

# **Town of Drumheller COUNCIL MEETING MINUTES**

January 16, 2012 at 4:30 PM  
Council Chamber, Town Hall  
703-2nd Ave. West, Drumheller, Alberta



## **PRESENT:**

### **MAYOR:**

Terry Yemen

### **COUNCIL:**

Andrew Berdahl

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

**Absent:** Councillor Jay Garbutt

## **1.0 CALL TO ORDER**

## **2.0 MAYOR'S OPENING REMARK**

- 2.1 Mayor T. Yemen extended accolades to the Legion for hosting the Veterans Dinner to honor those who have served in the Canadian Armed Forces.
- 2.2 Mayor Terry Yemen proclaimed January 15 – 21 as National Non-Smoking Week.

## **3.0 PUBLIC HEARING**

## **4.0 ADOPTION OF AGENDA**

**MO2012.03** Hansen-Zacharuk, Shoff moved to approve 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 3, 2012**

Councillor T. Zariski noted corrections to Item 13.2 Drumheller and District Senior Foundation – He stated that the requisitions will go up by \$100,000 every year thereafter of which Drumheller pays 51.7%; ASHA should be changed to ASCHA (Alberta Senior Citizen's Housing Association); and that the Delia Lodge is managed by the Foundation and owned by the Province so any losses or profits do not become part of the Foundation's operations.

**MO2012.04** Berdahl, Stanford moved to approve the regular Council meeting minutes of January 3, 2012 as amended. 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 - Safety Codes Services Award**

R. Romanetz advised Safety Codes services has been provided to the Town by Superior Safety for five years and there is no longer an option for further extensions resulting in the Town issuing a Request for Proposal. The Town Administration, in conjunction with Palliser Regional Municipal Services, received two Safety Codes Service proposals from Superior Safety Codes and The Inspections Group. He advised that following the evaluation process, the recommended company is Superior Safety. R. Romanetz advised that Superior's new rates reflect a 10% increase over what the Town was paying (which is recovered through the increase of permit fees). He explained that Superior's rates did not increase over the five year period. The service would be provided by both PRMS and the Town with administrative services paid for by the Town through contracted services with Palliser.

Brad Wiebe, Planner with PRMS stated that he agrees with the CAO's comments in that Superior's proposal had significantly better pricing and they are familiar with the region. He stated that there would be fixed rates for the first two years with negotiated rates thereafter. C. Woods reiterated that Superior's rates have not increased since 2001

and recommended that the Town consider raising the permit fees to be more competitive with the market.

**MO2012.04** Zariski, Shoff moved that Council award the contract for the provision of safety codes inspection services to Superior Safety Codes for a two year term with an option for a two year extension.

Discussion on Motion:

Councillor D. Stanford asked if the Municipal Affairs audit offered any suggestions on the Town's inspection process. R. Romanetz advised that following the Municipal Affairs audit, it was recommended that more detail be provided on the inspection reports. For instance, any deficiencies and corrections in accordance with Safety Codes need to be identified. Councillor A. Berdahl asked how individuals will be impacted with the increased rates. C. Woods explained that the increase of rates includes a better inspection process for their dollars. She further explained that the Quality Management Plan (QMP) only requires minimal inspections and under the new contract with Superior Safety Codes, additional inspections will be carried out. R. Romanetz advised that the inspection fee would be marked up by 20% to cover Administration fees which is a standard practice across the Province.

In response to a question from Council, R. Romanetz explained that any federal government projects have the option of obtaining their Safety Codes permits through the municipality or the Province if the permit is written into the specs. If the federal government goes through the Province and if the project is on a large scale, Municipal Affairs can award the inspection services on an individual basis. He further explained that in the Town's case, the municipality awards the inspection services tender to one service provider.

Vote on Motion:

Carried unanimously.

8.1.2 Bylaw 01.12 being the Safety Codes Bylaw

R. Romanetz asked that Brad Wiebe to provide an overview of the Safety Codes Bylaw. B. Wiebe stated that the bylaw provides guidelines and requirements that go beyond the QMP. He stated that several schedules of fees are attached to the bylaw – some fees have increased significantly while other increases are minor. For instance, the building permit fee is now \$7.00 per \$1,000 of construction value compared to the former fee of \$6.50 per \$1,000 of construction value. He further explained that the minimum building permit fee was \$65.00 and is now \$100.00.

