

# **Town of Drumheller COUNCIL MEETING MINUTES**

January 28, 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

ACTING DIRECTOR OF CORPORATE SERVICES:

Bill Wulff

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

**ABSENT:** DIRECTOR OF INFRASTRUCTURE SERVICES: Allan Kendrick

## **1.0 CALL TO ORDER**

Mayor T. Yemen called the public hearing to order at 4:30 PM.

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

Mayor T. Yemen advised that he attended the Building Block Literacy Day event on January 26<sup>th</sup> where Cenovus made a generous donation to their program.

## **3.0 PUBLIC HEARING**

## **4.0 ADOPTION OF AGENDA**

**MO2013.19** 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 January 14, 2013

**MO2013.20** Garbutt, Zariski moved to adopt the regular Council meeting minutes of January 14, 2013 as presented. Carried unanimously.

**5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION**

5.2.1 Municipal Planning Commission Meeting Minutes of December 6, 2012

**5.3. BUSINESS ARISING FROM THE MINUTES**

**6.0 DELEGATIONS**

6.1 Jon Ohlhauser- Hope College

J. Ohlhauser provided an overview of Hope Clinic / College's program at their facility located at the former St. Anthony's school (240 12<sup>th</sup> Street E). Hope Clinic, which provides naturopathic health care, has been accepting patients since opening on January 2<sup>nd</sup>. He stated that some patients have an element of coverage under their Blue Cross. On January 10<sup>th</sup>, an open house was held at which time it was announced that the college has received provincial approval for the launch of Hope College on September 12, 2013. It is confirmed that two programs will be offered, business administration and tourism, with a possible justice studies program as per the press release of January 10<sup>th</sup>. The in-house two year programs are designed and delivered locally based on local business and local economy. He explained that another type of program will be offered at some point – the brokered two year program with a professional designation - which requires a partnership based on Drumheller being the host program but the program is developed based on the partnering school's cost and delivery. He further explained that a brokered program instruction's base cost must be a full cost recovery model which includes shared costs such as utilities, president's salary, etc. Drumheller has not yet found a partner where these line item costs can be agreed upon. It is hoped that the college will be successful in finding a partner for the brokered program and to move forward with this type of programming in 2015.

J. Ohlhauser presented the requests from Hope College to the Town of Drumheller as follows:

- 1) Continued validation of Hope College as a good development project for the community and region as identified by the Economic Development Task Force.
- 2) Provide strategic opportunities for Hope College to share its vision – welcome all opportunities to present the program of Hope College.
- 3) Continue to converse directly with Hope College on necessary development plans / decisions to ensure that mutually beneficial decisions are rendered.
- 4) Consider adopting a relationship with Hope College similar to that which exists between Hope College and Starland County.
- 5) Consider a motion to formally begin the conversion of 2011 pledge support to donation support as identified in the handout for the 2013-2016 operational needs.

Questions and Comments from Council:

Councillor J. Garbutt stated that he understands why the brokered programs costs are higher and suggested competition being the reason why these costs cannot be passed onto the students. J. Ohlhauser agreed, stating that students would go to another college with lower tuition costs. Councillor J. Garbutt asked the minimum number of students needed for a green light. J. Ohlhauser stated that a minimum of 10-12 students are required for the programs to proceed. Councillor J. Garbutt stated that there have been various evolutions of this project and he asked for clarification as public funds have been allotted. J. Ohlhauser stated that the clinic is for profit and they have their own separate registered company. The college has its own board and has a not for profit status. Starland County is providing a charitable fund which donors will be issued a charitable income tax receipt. Funds are then deposited into a County account to be used to cover Hope College operational needs.

Councillor T. Zariski stated that originally the proposal was for an exclusive health care college which was identified by the community as being a valuable post secondary opportunity for Drumheller. J. Ohlhauser agreed, stating that the health care college remains their priority however due to the brokering requirements; it will take longer to reach that goal. Councillor D. Stanford asked if the setback has created competition problems with Olds College. J. Ohlhauser stated that the Drumheller programs will attract students outside of the Old's area such as Stettler to Bassino.

Council thanked Jon Ohlhauser for his presentation.

## **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

### **8.0 REQUEST FOR DECISION REPORTS**

#### **8.1. CAO**

8.1.1 Bylaw 01.13 being a bylaw for the purpose of borrowing monies as permitted by Section 256 of the MGA - third reading

**MO2013.21** Shoff, Zariski moved third reading of Bylaw 01.13 Carried unanimously.

8.1.2 Bylaw 04.13 being a bylaw to authorize the supplementary assessment for improvements within the Town of Drumheller for the purpose of imposing a tax under Part 10 of the MGA for the 2013 tax year - third reading

**MO2013.22** Shoff, Hansen-Zacharuk moved third reading of Bylaw 04.13. Carried unanimously.

8.1.3 Bylaw 06.13 Responsible Pet Ownership Bylaw - first reading

R. Romanetz advised that Council heard a presentation on the draft bylaw for responsible pet ownership from Community Enforcement Supervisor, Greg Peters and Director of Community Services, Paul Salvatore at their Council Committee meeting of January 21<sup>st</sup>. The changes as recommended by Council were incorporated into the draft bylaw and G. Peters was in attendance to provide an overview of those changes and to answer any further questions.

