

Town of Drumheller COUNCIL MEETING MINUTES

September 12, 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

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

ACTING DIRECTOR OF CORPORATE SERVICES:

B. Wulff

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

ABSENT: Tom Zariski

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

- 2.1 Mayor Terry Yemen presented a letter from Hon. Hector, Goudreau, Minister of Municipal Affairs advising that a grant in the amount of \$214,560 would be received for a property affected by subsidence.
- 2.2 Councillor Andrew Berdahl stated that the second annual Drumheller Dinosaur Valley 2011 Half Marathon, 10 km and family 5 km run held on September 11th was a huge success with over 600 participants. He extended congratulations to the organizers for their hard work and involvement in hosting a great event for the community and visitors.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2011.244 Shoff, Hansen-Zacharuk moved that the agenda be adopted as presented. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Council Meeting Minutes of August 15, 2011

MO2011.245 Shoff, Hansen-Zacharuk moved that the regular Council meeting minutes of August 15, 2011 be adopted 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 - Campus Alberta (Jean Madill in attendance to answer Council's questions)

R. Romanetz asked R. Telford, Economic Development Officer to speak to the matter. R. Telford advised that post secondary education in Drumheller has been a priority for Council and the Economic Development Task Force for five years. Council and Administration has met with the provincial government and educational organizations to encourage post secondary education in Drumheller. As a result of these meetings, Campus Alberta Central has offered the Town an opportunity to enter into a Memorandum of Agreement (MOA), along with other municipalities in the province. He explained that the MOA has been changed from the one presented last year and it is based on another agreement that was developed and signed with the Town of Stettler. The MOA provides Drumheller a leadership role in developing post secondary education for the community and a framework for the Town to work in collaboration with partners in the education field. The MOA is for three years and it is now a simpler process. He further stated that courses through Campus Alberta Central are already being offered in Drumheller. R. Telford introduced Jean Madill, Executive Director – Campus Alberta Central who was in attendance to answer any questions or speak to any concerns Council may have. Councillor A. Berdahl asked Jean to explain the board composition. J. Madill stated that members of the Campus Alberta Central include representation from Olds College and Red Deer College as well as municipal representatives. She further stated that Drumheller's representative is Jim Ramsbottom, former Chair, Big country Educational Consortium. She further stated that Campus Alberta website will be launched at the end of the month. Councillor Berdahl asked how Drumheller's representative was appointed to the Board. J. Madill

explained that the Board wanted some continuity with the old consortium and the new Campus Alberta and Jim Ramsbottom who was on the interim board was invited to participate. His appointment is a term appointment. Councillor J. Garbutt stated that the previous MOA proposed a detailed needs assessment. J. Madill explained that the formal needs assessment is being developed in conjunction with other colleges – information gathering will be calculated by Red Deer College's Research Department and the report should be finalized by December 31, 2011. The document will help guide the programs for 2012/13.

MO2011.246 Garbutt, Stanford moved that Council agrees to the Memorandum of Agreement between Campus Alberta Central and the Town of Drumheller.

Discussion on Motion:

Councillor A. Berdahl stated that the system is second rate in many aspects and it would be difficult for him as a community member to accept the status quo. He stated that the Town is forced to accept programs that are not equal and the existence of this program which is heavily based on Olds and Red Deer College is being used to deny any introduction of other programs. Councillor D. Stanford stated that Council should be able to appoint the representative to the board. J. Madill stated that in terms of the programming, there are only a couple of programs being offered by Olds and Red Deer College with the remainder of other programs being offered from other Institutions. She stated that all the programs being offered are in response to the needs of the community. She stated that Campus Alberta Central has worked hard to make sure those needs are addressed. In response to both Councillors' concerns, J. Madill stated that she would take the concerns back to the Board.

Vote on Motion:

In favour – Stanford, Garbutt, Yemen, Shoff

Opposed – Berdahl, Hansen-Zacharuk

Carried.

