, Council reviewed the Mobile Vendor Cart policy and established two mobile vendor car locations in Centennial Park, one at the Suspension Bridge and one at the Hoodoos for a total of 4 locations. Council also adopted a two year vendor car license term at this time. He further advised that during the fall of 2008, Council discussed whether to include operators that could provide other services such as air tattoo either at one of the established locations, or in addition to established locations. He advised that three of four mobile vendor cart operators from 2008 renewed their licenses with one new application received and awarded for 2009. He requested that Council provide direction to Administration on future administration of mobile carts in Drumheller. Council agreed to discuss the matter in the fall at a Council Committee meeting.

## **9.0 PRESENTATION OF QUARTERLY AND ANNUAL REPORTS BY ADMINISTRATION (July, 2009)**

### **9.2 CAO**

### **9.3 Director of Infrastructure Services**

### **9.4 Director of Corporate Services**

### **9.5 Director of Community Services**

## **10.0 PUBLIC HEARING DECISIONS**

10.1 Bylaw 13.09 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating Lots 5-12 Block 3 Plan 8111554 in the Town of Drumheller from R-1 to R-2 Residential District – second

**MO2009.122** McDonald, Bertamini for second reading to Bylaw 13.09. Carried unanimously.

**MO2009.123** Yemen, Guidolin for third reading to Bylaw 13.09. Carried unanimously.

## **11.0 DELEGATION DECISIONS**

## **12.0 UNFINISHED BUSINESS**

12.1 Out of Scope 2009 Adjustment

**MO2009.124** Berdahl, Guidolin to approve a 5% increase for the Chief Administrative Officer retroactive to January 1, 2009.

**MO2009.125** Yemen McDonald moved to go in camera at 5:30 PM for discussion on Item 12.1. Carried unanimously.

**MO2009.126** Bertamini, Guidolin to revert to regular Council meeting at 5:41 PM. Carried unanimously.

Councillor T. Yemen asked to speak to the motion. He stated that at the February 2<sup>nd</sup> Council meeting Council accepted recommendation C for compensation for the CAO based on his performance. He stated that if Council proceeds with the motion it would mean two adjustments in 2009. Councillor A. Berdahl stated that the adjustment made in February reflects the average CAO wage within the Province and allows the Town of Drumheller to be competitive in future years. He further clarified that this motion reflects the cost of living increase only.

Vote on Motion MO2009.124

5 in favour – McDonald, Bertamini, Nimmo, Berdahl, Guidolin

2 against - Shoff, Yemen.

Carried.

## **13.0 NOTICES OF MOTIONS**

## **14.0 COUNCILLOR REPORTS**

14.1 Councillor T. Yemen reminded Council of Atlas Coal Mine's grand opening of the tunnel vision event with the site tour at 2:30 PM and the ribbon cutting at 4:30 PM. He further advised that Hon. Jack Hayden and Hon. Lindsay Blackette will be in attendance.

**14.0 IN-CAMERA MATTERS MO2009.125** Guidolin, Berdahl to go in camera at 5:45 PM. Carried unanimously.

14.1 Legal Matter (legal description Portion of SW ¼ 14-29-20-W4M)

14.2 Legal Matter (legal description Portion of NE ¼ 4-29-20-W4M)

**MO2009.126** Bertamini, Guidolin to revert to regular Council meeting at 6:46 PM.  
Carried unanimously.

There being no further business the Mayor declared the meeting adjourned at 6:46 PM.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER