

Town of Drumheller COUNCIL MEETING MINUTES

April 22, 2013 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

ACTING DIRECTOR OF CORPORATE SERVICES:

Bill Wulff

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Corinne Macdonald

1.0 CALL TO ORDER - 4:30

2.0 MAYOR'S OPENING REMARK

- 2.1 Mayor T. Yemen proclaimed April 29th to May 3rd as Alberta Works Week in the Town of Drumheller.

3.0 PUBLIC HEARING

- 3.1 Purpose of the Public Hearing is to consider Bylaw 08-13, which amends Land Use Bylaw No. 10.08 by designating a portion of the S 1/2-28-28-19-W4M from "UT" - Urban Transitional District to "SCR" - Suburb Community Residential District
Mayor Terry Yemen called the Public Hearing to order at 4:31PM. Brad Wiebe, from Palliser Regional Municipal Services, provided information on the amendment. He noted that Bylaw 08.13 was presented at a previous Council meeting, March 25, 2013, the

reclassification on this land did not go through at that time. There were concerns raised about the existing rental developments on this parcel of land and how they were going to be handled. He presented a letter from William Hunter, Land Surveyor, advising that all tenants have been offered a first right to purchase their lots. He also noted a letter, dated March 11, 2013, signed by the five renters that have existing developments supporting the reclassification. B. Wiebe advised that the land use change of these 10 lots matches what was proposed in the Aerial Structure Plan.

Mayor Yemen asked if there were any written submissions received. There were no written submissions.

Mayor Yemen asked Council if they had any questions or comments. There were no questions or comments from Council.

Mayor Yemen asked if there was anyone who wished to speak in favor or against the proposal. There were no speakers in attendance.

Mayor T. Yemen closed the Public Hearing at 4:50 PM.

3.2 Purpose of the Public Hearing is to consider Bylaw 07.13, which amends Land Use Bylaw No. 10.08 by designating Plan 7251 CK, Block 49A, Lots A to G from "UT" - Urban Transitional District to "M-1" - Light Industrial District

Mayor T. Yemen opened the Public Hearing at 4:50 PM.

Brad Wiebe, from Palliser Regional Municipal Services, provided information on the amendment. He advised that the purpose of the land change is to allow for more permanent development to occur in this area. The existing land use of the parcels includes open storage of equipment and vehicles, temporary or moveable buildings and vacant land to the west. The surrounding land uses include signal detached dwellings to the north along 3rd Avenue West, south is the CN Rail property and other medium industrial land uses. East of the proposed amendment includes other industrial storage and commercial use, New & Used Superstore and a small Mobile Home Park. Fourth Avenue West provides access to the parcels and is currently developed as a graveled lane. It also provides rear access to the residential properties along 3rd Avenue West, however it is a 20 metre wide road right of way. The existing land use district is UT – Urban Transitional. The district intent and purpose is to reserve lands on the periphery of the developed area intended as future urban growth areas that require planning direction prior to more intensive development. No subdivision would be allowed until an Area Structure Plan of the area has been approved.

The Development Authority shall be satisfied prior to granting of a permit, that the proposed use will not prejudice the neighbourhood.

Mayor Yemen asked if there were any written submissions received.

B. Wulff read two letters into the record. In favour – Dave Greene, Greene Construction 1990 Ltd. Opposed – John Szureck.

Mayor Yemen asked for the members of the public who wished to speak to indicate whether they were speaking in favour of or in opposition of the application.

John Szurek, 785 – 3 Ave W speaking in opposition.
Tom Armstrong, 835 – 3 Avenue speaking in opposition.
Rhonda Schultz, 895 3 Ave West speaking in opposition.
Dave Greene speaking in favour.

Dave Greene advised that the use of property will remain the same. He wants to build a small shop for wood working and continue using the land to the east as is; warehouse and garage.

John Szurek asked “if Council lived in this area would you be alright with an industrial area beside your property?”

Tom Armstrong noted that there is an underground water problem in this area and when a lot of traffic uses the alley it gets soft spots. As far as building something on this property it does not matter to him.