8.1.2 RFD - Civic Address for Badlands Community Facility

R. Romanetz advised that at Council's Committee meeting of May 2, 2011, Council agreed to name the street fronting the Badlands Facility Community as Veterans Ways. He explained that as per the attached map the roadway access is at the west end and east end off of 2nd Street East. He further explained that once the concrete base is constructed, the cenotaph will be relocated in front of the curling rink. He recommended that the civic address of the facility be 80 Veterans Way.

MO2011.247 Shoff, Berdahl moved that Council approve the roadway fronting the Badlands Community Facility as Veterans Way and the civic address of the facility to be 80 Veterans Way.

Discussion on Motion:

Councillor L. Hansen-Zacharuk suggested that the civic address be 45 Veterans Way which is more in line with the veterans' victorious year. R. Romanetz explained that the number 80 is in sequence with those addresses fronting Riverside Drive.

Vote on Motion:
Carried unanimously.

8.1.3 RFD - Curling Rink Lease

R. Romanetz advised that at Council's meeting of April 26, 2011, Bill Herman, Curling Club President provided an overview of their activities and the condition of the building as well as requesting a renewal to their lease. At that time, B. Herman stated that there were issues relating to the roof, washroom facility, kitchen and mould problems within the building. As well, B. Herman requested that Council consider reducing the cost of the major repairs from \$4,000 to \$2,000. At that time, Administration had committed to having the Club's roof inspected, through the Town's inspector. The report obtained recently shows the estimated cost for the patching is \$11,680 and the consultant is of the view that the roof is in poor condition and recommended that the work be done immediately. He explained that if the basic minimum work is not done, there will be significant damage specifically to the electrical components. Administration feels that budget adjustments are needed to ensure that this work is completed this year.

With regards to the renewal of the lease, R. Romanetz stated that he met with the Town's Solicitor, C. Kloot and asked him to look at redrafting the lease with a more specific location of their facility on the parcel. The lease would provide for a review on an annual basis as the lease could be terminated as a result of the potential construction of a second ice surface and a new curling rink facility. He stated that if the major repairs were reduced from \$4,000 to \$2,000, any repairs over \$2,000, such as in the case if the furnace had to be replaced, would make it the Town's responsibility. He further stated that the building was inspected today by Palm Engineering and his letter provides details repairs that are required immediately.

A. Kendrick provided a PowerPoint slide show of the maintenance issues within the curling club building. One key issue identified is that the ventilation system is not working properly and needs to be fixed so the building can dry out. Mould is on the surface and it can be cleaned up however if it is imbedded into the wood, the cost will be greater. Moisture is in the building because there is water in the building that has not drained away.

R. Romanetz advised that the majority of the routine maintenance becomes the responsibility of the Curling Club however over the last number of years issues have arisen and there are some potential costs that go with the work identified in Palm Engineering's report. He further explained that if the building is going to be around for a few more years, the roof patch job will give an additional longevity of 3-5 years. He explained that if the budget dollars were available, the entire roof would be redone should the building be around for a longer time. Council directed Administration to meet with the Curling Rink Club to discuss the issues and determine what improvements the Club can undertake. Administration to prepare a report for Council's consideration.

8.1.4 RFD - Fire Truck

R. Romanetz stated that the fire truck was included in the 2011 budget and he asked B. Bachynski, Fire Chief to speak to the matter. B. Bachynski stated three Request for Proposals were received for a 2012 Freightliner Fire Truck (Pumper) with the highest

