

Town of Drumheller COUNCIL MEETING MINUTES

February 9, 2015 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, AB, T0J 0Y4



PRESENT:

ACTING MAYOR: Lisa Hansen-Zacharuk

COUNCIL:

Jay Garbutt

Patrick Kolafa

Tara McMillan

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

DIRECTOR OF PROTECTIVE SERVICES:

Greg Peters

RECORDING SECRETARY:

Linda Handy

ABSENT: Mayor Terry Yemen

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

- 3.1 Acting Mayor Lisa Hansen-Zacharuk called the public hearing to order at 4:30 PM. She advised that the public hearing was being held to consider Bylaw 02.15 being a bylaw to amend the Land Use Bylaw 10.08 Schedule A (the Land Use District Map), by redesignating Lot 1, Block 2, Plan 0210503 within the Town of Drumheller from "HWY-C" - Highway Commercial District to "CS" - Community Service District. and Bylaw 03.15 to amend Area Structure Plan Bylaw 26.08 to allow Community Service Land uses within Site 6.

Acting Mayor Lisa Hansen-Zacharuk asked Brad Wiebe – Planning Director – Palliser Regional Municipal Services to provide his report.

B. Wiebe, PRMS provided an overview of his planning report dated February 9, 2015. He stated that due to a recent development proposed in the North Dinosaur Trail area an amendment application has been received for the Area Structure Plan and the Town of Drumheller Land Use District Map to allow for community service uses in this location. He explained that the overall updates to the North Dinosaur Trail Area Structure Plan were previously completed in 2008 to include an update to the infrastructure, existing land uses and existing development in the area and to provide direction for future land use decisions within the plan area as the document was originally developed in 1983. The current amendment application is consistent with previous amendments to the plan and the land use district map.

He advised that the MPC was in agreement that the proposed community service use is appropriate and consistent with the surrounding area as similar uses are located on adjacent parcels (hospital, school).

He concluded by stating that the area structure plan is adopted to provide a policy framework for a defined area of the community. The North Dinosaur Trail ASP provides land use policy direction along the developed portion of North Dinosaur Trail. In consideration of the current application for amendment, the proposed use is consistent with adjacent and surrounding land uses and could be a complimentary use to the adjacent hospital for seniors housing that requires a level of care (assisted living). The land use district map amendment from HWY-C – Highway Commercial district to CS – Community Service District will allow for this type of application to be considered in this location.

Acting Mayor asked if there were any items of correspondence to be read into the record.

Secretary, L. Handy advised there were no items of correspondence.

Acting Mayor Lisa Hansen-Zacharuk asked if there were any questions from Council.

In response from a question of Council, R. Romanetz stated that the development proposal is for a 76 unit assisted living complex for seniors. He stated that a 12" water line will provide for adequate water and fire flows. He explained that a sanitary sewer line ties into the North Drumheller lift station and capacity is not an issue. He further explained that if the development application is approved, a condition of the approval will be a storm water management plan that meets acceptable engineering standards. This will ensure that any storm water is properly channeled and will require increased runoff from the paved area to be stored on site before being released into the storm drainage system.

Acting Mayor Lisa Hansen-Zacharuk asked if there were any speakers in favor or against the proposed closure.

Ron Uhrich stated that he resides on Michichi Drive and there is a ditch beside his residence that is problematic and he questioned whether a new development will only create further problems if not dealt with. He explained that at times he has to pump water over the berm to keep his house from flooding. R. Romanetz explained that any large property development requires a storm water design for the release of water at a slower rate. R. Uhrich asked where the locations of the site accesses. He explained that currently 9th Street is problematic with people not stopping when they come from the hospital entrance. R. Romanetz explained that he has seen only preliminary drawings that indicate accesses from both 9th St. NW and Michichi Drive. He further stated that if accesses are from the highway, the matter will be referred to Alberta Transportation however it is most likely that the access will be off the highway. He further explained that the public will have an opportunity to voice any concerns during the development application review at the MPC.

Al Kendrick stated that residences along Michichi Drive may have concerns with noise from idling trucks and headlights shining in house windows and that a barrier wall may eliminate some of these concerns. R. Romanetz advised that all legitimate concerns will be dealt with by the MPC.