**MO2012.05** Shoff, Andrew moved first reading to Bylaw 01.12.

Discussion on Motion:

Councillor D. Stanford stated that he preferred to see the demolition fees affordable to encourage the removal of derelict buildings. C. Woods stated that typically these fees are included in one permit fee and in the majority of cases, a portion of the demolition fees are recovered through the Town policy. She further explained that the policy offers a tax rebate intended to partially offset the landfill tipping fees associated with the

removal of a derelict building during the redevelopment of property. If an applicant demolishes a building and rebuilds within a 24 month period, the applicant can recoup a portion of the demolition fee through this policy. She advised that for residential properties the tax rebate is the lesser of the actual landfill tipping fees or \$1,000 and for commercial properties it is the lesser of the actual landfill tipping fees or \$3,000. She further explained that the demolition permit serves as the trigger for the assessor to remove the improvement off the assessment role.

Vote on Motion: Carried unanimously.

**MO2012.06** Hansen-Zacharuk, Stanford for second reading to Bylaw 01.12. Carried unanimously.

**MO2012.07** Shoff, Zariski moved no objections to third reading of Bylaw 01.12.

In favour – Stanford, Yemen, Shoff, Zariski

Opposed – Hansen-Zacharuk, Berdahl.

Motion defeated.

#### 8.1.3 Planning Report from Palliser Regional Municipal Services re Outdoor Patios on Public Space

B. Wiebe advised that the planning report was prepared in comparison with other communities (Cities of Red Deer and Calgary). He advised that on-street patios are currently not addressed in the Drumheller Land Use Bylaw and no specific policy exists to guide this type of development. The policy ensures that these types of patios are safe and consistent throughout the municipality however this type of activity would be specific to the Downtown Business District. He stated that the demand for on-street patios continues to expand and may enhance the viability and enjoyment of the downtown area. He stated that this activity normally happens on sidewalks and approval would be based on the assurances that there is sufficient room for pedestrian movement, wheelchairs, strollers, no issues with safety, ramps, does not interfere with site lines, not negative effects on adjacent properties, etc. He stated that the minimum pedestrian clearance should be 1.5 meters (5 ft) remaining after the patio is installed. He explained that recommendations should be considered as a separate policy and for the Municipal Planning Commission to approve applications on an annual basis for the period between April 15<sup>th</sup> and October 31<sup>st</sup> of each year.

#### Questions from Council:

Councillor L. Hansen-Zacharuk asked if the Alberta Gaming and Liquor Commission was contacted. B. Wiebe stated that they were not contacted however any applicant wanting to serve alcohol would have to obtain a liquor license. She stated that they have their own guidelines. Although MPC has not seen the policy and guidelines, they have previously discussed the matter and would like to be proactive rather than reactive when dealing with applications.

R. Romanetz stated that Administration is requesting Council's support of the patio guidelines. The MPC would use their judgment based on the guidelines and including the number of patios approved along the streets.

**MO2012.08** Shoff, Berdahl moved to accept the Town Patio Policy for outdoor patios on public space.

Discussion on Motion:

Council discussed that there should be no limit on the number of patios per block and to leave the decision up to the merchant if they want to extend their sidewalk out and lose their parking space in front of their store. Councillors Shoff and Berdahl agreed to a friendly amendment by striking the last sentence of Clause 11 relating to reduced parking stalls.

**MO2012.08A** Shoff, Berdahl moved to accept the Town Patio Policy for outdoor patios on public space as amended (strike out last sentence of Clause 11).  
Carried unanimously.

**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**

**13.1 Councillors Jay Garbutt and Andrew Berdahl re Starland County  
Regional Partnership Discussion**

Councillor A. Berdahl reported that he and Councillor Jay Garbutt met with the Starland County Council on January 10<sup>th</sup> to discuss potential cooperation, particularly issues around regional water and the Badland Community Facility. There was support for a joint Council meeting to discuss issues of common interests such as water quality on Michichi Creek, west water line extension, regional water system and the support of Aqua 7 in the expansion of their water system, possible contract for a four-way partnership for the Midland pump station, and future plans for both communities. Administration to research the logistics of a joint Council meeting.

**14.0 IN-CAMERA MATTERS @ 5:23 PM.**

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Mayor

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Chief Administrative Officer