Rhonda Schultz advised that she chose to buy her house, because it was across from the park, she likes her neighbors and there is some privacy. She feels this will take away from the loveliness of the area. She advised that lots of kids come to the park, it is a lovely street, she parks in the back and with this zoning change traffic will increase. She is worried that her home will be compromised and it will change the flavor of the neighborhood.

Councillor D. Stanford asked D. Greene why a rezone is necessary if the use will stay pretty much as is. D. Greene advised that he wants to sell some of the property and was advised to rezone. He noted that at one time they were running 5 crews out of there and does not think it will increase the traffic.

Councillor T. Zariski asked about the drainage problem. R. Romanetz advised that there is a high water table which affects the drainage in the area. Heavy loading would impact on the base structure for the lane. He noted that if the road was upgraded it would be done by the developer or as a Local Improvement. Access at the rear of these residences has been allowed from this road.

Councillor J. Garbutt asked for clarification on why Mr. Greene was doing the rezoning. D. Greene advised that it was to sell some of the property. He noted that he did have an approved Development Permit.

Councillor J. Garbutt suggested that there was nothing stopping this development from proceeding under the current classification.

Councillor L. Hansen-Zacharuk asked if there was adequate lighting in this area. J. Szurek noted that more lighting should be considered. There has been some vandalism in the area.

Councillor S. Shoff asked if the street is actually 4th Avenue and not a back alley. R. Romanetz advised that it is.

Councillor A. Berdahl stated that there was buffering between industrial and residential in other areas and asked if there was anyway to manage that here. B. Wiebe noted that you could plant buffer trees or bushes or fence the area. He also noted that the purpose of the amendment is to allow more permanent uses in this area.

Councillor A. Berdahl asked Mr. Greene if there were conditions on his Development Permit that was already approved. D. Greene advised

that he did not have the permit with him, however he recalled that the site had to be fenced and graveled. He also noted that there is no water or sewer to this property. Councillor A. Berdahl asked about the hours of operation and noise impact. D. Greene advised that a person would be there probably once or twice a week. P. Salvatore noted that the Community Standards Bylaw would cover any noise problems. B. Wiebe noted that the approved Development Permit was a temporary permit for a Cold Storage building with no utilities. R. Schultz stated that she would like to know exactly what will be happening in this area. She wants her neighbourhood kept clean. Mayor T. Yemen closed the Public Hearings at 5:03 PM

4.0 ADOPTION OF AGENDA

MO2013.63 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 April 8, 2013

MO2013.64 Shoff, moved to adopt the regular Council meeting minutes of April 8, 2013 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Minutes March 21, 2013

5.2.2 Municipal Planning Commission Minutes of April 4, 2013

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

6.1 Ryan Semchuk, FM Station - Dinofest Update

Ryan Semchuk was present to provide a brief breakdown to Council on Dinofest for this year. He advised that Dinofest is back for 2013 on June 3rd, 7th, 8th and 9th and will be similar to last year. The event will be around the World's Largest Dino and surrounding park area, there will be involvement with local businesses, Royal Tyrrell Museum and the giant screen will be back again. He noted that they received good feedback from citizens. One recommendation was that the vendors should be open longer and he advised that they are extending the hours for the vendors. The RTC grant was received, this money will help off set costs for rentals of tents for the vendors. They have been advertising and marketing, day trip areas; focus is more on Calgary,

Airdrie, Brooks day visits. He wanted Council to be aware that other groups were applying for grants and there was no competition for grant dollars. He thanked the Town for past support, they appreciate what was done last year and looked forward to working together this year. Councillor T. Zariski asked if they keep any statistics on how many people attend the event. R. Semchuk advised that the count is through the World's Largest Dinosaur; on average 1,300 to 1,400 people a day and hoping to exceed that number this year. Councillor D. Stanford wanted to thank all the volunteers involved, it was a good event last year. He also noted that the Rotary Club are going to go ahead with the breakfast. R. Semchuk advised that there are 57 people involved in the event. They are also looking at tagging on to the Centennial Celebration this year. Councillor J. Garbutt gave his congratulations to the Committee. He noted that he was glad to see a tremendous amount of locals taking part in the event. R. Semchuk noted that they are looking at 10 or 12 more vendors over last year.

