

Town of Drumheller COUNCIL MEETING MINUTES

January 31, 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:

Allan Kendrick

DIRECTOR OF CORPORATE SERVICES:

Michael Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2011.26 Zariski, Hansen-Zacharuk moved to adopt 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 January 17, 2011

MO2011.27 Shoff, Stanford moved to adopt the regular Council meeting minutes of January 17, 2011 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 Building Stats 2010 - Cindy Woods, Development Officer

C. Woods presented the 2010 Building Permit Statistics with highlights as follows:

- Building permits are issued through Safety Codes Act and Regulations;
- Total of 108 permits issued in 2010 for the categories of Commercial, Industrial, Institutional and Residential with a total construction value of \$26,164,541; an increase from 2009;
- In comparing the 1993 - 2010 residential construction values, 2010 was the 3rd highest since 1993 with 86 permits issued for a total of \$6,963,341; an increase over 53% over 2009 values;
- Residential construction values are used as a guide to determine assessment growth;
- Commercial values includes Tim Horton's and Agriculture Financial Services Corporation (renovations); Industrial values included W. Ralston (Canada) Inc. for a warehouse addition; and Institutional values includes Town of Drumheller's Community Facility (new construction in the amount of \$15,735,200);

In response to a question from Council, C. Woods explained that the Drumheller Institution's renovations are not included in the building stats as the federal government is not required to follow the Town's permitting process. Mayor and Council thanked Cindy for her report.

8.1.2 Bylaw 02.11 Utility Rate Bylaw (2nd and 3rd readings)

R. Romanetz advised that Bylaw 02.11 received first reading at Council's meeting of January 17th. Since that time, Administration noticed that the recycling fee per unit was not included and the bylaw now reflects it based on the 2010 rate. As well, the bylaw now includes several definitions. He further stated that the bylaw was advertised for public comments and the Town did receive some phone calls and one letter from Tony Audio on how the new rates would impact the residents of Greenwood Villa Mobile Home Park. In his letter, Mr. Audio provides some rationale as to why he should be considered for a different metre size category. He explains that the existing 6" water connection

was established between the original developer and the Town of Drumheller to facilitate firefighting flow to the Mobile Home Park. R. Romanetz stated that Mr. Audio's letter further explains that since water distribution in the Town is generally under the same pressure, the volume of water discharged through any pipe connection is proportional to the diameter squared. R. Romanetz agreed with Mr. Audio's comment in principle however noted that Mr. Audio's calculation compares a 1" metre to a 6" metre at 36 x the volume as opposed to the standard 5/6" metre used by the Town (compared to a 6" metre at 92 x the volume) which is consistent with the 2011 Water Rate Bylaw. He further explained that Mr. Audio raises a number of points on costs and within each meter group working with fixed charge and variable charge it should be plus or minus 5%. Mr. Audio did not agree with the Town's calculations. R. Romanetz stated that in terms of the metre size, Mr. Audio is the only customer with a 6" metre and a 4" meter would meet the domestic flow requirements. Mr. Romanetz stated that Mr. Audio feels that if the 6" metre is in place strictly for fire flow protection then he should be slotted into the lower category. He stated that if the 6" metre is moved to the 4" it would make a difference of \$0.03 or \$0.04 per cubic meter across the board on the variable rate per cubic metre.

Questions and comments from Council:

In response to a question from Council, R. Romanetz explained that Mr. Audio is agreeable to reconfiguring any second phase of his development in the long term with an increased metre size if required by future flows. Councillor J. Garbutt stated that he was not in agreement to the residents of group 3 subsidizing Mr. Audio's business. M. Roy stated that the increase of \$0.03 or \$0.04 cents would apply for all consumers. Councillor L. Hansen-Zacharuk asked if the change would impact wastewater as well. M. Roy confirmed yes. He further explained that if Council agrees to the metre being changed from group 4 to group 3, the changes would be reflected in the water and wastewater rates next year - \$0.03 - \$0.04 cents on water and not a significant difference on the wastewater if fixed charges were to remain the same. The total amount would be under \$12,000 per year (the difference times 11 months) in lost revenue for both water and wastewater.

