

Town of Drumheller COUNCIL MEETING MINUTES

August 26, 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

DIRECTOR OF CORPORATE SERVICES:

Byron Nagazina

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

- 1.1 Mayor Terry Yemen welcomed Council, Staff and the Public at Large to the first meeting in the new Town Hall Council Chambers.

Councillor Tom Zariski was sworn in as Deputy Mayor for the months of September and October, 2013

Mayor Terry Yemen read a letter from Province which advises that the Ministerial Task Force responsible for flood recovery has agreed that the Government of Alberta should work with the Town of Drumheller to finalize an "approved development zone" that would allow development in certain areas currently defined by the province as floodway, providing that there are adequate measures in place to protect against a 1:100 flooding event. He announced that the Province has arranged a Public Meeting for Wednesday, August 28th at the Badlands Community Facility.

In response to the Town of Drumheller's request for funding for improvements to the Hoodoos Site, Hon. Richard Starke advised that the Province will not be able to provide any funding. In his letter, Hon. Starke suggested accessing CIP grant funding for this purpose through a non-profit organization. Councillor T. Zariski advised that the Royal Tyrrell Friends of Society could possibly take the lead on an application.

Mayor Yemen advised that anyone wishing to nominate a Drumheller volunteer for an award should submit their name to him by September 16th.

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA MO2013.113 Hansen-Zacharuk, Zariski 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 July 29, 2013

MO2013.114 Garbutt, Shoff moved to adopt the regular Council meeting minutes of July 29, 2013 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Meeting Minutes of June 13, 2013

5.2.2 Municipal Planning Commission Meeting Minutes of July 4, 2013

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 Direction - Developments Payment in Lieu of Parking

R. Romanetz advised that the Land Use Bylaw Section 52 provides for a number of off-street parking spaces for any development. This provision has been in place for many years but has not been used for some time. He explained that a situation exists where the Municipal Planning Commission would like to accept a payment in lieu of stalls

where the proposed development's on-site parking is deficient however the cost per parking stall is not relevant with current costs. For example, if the use requires an additional two stalls then instead of buying land and developing on their own, they would pay an amount to use the general public parking in the downtown area. He advised that the Town has 110 off-street downtown parking stalls for use for the public in general but these could be used as a parking commitment for a building that is expanding. He further advised that the estimated cost to construct one parking stall is \$6000 (land and improvements). The current number on the books appears to be too low at \$2500. The MPC wants to ensure that the appropriate number is in place. He asked Council to consider whether a full cost recovery, a portion thereof or another incentive should apply. Council requested that the MPC be contacted for their input. He recommended that Administration prepare a summary of information for an upcoming Council Committee meeting for further discussions after the MPC has reviewed the off-street costs per parking stall.

8.2. Director of Infrastructure Services

8.2.1 RFD - HVAC Upgrades to the Aquaplex and WTP

A. Kendrick advised that two tenders were received with the low tender from Gateway Mechanical Services for \$774,402.92. He advised that Administration was not successful in negotiating with the low tender to try and proceed with Schedule 1 only as Schedule 2 exceeded the Town's budget.

MO2013.115 Berdahl, Shoff that Council reject all tenders and have Administration proceed with retendering the project in two separate tender packages.

Discussion on Motion:

In response to a question from Council on the overall pricing, A. Kendrick explained that the Town originally thought there would be cost savings by blending the two projects, however the Aquaplex fell within the budgeted amount, the WTP did not. By retendering both projects separately, it is hoped that local bidders will be able to bid on the projects.

Vote on Motion:

Carried unanimously.

8.3. Director of Corporate Services

8.4. Director of Community Services

8.4.1 RFD - Drumheller Association of Skateboarding Enthusiasts Request - Support of Proposed Location - in Centennial Park

P. Salvatore advised that the Drumheller Association of Skateboarding Enthusiasts made a presentation to Council on July 29th. At that time, DASE expressed their desire to move forward on the project in Drumheller's Centennial Park, in proximity to the Fountain. He explained that the group will commence work on the detailed design of the skateboard park by their hired firm, New Line Skate Parks. This will only occur after Town staff, ATCO and the public has endorsed the location and design of the project. R. Romanetz advised that the review will include potential expansion of the Aquaplex

and future planning for infrastructure and comments from the public as they work towards their final design.

MO2013.116 Berdahl, Hansen-Zacharuk move support for the Drumheller Association of Skateboarding Enthusiasts (DASE)'s proposed location (in principle) for a skateboard park in Centennial Park – as identified on the attached maps and subject to support from ATCO and public consultation – as identified by DASE.

Discussion on Motion:

Councillor L. Hansen-Zacharuk expressed concern with the proposed skateboard park being in close proximity to the existing fountain and the bridge underpass and the potential for ground swelling at this location. R. Romanetz advised that these concerns would be addressed in the engineering report in their review of the site location as well as long term planning. He further explained that the existing pathway can be relocated should the site be moved further to the north. He further stated that as identified on the drawing this is their preferred location but the Town will need to hear from all parties and find solutions to mitigate any concerns. Councillor T. Zariski asked about ATCO's role in the proposal. R. Romanetz advised that ATCO has leased the property to the Town for a term of fifty (50) years and has placed conditions on the property that their approval is needed before any development occurs. He further advised that ATCO has made a commitment to have the land available for community use. Councillor D. Stanford stated that he is not in favour of the location as the skateboard park would prevent the Rotary Club from continuing with their plans to expand the water park and construct a youth wading pool in the area. P. Salvatore explained that other sites were deemed unsatisfactory and the advantages of the location as identified from the perspective of DASE is that it is highly visible and the traffic attending this site would naturally serve as a surveillance of the entire area; centrality (can be viewed positively or negatively but DASE has used this factor as positive). Newline designers have stated that it is their preference for skateboard parks to be in a highly visible area. Further to this, the site location being close to the trail system is advantageous for skaters to access the park. He explained that other sites may not be suitable for a number of reasons such as land ownership (CN) – Town owned property makes sense as it may be too costly to purchase land.

Vote on motion:

5 in favor – Yemen, Berdahl, Shoff, Zariski, Garbutt

2 opposed – Hansen-Zacharuk, Stanford

Motion carried.

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

9.1 CAO Quarterly Report from April to June, 2013

Councillor A. Berdahl asked Council to reconsider pursuing the community foundation as it would be beneficial for the longer term. He further asked Town Administration to research whether 3P Canada (Public-Private Partnerships) would be an option for cost sharing on the east water line expansion.

9.2 Director of Infrastructure Services' Quarterly Report from April to June, 2013

Councillor J. Garbutt asked that portions of the entrance / landscaping project as budgeted be completed with or without partnerships. A. Kendrick agreed, advising that there needs to be a commitment from a contractor to do the work as funding it is not a barrier to the project being completed. R. Romanetz advised that the Town needs to leverage funds to the best advantage – our labour, equipment and capital contributions along with the partnership contributions will allow for a larger project to move forward. It is hoped that completing a first phase will encourage other partnerships for 2014.

In response to a question on off stream storage, A. Kendrick advised that the Town has a five (5) to ten (10) year window before we have to consider off stream storage; currently there are three cells in operation and will dry one for vegetation control. R. Romanetz advised that based on previous projections provided by Aqua7, their water is much less than projected.

Council asked for a status report on Royal Tyrrell Museum odor problem.

9.3 Director of Corporate Services' Quarterly Report from April to June, 2013

9.4 Director of Community Services' Quarterly from April to June, 2013

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

There being no further business, Mayor Yemen adjourned the meeting at 6:35 PM.

Mayor

Chief Administrative Officer