

Town of Drumheller COUNCIL MEETING MINUTES

September 14, 2009 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta



PRESENT:

MAYOR:

Bryce Nimmo

COUNCIL:

Andrew Berdahl

Blaine McDonald

Don Guidolin

Terry Yeman

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICE

Allen Kendrick

DIRECTOR OF CORPORATE SERVICES:

Micheal Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

ABSENT: Councillor Karen Ann Bertamini

Councillor Sharel Shoff

1.0 CALL TO ORDER

Mayor Nimmo called the meeting to order at 4:31 PM.

2.0 MAYOR'S OPENING REMARK

- 2.1 Mayor B. Nimmo presented a letter from Hon. Judge Ernest J.M. Walter, Chairman, Alberta Electoral Boundaries Commission 2009/10 advising that the Electoral Boundaries Commission was appointed on July 31, 2009 and has begun its work. In his letter, Hon. Walter states that over the next year the area, boundaries and names of the electoral divisions in the province will be reviewed and will be in effect for the next provincial general election.

- 2.2 Mayor B. Nimmo presented a letter from Hon. Luke Ouellette, Minister of Transportation announcing the approval of grant funding for the East Coulee Process / Engineering Upgrades project. The original grant amount of \$76,125 approved under the Alberta Municipal Water / Wastewater Partnership has been increased to \$121,434.16.
- 2.3 Mayor B. Nimmo advised that the dates have been set for Council's and Administration's Annual Strategic Workshop for November 26th at 4:00 PM and full day on November 27th.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2009.170 Yemen, Guidolin moved the adoption of the agenda as presented. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

- 5.1.1 Regular Council Meeting Minutes of August 31, 2009

MO2009.171 Berdahl, McDonald moved the adoption of the regular Council meeting minutes of August 31, 2009 as presented. Carried unanimously.

5.2. MINUTES OF MEETING 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 RFD - Proposed Sale of Airport Hangar

R. Romanetz advised that Council has directed Administration to research the possibility of selling the hangar and asked that the Airport Commission be consulted for their recommendation. He advised that the Airport Commission met on September 1st to discuss the proposed sale of the hangar and they support the Town's proposal to sell the main hangar. He further explained that a letter is on file dated April 22, 1997 that would give Fox Coulee Aviation right of first refusal. The Commission also recommended that as a second option the Town consider a five year Lease to Purchase Agreement with a large upfront deposit. They also recommended that the purchase arrangement should be separated from the airport duties and the responsibility relating to fuel and general maintenance and they should be tied in through the use of the terminal building as is. They further recommended that the ultimate use of the hangar be complementary to the airport. R. Romanetz explained that the benefits of the sale of hangar would include the revenue received from the sale and that the Town will no longer be responsible for the O&M costs.

MO2009.172 Yemen, McDonald that the Town of Drumheller sell the hangar or enter into a Lease to Purchase Agreement, honouring the right of first refusal with Fox Coulee Aviation.

Discussion on Motion:

Councillor D. Guidolin asked if the selling price of the hangar is \$270,000. R. Romanetz stated that the purchaser would be advised of the appraised value. If they do not agree with the appraised value, the Town would be prepared to meet to discuss their views. Councillor B. McDonald asked if other hangars would be made available. R. Romanetz advised that the long term plans for the airport includes additional taxiway and creation of additional lease lots for hangars. He further advised that Palm Engineering is preparing a design for consideration by the Airport Commission. Councillor A. Berdahl stated that the dollars received from the sale of the hangar should be reinvested in the airport upgrades. Councillor T. Yemen stated that by selling the hangar to Fox Coulee does not imply that public access to the airport will be reduced as it now appears to be exclusively used by Fox Coulee during the summer months.

Vote on Motion: Carried unanimously.

8.1.2 RFD - Rosedale Industrial Subdivision

R. Romanetz advised that the Town has attempted to attract additional realtors to be agents for the sale of industrial lots in the Rosedale Subdivision in 2006 with only one realtor who expressed an interest. He stated that Bob Shetty became the Town's agent for these lands and that arrangement expired on December 31, 2007. The Town has invested \$800,000 in servicing of the industrial subdivision and until the lots are sold the Town will not recover this investment or realize any tax revenue from these lands. He

further explained that Administration has had discussions with Bob Sheddy who has expressed interest in being the exclusive agent and has sold lots as our agent for the Hygrade Industrial subdivision. He further advised that Bob Sheddy is proposing that he become the exclusive agent for the Rosedale Industrial subdivision for a commission of 10%, in return Bob Sheddy would promote the lots for sale at his expense. He stated that the proposed Exclusive Sale and Lease Listing Agreement is attached for Council's consideration however is subject to review by the Town's Solicitor.

MO2009.173 McDonald, Berdahl that Council directs Administration to enter into an exclusive sales and lease agreement with Bob Sheddy to act as the agent for the Rosedale Industrial Subdivision for a commission of 10% for a term expiring December 31, 2010 unless otherwise extended by Council and in accordance with the Sale and Lease Listing Agreement dated September 10, 2009 subject to review by the Town's Solicitor.

Discussion on Motion:

In response to a question from Council on whether another agent would be entitled to a commission if they brought a sale to Bob Sheddy, R. Romanetz referred to the Agreement - Clause 10 which states, "*C21 agrees to accept registration and cooperate with other brokers on a commission sharing basis*".

Vote on Motion: Carried unanimously.

8.1.3 Information - Morey's Grocery Store

R. Romanetz advised that Morey's Grocery Store is in very poor condition and is a danger to the public as health and fire hazard concerns have been expressed from neighboring property owners. He stated that the Town of Drumheller issued an Order dated July 30, 2009 to the property owners seeking demolition of the building at the owner's expense within two weeks. He further advised that a letter was received from Schumacher, Gough & Company advising that they act on behalf of the property owners and that the property was foreclosed by Alberta Treasury Branch forcing their clients through a bankruptcy. He stated that ATB was made aware of the Town's intentions and they have responded stating that although they have no objection to the demolition of the building they will not assume any responsibility in the Town taking such action. He explained that the property has been vacant since 1995. He further explained that underground tanks and pumps that were located in the highway right of way have been removed however the Town suspects that there has been leakage onto the property. He stated that no testing has been carried out to confirm if there is contamination. In response to a question from Council, R. Romanetz stated that the costs for the demolition will be charged against the property.

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

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

MO2009.174 McDonald, Berdahl for Council to move in camera at 4:58 PM.
Carried unanimously.

14.1 Land Matter - Plan 3099AD Plan 19 Lot 28

MO2009.175 Guidolin, McDonald to revert to the regular Council meeting at 5:10 PM. Carried unanimously.

MO2009.176 Berdahl Guidolin that Administration finalize the purchase of Plan 3099AD, Block 19, Lot 28 for \$25,000.00. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 5:11 PM.

MAYOR

CHIEF ADMINISTRATIVE
OFFICER