**MO2013.23** Hansen-Zacharuk, Berdahl for first reading of Bylaw 06.13.

Discussion on the Motion:

Councillor T. Zariski referred to the Notice of Animal Seizure and asked the timeframe for delivery to the owner. G. Peters stated that the notice would be hand delivered to the owner.

Councillor L. Hansen-Zacharuk asked how micro chipped animals would be identified. G. Peters advised that the Town must purchase a scanner and work with the veterinarian.

Councillor D. Stanford stated that his comments concerning fees are not reflected in the bylaw. He stated that the costs to neuter or spayed an animal as well as identification are significant and this needs to be reflected in the costs for licensing for an altered or unaltered animal. R. Romanetz stated that Administration will prepare a fee schedule for Council's consideration.

Council debated Clause 5.4 whether tethering an animal where the public has access and Clause 5.5 whether tethering an animal two meters from the property line were grounds for enforcement. G. Peters stated that both clauses were in place to reduce the risk to the public and the animal and common sense prevails when dealing with these types of offenses.

Council requested that fees be revised to reflect Councillor D. Stanford's comments.

**MO2013.24** Hansen-Zacharuk, Berdahl moved to table MO2013.23. Carried unanimously.

8.1.4 RFD - 2013 Strategic Business Plan

**MO2013.25** Zariski, Stanford moved that Council approve the 2013 Strategic Business Plan as presented. Carried unanimously.

8.1.5 RFD - Motion re: Hope College

R. Romanetz stated that based on new information that has come forward regarding Hope College, Administration is requesting Council's direction on whether MO2011.43 remains a budgetary item. Mayor T. Yemen asked Council to consider the change from Hope College's original presentation to Council on February 28<sup>th</sup>, 2011 whereby a motion was made for \$5,000 for three consecutive years (2011, 2012, 2013) and further that Mr. Ohlhauser has requested this evening that the pledge be changed to a donation.

Councillor T. Zariski stated that the health education component does take more time for certification and partnership with other colleges and as they are working on it, he is comfortable with the donation. Councillor J. Garbutt stated that because there is a distinction with Hope College and Hope Clinic and no connection of the financial operations of both facilities, he is comfortable with the pledge. He did express concern with the possible challenges for housing for the students. Councillor D. Stanford agreed with Councillor Garbutt's comments as well as the parking component. Councillor S. Shoff stated that there is a need for health care in our area however Hope College's direction is not going there now and she would like that certainty. Councillor L. Hansen-

Zacharuk agreed with Councillor Shoff's comments and she would be more comfortable with monetary support after a year's operation to ensure that the dollars are spent wisely. Councillor A. Berdahl stated that their original plans have not changed and Council needs to fulfill its pledge with these dollars for the start up phase.

**MO2013.26** Hansen-Zacharuk, Shoff moved to rescind MO2011.43.

4 - In favor Hansen-Zacharuk, Stanford, Shoff, Yemen

3 - Opposed Berdahl, Garbutt, Zariski

Motion Carried.

8.1.6 RFD - Plan 0813007 Block 15 Lot 1

R. Romanetz advised that Council at their meeting of January 14<sup>th</sup> considered an Offer to Purchase from Mr. Bruce Nimmo. At that time, Council heard that Mr. Nimmo wished to transfer the ownership of the above noted lands from himself to the Town of Drumheller. R. Romanetz advised that this property will allow the Town to move forward with plans for land along Highway 10 and recommended that Council accept Mr. Nimmo's offer.

**MO2013.27** Shoff, Hansen-Zacharuk moved that Council approve the Offer to Purchase from Mr. Bruce Nimmo to the Town of Drumheller for Plan 0813007 Block 15 Lot 1 and for a Tax Deductible receipt to be issued in the amount of \$18,700 and for the Town to cancel the outstanding taxes in the amount of \$1027.09. Carried unanimously.

Mayor Yemen recessed the meeting at 6:00 PM.

Mayor Yemen reconvened the meeting at 6:06 PM.

**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 CAO's Quarterly Report from October to December, 2012  
CAO's 2012 Annual Report

9.2 Director of Corporate Services' Quarterly Report from October to  
December, 2012  
Director of Corporate Services' 2012 Annual Report

9.3 Director of Community Services' Quarterly Report from October to  
December, 2012  
Director of Community Services' 2012 Annual Report

**10.0 PUBLIC HEARING DECISIONS**

**11.0 UNFINISHED BUSINESS**

**12.0 NOTICES OF MOTIONS**

**13.0 COUNCILLOR REPORTS**

**14.0 IN-CAMERA MATTERS MO2013.28** Hansen-Zacharuk, Shoff moved to go in camera at 6:22 PM. Carried unanimously.

14.1 Land Matter - Plan RW289

**MO2013.29** Hansen-Zacharuk, Shoff moved to revert to regular Council meeting at 6:30 PM. Carried unanimously.

**MO2013.30** Hansen-Zacharuk, Zariski moved that Council accept the Offer to Purchase from Wood Mountain Lands to the Town of Drumheller for Plan RW289 as identified on Certificate of Titles 1) #041114687; 2) #041114687+1; and 3) #041114687+2 for a total area of 12.49 acres in the amount of \$55,000.

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

1 opposed – Berdahl

Motion carried.

There being no further business, the Mayor declared the meeting adjourned at 6:32 PM.

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Mayor

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Chief Administrative Officer