evaluated score being from Fort Garry Fire Trucks in the amount of \$331,418.85 including GST. He stated that there are currently 7 pieces of fire apparatus within the municipality with 2 that are under 20 years of service. In response to a question from Council, he explained that there are no set rules for the replacement of fire equipment however insurance companies do not recognize a piece of fire equipment that is over 20 years for insurance coverage. He explained that the fire department currently has a Fort Garry truck in their inventory that is 4 years old (located in Rosedale) and there could be cross training. He stated that another benefit is that the Fort Garry truck comes with a 20 year warranty on body corrosion and other warranty years exceeding the other bidders. R. Romanetz explained that the RFP was properly advertised through the Alberta Purchasing Connection as the amount was in excess of \$250,000. Councillor J. Garbutt noted that under the evaluation criteria 40 points was awarded to compliancy with the specifications and asked if this was normal practice. R. Romanetz stated that high points are emphasized for compliancy in equipment tenders. In response to a question from Council, B. Bachynski stated that one unit will be transferred to the East Coulee Fire Station and the current one in East Coulee will be advertised for sale.

MO2011.248 Shoff, Hansen-Zacharuk moved that Council approve the purchase of the Fort Garry Truck in the amount of \$331,418.85 including GST. Carried unanimously.

8.2. Director of Infrastructure Services

8.2.1 RFD - Badlands Community Facility Fibre Optics

A. Kendrick advised that tenders for the Drumheller Fiber Optics Networks closed on August 25, 2011 with one tender received from Ace Construction in the amount of \$199,253.96 including GST. The engineering estimate for this project was approximately \$257,250.00. R. Romanetz advised that the Town proposes to tie in from the Civic Centre to the RCMP, to the Badlands Community Facility out the north end to the Arena and Aquaplex. The loop from the front of the curling rink will provide the ability to bring in Shaw. He referred to Option 1 and noted that the costs per connection would be in the range from \$18,000 to \$30,000 per site however the ongoing monthly costs would be significant in the amount of \$4,000 per month. He explained that Option 2 involves extensive capital work to connect all the buildings together however the monthly operational costs will be greatly reduced which will provide a quick payback period. A. Kendrick stated that Option 2 provides for the ability of standby power at the Civic Centre for an EOC. He further explained that next year the Town intends to partner with Solid Waste for a connection with a second loop at the Water Treatment Plant.

MO2011.249 Garbutt, Hansen-Zacharuk that Council approve the total project costs of \$257,250.00 which include engineering and surface works allowances and the award of the tender bid to Ace Construction in the amount of \$199,253.96 including GST.

Discussion on Motion:

Councillor J. Garbutt expressed a concern that there was only one bidder. R. Romanetz advised that because the bid is in line with the estimate provided by the

engineer, the Town is not overly concerned. Councillor J. Garbutt asked if this expense was identified in the BCF budget. R. Romanetz advised that this work was not budgeted for and the expense would come out of the contingencies for the BCF project. Councillor S. Shoff asked if the Town would call for quotations for the material supply. B. Wulff stated that the RFP was posted on the Alberta Purchasing Connection. R. Romanetz advised that the materials will be an additional estimated cost of \$100,000 and the RFP will be presented to Council for approval.

Vote on Motion:
Carried unanimously.

8.3. Director of Corporate Services

8.4. Director of Community Services

8.4.1 RFD - Selection of Heritage Consultant

P. Salvatore stated that the Heritage Steering Committee has completed the review of proposals for the Heritage Inventory Project. The Steering Committee received three proposals with Luxton and Associates being the preferred supplier. The budget for the project was identified as \$50,000 (\$30,000 from each partner the Town, the Chamber of Commerce, and Community Futures) with the remaining \$20,000 from the Province.

MO2011.250 Shoff, Berdahl moved that Council select Luxton and Associates as the consultant for the Heritage Inventory Project for \$49,980.00.

