Town of Drumheller
COUNCIL MEETING
MINUTES

August 27, 2012 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:
Bill Wulff
DIRECTOR OF COMMUNITY SERVICES:
Paul Salvatore
RECORDING SECRETARY:
Linda Handy

ABSENT: Councillor Tom Zariski
Councillor Andrew Berdahl

1.0   CALL TO ORDER
Mayor T. Yemen called the meeting to order at 4:30 PM.

2.0   MAYOR'S OPENING REMARK

3.0   PUBLIC HEARING

4.0   ADOPTION OF AGENDA

MO2012.115 Shoff, 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 August 13, 2012

MO2012.116 Garbutt, Shoff moved to adopt the regular Council Meeting minutes of August 13, 2012 as amended. Carried unanimously.

Item 8.2 changed to read: Council agreed that the Green Team should sell out the inventory with the rain barrel program and the *toilet rebate program* to be ongoing and promote a new product next year.

5.2.   MINUTES OF MEETING PRESENTED FOR INFORMATION

5.2.1   Municipal Planning Commission Meeting Minutes of July 19, 2012

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 12.12 being a bylaw to adopt an Area Structure Plan "The Portion
of Aerial, Rosedale Area Structure Plan"

R. Romanetz introduced Bylaw 12.12 explaining that the proposal is to examine the development potential of 33 acres of land near the Swinging Bridge in Rosedale (right hand side of Mabbott Road).   Currently, there are squatters in the area who have rental agreements in place with the property owner. These individuals do not have title to their land and the proposal would rectify this situation. He further explained that in March, 2011 Hunter Surveys prepared a survey plan for PRMS Board's and the Municipal Planning Commission's review. It is their view that the property along the east side of Mabbott Road and one parcel south of Starmine Drive should be changed from UT – Urban Transitional to SCR – Suburb Community Residential District which requires an Area Structure Plan. Both the Area Structure Plan and the land use amendment require Council's approval before the applications can move forward.   The survey plan acknowledges that the majority of land is within the flood risk area (4-5 ft below the 1:100 flood plain) and the economics are not there to fill the entire site.   It is proposed that any new development approvals will require infill and / or other suitable flood proofing techniques and a caveat registered against the property which holds the municipality harmless.   The proposal will occur in three phases: Phase 1 deals with the nine lots along Mabbott Road with the existing houses to be grandfathered (would not have to bring in fill but required to hook onto the water line - their lot size would accommodate a private septic tank). Phase 2 would create another 8 lots for new development. Phase 3 intends to realign some lots on the north end that are odd shaped.   He recommended that Council proceed to first reading to allow for the two week advertising period and the public hearing process.

Concurrently, Bylaw 13.12 proposes to reclassify the land which would allow for parcels serviced with water but have their own private sewer. He explained that basements would have to be flood proofed in accordance with the Town's existing policy. The middle area would remain as is to accommodate a recreational activity that would not be a residential or commercial use due to the significant costs of bringing in fill.

MO2012.117 Shoff, Garbutt moved first reading to Bylaw 12.12. Carried unanimously.

8.1.2   Bylaw 13.12 being a bylaw to amend the Land Use Bylaw No. 10.08 by redesignating a portion of the S 1/2-28-28-19W4M from UT - Urban Transitional District to SCR - Suburb Community Residential District

MO2012.118 Shoff, Hansen-Zacharuk moved first reading to Bylaw 13.12. 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

9.1   Director of Community Services' Quarterly Report to June 30, 2012
Council's questions / comments:
- Would like to see breakdown on BCF Corporate memberships.
- Provide more streamlined reports from each department.
- RCMP graphs need context with reference comparisons to first quarter and /or last year.
- BCF operations / deficiencies update – R. Romanetz advised that professional cleaners will be brought in to clean up the construction debris. The dasher boards will be changed out with a November date for completion. The kiosk lease is signed and the tenant is moving ahead with his design so that proper sinks can be installed. His design must be approved by Health Services and once approved the kiosk will be built at his cost. A security grill will be installed on the outside and the tenant's rent will be increased to cover this cost. Some further issues will be brought forward to Council at their next meeting in camera.
- Brick Fundraising Campaign – P. Salvatore advised that the campaign has not fully kicked off and needs a boost. He will be meeting with staff and the fundraising consultants for a plan of action.
- FCSS Coordinator's role as treasurer to several organizations – P. Salvatore explained that the FCSS Coordinator undertakes this role as it gives the Town more continuity in reporting back to Provincial funding agencies and secondly, there is a lack of volunteers in the community who want to take on financial responsibilities. P. Salvatore stated that when feasible, the treasurer role is shifted off to groups as it would give their Board a margin of independence.

10.0   PUBLIC HEARING DECISIONS

11.0   UNFINISHED BUSINESS

12.0   NOTICES OF MOTIONS

13.0   COUNCILLOR REPORTS

13.1   Councillor S. Shoff - Health Advisory Committee
Councillor S. Shoff provided an overview of MLA Ron Casey's Heath Forum held in Drumheller on August 14th. Also in attendance were Steve Young - MLA Edmonton Riverview and Rick Strankman – MLA Drumheller Stettler and several representatives from community groups and agencies.
-         The discussion points brought forward by the MLA included: Community Access to services, options to access professionals, options to access facilities and seniors in your community.
-         The discussion points brought forward by the community at large included: emergency / special procedures wait times, the need for a family doctor, more staffing needed for mental health, Hope College, aging in place, EMS, and Fire Department being used for emergency services as they are first on scene.

She encouraged Council and the public at large to attend the Health Advisory Council Community Engagement hosted by the David Thompson Health Authority to be held on September 11th at the BCF.

14.0   IN-CAMERA MATTERS MO2012.119 Hansen-Zacharuk, Stanford moved to go in camera at 5:25 PM**.**

14.1   Land Matter
14.2   EMS Negotiations

MO2012.120 Shoff, Hansen-Zacharuk to revert to regular Council meeting at 6:14 PM. Carried unanimously.

MO2012.121 Hansen-Zacharuk, Garbutt moved that the Town of Drumheller enter into a lease agreement as presented with the Canadian Badlands Passion Play. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:15 PM.

Mayor

Chief Administrative Officer