MO2011.28 Shoff, Stanford for second reading to Bylaw 02.11 as amended.

In favour - Stanford, Zariski, Shoff, Yemen, Berdahl, Hansen-Zacharuk
Opposed - Garbutt
Motion carried.

MO2011.29 Shoff, Hansen-Zacharuk for third reading to Bylaw 02.11 as amended.

Discussion on Motion:

In response to a question from Council, M. Roy explained that the town

would accept a lesser revenue in the amount indicated which would be recovered in a subsequent years. R. Romanetz stated that the Town will recover all operational costs however the \$12,000 will be reflected in a decreased amount transferred to reserves.

Vote on Motion:

In favour - Stanford, Zariski, Shoff, Yemen, Berdahl, Hansen-Zacharuk

Opposed - Garbutt

Motion carried.

MO2011.29 Zariski, Shoff moved that Tony Audio, owner of Greenwood Villa Mobile Home Park be charged for a 4" metre rather than a 6" metre given that a 6" is for the purpose of providing proper fire flows and further that this matter be reviewed on an annual basis or if Mr. Audio expands his development.

Discussion on Motion:

Councillor J. Garbutt stated that he disagreed that Mr. Audio would have a \$200 savings per month resulting in each household paying more. He further stated that he is not in agreement with the short fall in revenue and that next year all consumers will pay more to make up for this decision. Councillor A. Berdhal stated that the decision creates a more equitable solution, not only for the 110 homes within Greenwood Villa but for all consumers.

Vote on Motion:

In favour - Stanford, Zariski, Shoff, Yemen, Berdahl, Hansen-Zacharuk

Opposed - Garbutt

Motion carried.

8.1.3 RFD - Land Closure and Consolidation affecting Block 2, Plan 0512635 (Hillsvieview Phase 2)

R. Romanetz explained that the property was sold to a private developer in 2003. When the property was subdivided in 1983, it was assumed that an existing mine shaft was properly filled however when the work was being carried out on the site, a large concrete cover was found (on lot 28). The cover was broken off and it was confirmed that there was a shaft that went down 95 feet. At that time, Council approved a remediation plan to fill the shaft however due to the possibility of settlement, a 15 metre radius around the centre of the shaft should not be developed. This involves three lots that will be used for parking or a green space. The resolution proposes to close lanes and streets that are no longer required. The current laneway has to be increased in width to accommodate drainage from adjacent properties. The resolution also includes a consolidate of all lots into one area, including the streets and lanes and the area will then be replotted to accommodate the development of apartment style condos or town houses. The area was reclassified from R-1 to R3 in 2008. He further

explained that normally a road closure requires a bylaw however in this case as the areas was never developed, the closure can be done by a resolution of Council.

In response to a question from Council, R. Romanetz advised that the neighboring properties were notified of the reclassification in 2008. At that time, the adjacent property owners were in general support for the development. The development did not move forward at that time due to the slowdown in the economy however there have been several expressions of interest in the property in recent months. Council asked that the matter be deferred for two weeks to allow Council to review the history of the property.

8.2 Director of Infrastructure Services

8.3 Director of Corporate Services

8.4 Director of Community Services

- 8.4.1 RFD - Appointment to the Drumheller Heritage Steering Committee
P. Salvatore stated that the previous Council indicated a desire to move forward on heritage preservation strategies, culminating in the application and provincial approval of funding of a Heritage Inventory in September 2011. The funding includes a total project cost of \$50,000 (\$30,000 as a partnership with the Town, the Chamber of Commerce, Community Futures and Individual Property owners). The terms of reference for the approval of funding includes a requirement that Council has one representative designated to the Heritage Steering Committee - in addition to 2 public members at large and 1 representative from: the Drumheller District Chamber of Commerce (Mike Todor) and Community Futures Big Country (TBD). He stated that Drumheller has a significant number of heritage properties. The heritage inventory would identify what buildings and what features are worth preserving. Buildings can be given a heritage designation as well.

