

Town of Drumheller COUNCIL MEETING MINUTES

November 7, 2011 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta



PRESENT:

MAYOR:

Terry Yemen

COUNCIL:

Andrew Berdahl

Jay Garbutt

Lisa Hansen-Zacharuk

Sharel Shoff

Doug Stanford

Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Al Kendrick

ACTING DIRECTOR OF CORPORATE SERVICES:

Bill Wulff

RECORDING SECRETARY:

Linda Handy

ABSENT: DIRECTOR OF COMMUNITY SERVICES:
Paul Salvatore

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2011.269 Shoff, Stanford moved that the agenda be adopted as presented. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Organizational Council Meeting Minutes of October 24, 2011

MO2011.270 Shoff, Hansen-Zacharuk moved that the Organizational Council Meeting Minutes of October 24, 2011 be adopted as presented. Carried unanimously.

5.1.2 Regular Council Meeting Minutes of October 24, 2011

MO2011.271 Berdahl, Zariski moved that the Regular Council Meeting Minutes of October 24, 2011 be adopted as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Meeting Minutes - October 6, 2011

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 06.11 being a bylaw to close a portion of undeveloped original road allowance (adjacent to Lots 3,4, & 5 ER., Block 4, Plan 0412557 - Cambria District) - second and third readings

R. Romanetz advised that Bylaw 06.11 which proposes to close a portion of unused and undeveloped rural road allowance in the middle of Mr. and Mrs. Sandy Brown's property located in Cambria received first reading on April 11th, 2011 with a public hearing held April 26th. The bylaw was then forwarded to the Minister of Transportation and he has agreed to the closure. In order for the bylaw to move forward, it is recommended that Council proceed to second and third readings. He further advised that ATCO Electric has advised that they no longer require easements through the property.

MO2011.272 Shoff, Stanford for second reading to Bylaw 06.11.

Discussion on Motion:

In response to questions from Council, R. Romanetz advised that the land was taxable.

Vote on Motion: Carried unanimously.

MO2011.273 Berdahl, Hansen-Zacharuk for third reading to Bylaw 06.11. Carried unanimously.

8.1.2 RFD - Appointment to Subdivision and Development Appeal Board

R. Romanetz advised that Don Guidolin has resubmitted his name to sit on the Subdivision and Development Appeal Board. Administration is recommending the appointment of Don Guidolin for a one year term to expire on the date of Council's 2012 Organizational Meeting.

MO2011.274 Berdahl, Shoff that Council approve the appointment of Don Guidolin to the Subdivision and Development Appeal Board for a term expiring on the date of 2012 Annual Organizational meeting. Carried unanimously.

8.1.3 Elgin Hill / Hillsview Phase 2 - Call for Proposals

R. Romanetz provided the following comments on two areas for development:

Hillsview Phase 2

- The original plan was registered in 1981.
- In 2006, Hillsview Phase 1 was serviced by the Town and is now completely built out.
- When the property was subdivided in 1981, it was assumed that an existing mine shaft located within Hillsview Phase 11 was properly filled however when further drilling was being carried out on the site, a large concrete cover was found. The cover was broken off and it was confirmed that there was a shaft that went down approximately 90 feet. At that time, Council approved a remediation plan to fill the shaft with washed rock using water for compaction. Due to the possibility of settlement, it was agreed that a 15 metre radius around the centre of the shaft should not be developed. This area will be used for parking or a green space.
- In 2008, the area was reclassified from R-1 to R4 which would allow for multi-family housing.
- In early 2011 a replot of the area included a laneway that had to be increased in width to accommodate drainage from adjacent properties. The replot also included the consolidation of all lots into one area which would allow for construction of multi-family housing. The new plan will be registered by Hunter Survey Systems shortly.
- There have been several expressions of interest in the property in recent months.

Elgin Hill

- The plan was registered in May, 2011.
- The Area Structure Plan was adopted in 2006 and includes land owned by two other parties in addition to the Town. The plan provides for legal access to the site via a cul-de-sac road extending from a high point on Elgin Hill Road up on to the flat bench land. This road will provide access to all land on the upper area.
- In order to maintain acceptable water pressures for the site, a booster pump is required.
- The planning report suggests a variety of housing types including town houses and apartments however the final plan would be at the discretion of the developer.

R. Romanetz advised that Hillsview Phase 2 is closer to services and would be more affordable while Elgin Hill may be more marketable because of the view. Hillsview Phase 2 (2.50 acres) has been replotted and is available as one block for multi-family development.

Questions and Comments from Council:

Councillor J. Garbutt asked how the Town would offset any further undermining in these areas. R. Romanetz explained that in the early 80's test holes were drilled to determine the extent of undermining in the Hillsview area and the consultant report indicated that the land was suitable for single family development. However, the mine shaft that was identified was assumed to have been remediated. As part of the due diligence for the Elgin Hill, holes will be drilled in this area. Palm Engineering's report concludes that

undermining should not be an issue. He further stated that any new subdivision approvals would require that test holes be drilled. Councillor D. Stanford asked if the servicing requirements would be the responsibility of the Town. R. Romanetz advised that any extension of roads and utility services for those lots that are privately owned will be the responsibility of the developer. However, the Town would cost share on the booster station for the Elgin Hill to also improve pressures in the west Bankview area.

Council directed Administration to proceed with both the Hillsvieview Phase 2 and Elgin Hill Phase 2 Call For Proposals.

8.2. Director of Infrastructure Services

8.3. Director of Corporate Services

8.4. Director of Community Services

8.4.1 RFD – Badlands Community Facility Rate Structure

R. Romanetz advised that Council heard a presentation on the BCF rate structure at their meeting of October 31st.

MO2011.275 Shoff, Hansen-Zacharuk that Council approve the introductory fees as presented for the operations of the Badlands Community Facility and Aquaplex.

Council directed Administration to prepare a press release advising of the rates. Councillor J. Garbutt stated that the rates are affordable and hopes that the marketing campaign will communicate this message – especially calculated on a per month basis. In response to a question from Council, G. Latour advised that the family rate is based on four memberships with the additional family members paying the dependent rate. Council requested that the rates be reviewed annually.

Vote on Motion: Carried unanimously.

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

There being no further business, the Mayor declared the meeting adjourned at 5:32 PM.

Mayor

Chief Administrative Officer