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.1.1 Amended MUNIX Subscribers Agreement

R. Romanetz presented the amended MUNIX Agreement for Council's consideration. The Town has been a part of the AMSC Insurance for many years, which is a division of the AUMA. He noted that industry changes to premiums, deductibles and exclusions occurred a number of years ago, with the number of concerns at that time the AUMA developed a reciprocal insurance package, which has been in place for 10 years. AUMA is asking if we want to continue being a member and have provided a list of the changes made to the Agreement. The Town would be locked in to this Agreement for one year at a time. MUNIX is a member owned shared Self Insurance vehicle for Municipalities, which covers up to \$1.75 million per occurrence for property damage. There is commercial insurance in place to cover excess property insurance. The Slave Lake fire claims did not significantly affect the rates. Council is being asked to enter into a new Agreement based on the changes that have been incorporated.

MO2013.65 Shoff, Hansen-Zacharuk moved to enter into the amended MUNIX Agreement.

The Reciprocal Insurance Plan is regulated through the Alberta Insurance Act, which is monitored by the Superintendent of Insurance.

In response to a question from Council, R. Romanetz explained that as long as groups are a community group they can get insurance coverage from AMSC. He also advised that the Town does not review the market

place, AUMA carries out this research. There is no commitment to stay on a long term basis. The Power of Attorney means that AUMA has the authority to carry out business on behalf of the Municipal partners.

Vote on Motion:

6 in favor – Berdahl, Hansen-Zacharuk, Shoff, Stanford, Yemen, Zariski

1 opposed – Garbutt

Carried.

8.2. Director of Infrastructure Services

8.3. Director of Corporate Services

8.3.1 Bylaw 10.13 - Authorize the Rates of Taxation to be Levied Against Assessable Property for the 2013 Taxation Year – First and Second Readings

MO2013.66 Garbutt, Berdahl moved First reading to Bylaw 10.13.

In response to a question from Council, B. Wulff explained that even though the Town had budgeted a 3% increase, some taxpayers will see a 5% to 7% increase. The increase is due to changes in the Provincial Budget, School requisition increasing 5% and the Foundation 19%. The increase included 3% for inflation and 1½% for assessment growth in the Municipal portion of the Budget.

Carried unanimously.

MO2013.67 Zariski, Hansen-Zacharuk moved Second reading to 10.13.
Carried unanimously.

8.4. Director of Community Services

8.4.1 Update on the Badlands Community Facility Marketing Strategy Guy Latour, Business Manager, Heather Little, Marketing Events Officer and Marina Flater, Booking Specialist attended the meeting to provide on update on marketing for the Badlands Community Facility.

H. Little noted that marketing strategy is more than just advertising and sales. It is more than just focusing on the banquet hall; it has to include the entire building. She outlined some of their Goals for 2013; focus on similar needs and materials across all product sections – sports, fitness, arts & culture, meetings and events, continue to introduce new programs, focus on local market to develop partnerships and support. Some advertising activities – Wedding Fairs, Radio, Newspaper, Drumheller Map Guide. She noted some Packages and Partnerships they already have with Canalta, Drumheller Dragons, Barbeque packages with Ojas Café, Birthday Packages with Co-op and Boston Pizza.

G. Latour advised that he is the only certified employee with AFLCA Alberta Fitness Association, however their plan is to have the Program and Senior Staff also certified. Some enhancements have been made; the fitness equipment is back up and running, new stage is here, some improvements made on the banquet hall sound system. R. Romanetz noted that some concern was raised as to where the stage would be stored and advised a c-can will be placed on site for storage.

G. Latour noted that we have assumed that in year four the facility will have an average occupancy rate of 30%. Industry averages in larger Canadian Centres are about 40%. He also noted that in the first year we doubled what the projections were and if this continues by the third year we should be at 35% occupancy based on the budget.

M. Flater provided an overview of some current bookings; Bayer Crop Science, Calgary, Royal Tyrrell Museum – 120 Canadian, American and International Delegates, Birthday parties for kids 1 – 10, Corporate meetings – ATCO Electric, Cenovus, Dow Agri Services, Blood Donor Clinics. She also overviewed some upcoming reservations; DVSS Grad March and Prom, Piano recitals, Petroleum Services Association meeting, five confirmed weddings, and already have bookings for Christmas parties. 2014 bookings – Rotary Banquet / Wine Fest, St. Anthony's Grad, three weddings and Minor Soccer Christmas fundraiser.