MO2011.30 Shoff, Hansen-Zacharuk moved to appoint a member of Council to the Hertiage Steering Committee.

MO2011.31 Berdahl, Hansen-Zacharuk moved to appoint Tom Zariski to the Heritage Steering Committee.

Councillors Shoff and Hansen-Zacharuk agreed to withdraw their motion MO2011.30.

Discussion on Motion:

In response to a question from Council, P. Salvatore explained that the Steering Committee's commitment would probably be completed in the

fall of 2012. Councillor D. Stanford stated that once a building is designated a heritage building, the building cannot be demolished. P. Salvatore stated that the first step is to identify the buildings, following which Council will adopt a bylaw regarding the granting of a heritage designation. He further explained that the building owner must agree to the specific improvements relating to the heritage character and agree to cost share on the upgrades. Councillor T. Zariski agreed to the appointment because he feels that Drumheller itself is a heritage site with lots of history to preserve.

Vote on Motion:
Carried unanimously.

9.0 PRESENTATION OF ANNUAL REPORTS BY ADMINISTRATION

- 9.1 CAO's 2010 Annual Report
- 9.2 Infrastructure Services' 2010 Annual Report
- 9.3 Corporate Services' 2010 Annual Report
- 9.4 Community Services' 2010 Annual Report

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

- 13.1 Councillor Sharel Shoff – Update
Municipal Planning Commission
 - Chinook Credit Union will be moving forward with their new building;
 - St. Anthony School Property has created two lots. Prior to further subdivision into titled lots, land use district amendments or development, a concept plan / Area Structure Plan is required in accordance with the Town's Municipal Development Plan to provide a planning framework and public consultation to determine the future land use potential of the site.
- Community Futures
 - Shelley Cuthbertson from Western Diversification (Calgary) spoke to the group about the Community Futures Big Country which specializes in economic development, investment development, business development and fund management;
 - The boundaries for the CF is the top of the south hill, Drumheller proper and Starland County;
 - CF's operating plan for 2011 has been approved by the board as well as their budget.

Economic Development

- Discussed the branding initiatives from the MSP. R. Telford is collecting RFP for branding for the town, however more information is needed before it goes before Council;
- Out of Town Shopping Survey will be sent out in the town's water bills – results will be presented to Council;
- Tourism Master Plan – Malone Parsons will provide the report to Council on February 7th with a public meeting to be held on February 8th at the Ramada Inn at 7:00 PM.
- The final document for the Canadian Badlands Tourism Assessment was handed out. A manual has been created as a tool that can be used by communities to assess their current tourism status and identify opportunities to enhance the role that they will play in overall tourism experience of the Badlands.
- MSP (connecting to Drumheller creative community) – encouraging the arts community to work together to create a market niche for their art (includes performing arts, glass blowers, ceramics, painters, etc.)
- MSP (post secondary education) – six organizations locally that would like to encourage secondary education in the Valley.
- MSP (investment development) – identifying the potential for business, use a reverse interview system, trying to attract different business to the area.
- MSP (Wayne Hove) - discussed how we can work with local suppliers to increase the potential for connectivity, educating the public on what is available for use.

14.0 IN-CAMERA MATTERS

MO2011.32 Shoff, Berdahl to go in camera at 6:30 PM. Carried unanimously.

140.1 Land Matter - Road Allowance adjacent to Plan 0412557 Block 4 Lot 4

MO2011.33 Shoff, Garbutt to revert to regular Council meeting at 6:55 PM.

There being no further business, the Mayor declared the meeting adjourned at 6:55 PM.

Mayor

Chief Administrative Officer