

Town of Drumheller COUNCIL MEETING MINUTES

September 8, 2014 at 4:30 PM

Council Chamber, Town Hall

224 Centre Street, Drumheller, AB, T0J 0Y4



PRESENT:

MAYOR:

Terry Yemen

COUNCIL:

Jay Garbutt

Lisa Hansen-Zacharuk

Patrick Kolafa

Sharel Shoff

Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

DIRECTOR OF CORPORATE SERVICES:

Barb Miller

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

ABSENT: Councillor Tara McMillan

Councillor Tom Zariski

1.0 CALL TO ORDER

Mayor Terry Yemen presented a gift from the organizers of Tough Mudder 2014. He congratulated the organizers and volunteers for a successful event.

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2014.130 Shoff, Garbutt 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 25, 2014

MO2014.131 Garbutt, Kolafa moved to adopt the regular Council meeting minutes as presented. 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

R. Romanetz introduced the new Director of Corporate Services Barb Miller who has been employed with the Town since August 5th. He stated that Barb comes very well qualified and has a Certified General Accountant designation.

8.1.1 Update on Flood Mitigation

R. Romanetz presented the discussion paper on the Floodway Development Regulation prepared by the Floodway Development Regulation Task Force (a committee of which R. Romanetz is a member as well as other municipal and planning administrators since June, 2014). He explained that the document is broken down into categories where discussion reached consensus, areas where caution is needed and other areas where disagreement occurred. Although the committee members were not unanimous on all consensus areas, there is a strong consensus as to what should occur as a minimum. He stated that by year end the Province will pass regulations dealing with floodway development and uses. The Province is asking for public input prior to September as provided for in the survey / workbook which can be accessed online on the Municipal Affairs website. He further stated that he and Brad Wiebe – PRMS Director will attend the Floodway Regulation Symposium on September 12th in Red Deer where the document will be reviewed with municipal representatives from across Alberta.

R. Romanetz provided an overview of the document as follows:

1) New Development in the Floodways: a) *prohibitions / restrictions* - no new buildings should be constructed in the floodway - it would not include river intake buildings

however they must be properly engineered to ensure the structure does not impact on flow and any elevated building (above a determined flood level) is not considered appropriate; b) *proposed authorized uses* - those that were supported (i.e. agricultural, etc.), those that raised caution (i.e. gravel pits, etc.) and those that were not agreed to (private recreations that would require some sort of permanent structure that would impact the flows up and down stream).

2) Existing Development in Floodways: a) *prohibitions / restrictions* - there was support for existing structures to continue to be permitted however no redevelopment or additions to existing buildings in the floodway, those issues that raised caution include those properties where part is located in the floodway and for development on the part of the property which is outside of the floodway may be authorized subject to a municipality's development conditions; those issues that raised disagreement include development of non habitable buildings may be authorized in rural situations where there is limited potential to obstruct the flood flow and impact neighboring properties; b) *proposed authorized uses* – support for existing uses / development with the same footprint and use, repairs and renovations of existing buildings, parks and non-structural recreational uses, required municipal infrastructure and berms, dykes or gravel pits may be considered. For example, the City of Calgary property owners would be allowed to upgrade their property as long as the expansion does not exceed 10% of their floor area and to include the introduction of proper flood mitigation to ensure the property is not damaged in the future.

In summary, R. Romanetz advised that there was unanimous support that there will be no construction of buildings on the floodway land unless there is an existing building. He further stated that although Drumheller and Fort McMurray have exempt status, this has been a challenging discussion and will apply to other municipalities if they can show it is worthy of the exemption. Drumheller's rationale for an exemption includes existing dyking in place, further dyking proposed and other mitigation work that will have a significant impact on Drumheller and the flood mitigation reduction through the operation of the Dixon Dam. He stated that Fort McMurray has generated the same type of discussion. Provincial regulation must be in place for the planning process to be consistently applied throughout Alberta and only subject to an appeal upon a question of jurisdiction or law.

In response to a question from Council, R. Romanetz clarified that any use in an environmental reserve would remain as is for natural uses. However low lying areas not designated as ER would continue to be used for access to the river, haying and crops, etc.

Councillor J. Garbutt stated that the province also needs to implement a consistent buyout policy as property owners feel negatively impacted with the lack of consistency in this regard.

Comments on flood mitigation:

R. Romanetz advised that the Town will submit an application by the end of September. Information is being reviewed weekly with our consultants - Stantec, Hunter Survey

Systems, Palm Engineering and with Administration - Palliser, Fire Chief, Director of Infrastructure Services and the Development Officer. The group has reviewed the Town's development zone regulations – the Town's position with the province is that existing development zones would be permitted to continue. The Town has requested that the Province approve existing areas that are currently developed which current represents about 95% of the developed area in Drumheller and not wait until all discussion areas have been resolved. He stated that by year end, the Town expects ministerial approval on majority of the development areas. He asked for Council to review the documents and provide their comments within a few weeks.

8.1.2 Update on Walmart Wall

R. Romanetz advised that Walmart has an approved building permit with stamped drawings for a new wall; although they did not identify when the work would be completed. In discussions with Development Officer C. Woods, she has advised that assuming weather cooperates, work will commence on September 22nd with completion by year end. The costs for the replacement wall are estimated to be \$500,000.

8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

8.3. DIRECTOR OF CORPORATE SERVICES

8.3.1 RFD - Auditor Appointment

B. Miller advised that the appointment of BDO Canada LLP, current auditors for the Town of Drumheller, expired on completion of the 2013 annual audit. The RFP closed on August 21, 2014 with four proposals being received. Based on the weighting criteria, Administration is recommending the low bidder Collins Borrow be appointed the municipal auditor. She further advised that Collins Borrow has confirmed the required deliverables as outlined in the RFP and that favorable responses to reference checks have been received.

MO2014.132 Shoff, Hansen-Zacharuk moved to appoint Collins Borrow as auditors for the Town of Drumheller, Drumheller Public Library and Drumheller & District Solid Waste Management Association in the amount of \$100,500 plus GST for a three (3) year term, 2014 – 2016 inclusive.

Clarification on Motion:

Councillor J. Garbutt asked the budgeted amount and if any additional charges will be forthcoming due to their unfamiliarity with the Town's operations. B. Miller stated that \$42,000 is budgeted for 2014. She further stated that although there is a learning curve for each new auditor, if our working papers are in order, challenges should be few in their first year and any additional costs will not be forthcoming. She further stated that in the future there may be more savings with doing some of the financial statement preparation work in-house.

Vote on Motion: Carried unanimously.

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 NOTICE OF MOTION

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

There being no further business, the Mayor declared the meeting adjourned at 5:07 PM.

Mayor

Chief Administrative Officer