G. Latour advised that he was pleased with the number of responses from the first Membership Survey; 297 members responded (25% of membership). He noted that the survey does point out areas we need to improve on and provide the users with what they want.

G. Latour noted that looking at the numbers we have over exceeded in the Banquet room, however they are off set by the Multi Purpose rooms. Councillor J. Garbutt noted that there never was a plan to allow for free space. G. Latour advised that non profit groups have a huge presence at the facility. Councillor J. Garbutt noted that year one was a good year. G. Latour noted that they are reviewing extended hours, more programming, workshops, internal training, they will not supply trainers but staff will also be better trained. We need to get the word out that people can pay on a payment plan.

Councillor L. Hansen-Zacharuk asked if staff were on hand to clean the equipment. G. Latour advised that he does not have staff members cleaning equipment, however there are wipes for customers to use; cleaners come in every night. Mayor T. Yemen noted that he would say that 90% of customers wipe the equipment before using it. Staff go into the washrooms during the day and check and if needed they clean; the cleaners come in every night.

Councillor S. Shoff asked what the goals are for marketing and how many contacts have been made. G. Latour advised that the focus has been the local contacts initially. He noted that Canalta is promoting their facility on small tourism groups and they agree that bigger events are a value to them. H. Little noted that the whole community is starting to partner. G. Latour noted they are going out and targeting the larger groups of people, like Wedding Fairs. When you look at an event that brings in the most revenue it is a wedding. R. Romanetz advised that we are looking at setting up DMO for marketing the community, which would involve all sectors of the community.

Councillor S. Shoff asked the wait time for repairs to equipment. L. Latour advised that it varies with the different equipment, for most equipment it would be 2 to 3 weeks.

M. Flater noted that a free event could result into a paid booking. Word of mouth is the best advertising.

Councillor A. Berdahl commended the team of people for their efforts and for developing relationships from locally and regionally. He asked what flexibility for catering is available for developing. G. Latour advised that currently there are two main caterers, Double D Catering and Bernie and the Boys and noted that Ojas Cafe is working hard to be a contender.

Councillor T. Zariski noted that it was mentioned that some areas might need some attention and asked what the strategy was to fix them. G. Latour advised that staff will be more visible in the fitness centre and will interact more with membership. Programs rated the lowest on the survey will be addressed and they will be looking at a couple of new initiatives. They are reviewing extension of hours, opening earlier in the morning.

The Mayor thanked the Staff for their report.

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

- 10.1 Bylaw 08.13 to amend Land Use Bylaw No. 10.08 by designating a portion of the S 1/2-28-28-19-W4M from "UT - Urban Transitional District to "SCR" - Suburb Community Residential District
MO2013.68 Shoff, Hansen-Zacharuk moved second reading to Bylaw 08.13. Carried unanimously.
MO2013.69 Hansen-Zacharuk, Zariski moved third reading to Bylaw 08.13. Carried unanimously.

- 10.2 Bylaw 07.13 to amend Land Use Bylaw No. 10.08 by designating Plan 7251 CK, Block 49A, Lots A to G from "UT" - Urban Transitional District to "M-1" - Light Industrial District
MO2013.70 Zariski, Hansen-Zacharuk moved second reading to Bylaw 07.13.

Discussion on motion:

The owner's current plans will not be halted by the rezoning not going forward. There is not a shortage of industrial land in Town; South Newcastle and Rosedale have industrial lots available. With the drainage problems it should remain a UT District.

Opposed – unanimously.

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

MO2013.71 Berdahl, Stanford moved to go in-camera at 6:46 PM. Carried unanimously.

14.0 IN-CAMERA MATTERS

14.1 Legal Matter

MO2013.72 Shoff, Zariski to revert to regular Council meeting at 7:47 PM. Carried unanimously.

There being no further business Mayor Terry Yemen adjourned the meeting at 7:47 PM.

Mayor

Chief Administrative Officer