Discussion on Motion:

Councillor S. Shoff stated that the criteria information was missing from the package of information. P. Salvatore stated that the SC committee members filled out an evaluation sheet and they provided a recommendation. Councillor J. Garbutt asked the timeline for the inventory project to be completed. P. Salvatore stated that the inventory project must be completed by January, 2012 as per the grant agreement

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

12.1 Councillor S. Shoff - Alberta Oil Sands Royalties

Councillor S. Shoff stated that the City of Calgary is encouraging municipalities to pass a motion or initiative to raise the profile of potential available revenues realized from increased royalties from the Alberta Oil Sands in the next 6 years. She further explained that AUMA's position is that will not publicly endorse specific revenue sharing

alternatives at this time as they want to keep all options open for discussion with the new provincial leadership. As well, they want to keep a consistent focus on education property tax as a key foundational piece of the Local Matters Campaign which is the key focus of the 2011 Convention in Calgary on September 28 to 30. Councillor S. Shoff stated that municipalities probably have a better chance of receiving a portion of the oil sands royalties than the education tax, which has been an ongoing request from municipalities over the years.

MO2011.251 Shoff, Berdahl moved that

WHEREAS a June 2011 independent study entitled Economic Impact of Staged Development of Oil Sands Production in Alberta (2010 – 2035) by the Canadian Energy Research Institute shows the Government of Alberta will see oil sands royalties increase 5-fold in the next 6 years. During the entire 25 year period, the overall investments, reinvestments, and revenues from operation of the existing and under construction oil sands projects are estimated at \$2.1 trillion. Should there be additional pipelines constructed, Alberta would see an estimated increase of \$4.7 trillion to the provincial economy;

AND WHEREAS the study states that the oil sands impact Alberta more than any other province;

AND WHEREAS the Alberta oil sands are at the heart of most of the growing pressures on municipalities across the province; these pressures are causing most of the issues with regard to growth in every Alberta municipality;

AND WHEREAS the tax base local governments have is always a reactive tax as to what the property values are worth, with municipalities always having to play catch up; and these cash-strapped municipalities in Alberta have regularly seen higher than normal property tax increases;

AND WHEREAS the citizens of Alberta who are the most impacted by the oil sands should all share equally in the benefits of the oil sands royalties. A small percentage of these oil sands royalties distributed to each of the municipalities would greatly ease the growing strain and the tax burden felt by individual taxpayers;

AND WHEREAS even if 10% of the annual oil sands royalties, which are currently being paid to the provincial government were transferred to Alberta municipalities, the Government of Alberta would still earn a compounding annual increase of 30% in their revenues over the next 6 years;

AND WHEREAS the Federal, Provincial and Territorial Ministers are currently creating a national energy strategy;

AND WHEREAS the governing Progressive Conservative Party in Alberta is in the midst of a pivotal leadership race, which will be followed by an equally pivotal Provincial election, municipalities can be leaders in magnifying the potential opportunity to distribute a share of the royalties given to the provincial government from the oil sands to Alberta municipalities;

NOW THEREFORE BE IT RESOLVED that the Town of Drumheller engage the leadership candidates, and subsequently the new Premier, in a discussion to garner at least 10% of oil sands royalties from the provincial government for distribution to Alberta municipalities on a per capita basis.

Discussion on Motion:

Councillor D. Stanford suggested that Councillor Shoff propose the matter as a resolution on the floor at the AUMA Convention. R. Romanetz stated that the motion was not included in the Convention Resolution Handbook however the City of Calgary may have requested a late submission. Councillor J. Garbutt stated that the proposal is from one Alderman and not the entire City of Calgary Council and he felt that Drumheller should not publicly endorse the statement if it was not supported by all City of Calgary Council members. Councillor A. Berdahl stated that Council needs to act now so that the government is more consistent on such policies and they need to offer options so that hardships on municipalities can improve – this is a process that takes many years. Council agreed that the motion be tabled until Administration can contact the City of Calgary for an update on the matter and whether they intend to present it at the AUMA Convention.

MO2011.252 Berdahl, Hansen-Zacharuk to table MO2011.251 for further research.
Carried unanimously.

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

There being no further business, the Mayor declared the meeting adjourned at 6:05 PM.

Mayor

Chief Administrative Officer