Acting Mayor Lisa Hansen-Zacharuk asked if there were any further questions from Council. There were no further questions from Council

Acting Mayor Lisa Hansen-Zacharuk closed the public hearing at 4:40 PM.

4.0 ADOPTION OF AGENDA

Addition to the Agenda: 14.1 Personnel Matter

MO2015.26 McMillan, Kolafa moved the adoption of the agenda as amended. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Regular Council Meeting Minutes of January 26, 2015

MO2015.27 Zariski, Shoff moved the adoption of the regular Council Meeting minutes of January 26, 2015 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

8.1.1 2015 Capital Plan

R. Romanetz advised that the 2015 capital plan was compiled by Administration based on a priority assigning process. He explained that the next step involves the completion of the Infrastructure Master Plan which looks at all areas in more detail. He further explained that the capital budget includes some assumptions that must be made until the Province advises of their grant allocations and if their commitment will be extended over a longer period of time. The assumption has been made to include MSI dollars at the same level as 2014 and if this changes, the plan will have to be revisited or Council can consider borrowing against future years – but not recommended as one does not know what projects may be a priority in the future. The projected reserve balance at 2015 year end is \$11.1M and is consistent with the financing strategy previously approved by Council a number of years ago. One major project for 2015 is the Aquaplex upgrade which includes a new liner for the indoor pool at a cost of \$600,000 to \$1.2M – a public consultation will be held prior to finalizing the design. It is anticipated that this work will take three (3) months with a tender package going out by late fall. The work will be carried out during the summer months of 2016 as the outdoor pool will remain open during this upgrade.

B. Miller provided an overview of the 2015 capital plan as follows:

- New 2015 capital requests amounts to \$1.55M of which \$686,000 comes from reserves to go into operating expenditures for 255 account projects;
- The 2015 capital plan includes proposed financing of \$225,664 from water reserves and \$550,000 from sewer reserves;
- Unconfirmed provincial funding towards capital projects include: New Deal in the amount of \$436,000; MSI - \$1.5M;
- Estimated 2014 surplus of \$1.5M to be allocated between restricted and unrestricted.

A. Kendrick provided an overview of the proposed 2015 capital projects as listed under the 255 account totaling \$686,345.00. Two major projects to be expensed from this account include: Neptune Meters in the amount of \$394,845 and road/sidewalks repairs and curbs/gutters in an overall amount of \$250,000 (this does not include extending the life of the roadway but dealing with potential liabilities). Acting Mayor L. Hansen-Zacharuk asked whether a sidewalk will be constructed along 8th Ave SW as there is a playground and bus stop along with roadway. R. Romanetz advised that all requests will be considered however priorities for new sidewalk construction have not been assigned at this time.

8.1.2 Bylaw 04.15 Business License - First, Second and Third Readings

R. Romanetz advised that Bylaw 04.15 has been prepared based on changes as directed by Council.

MO2015.28 Zariski, Kolafa moved first reading of Bylaw 04.15

Discussion on Motion:

Councillor T. McMillan presented a question for Administration's review pertaining to Section 372 (Business Tax) and Section 353 (Property Tax) with respect to taxes not being imposed for a business that is exempt under Section 351, 375 or 376. R. Romanetz advised that the question will be referred to the Town's Solicitor for his review and comments.

Councilor J. Garbutt stated that he wished for Travel Drumheller to be successful and the DMO is the right approach for a unified approach to marketing. He further stated that the community or tourism industry as a whole needs to pool their resources in order to be removed from the public purse. He stated that the current model would provide for tourism sustainability.

Councillor S. Shoff stated that the DMO is included in the Tourism Master Plan and it is a good idea because the tourist industry is working together to improve their own industry for the good of all – *"they need to come up with more marketing strategies so their businesses will flourish"*. She encouraged business owners to communicate with Councillors face to face and not on facebook.

Councillor T. Zariski stated that a lot of communities are moving forward in light of the downturn of their economies due to the decline in oil prices however they are looking at ways of reinvesting in marketing and infrastructure which will create competition for Drumheller. He stated that *"the Town needs to have a Travel Drumheller working on our behalf for the marketing of Drumheller and we have to fund it somehow"*.

Councillor P. Kolafa stated that we have to be cognizant of marketing Drumheller as the Town has benefited greatly from the Province and Travel Alberta but this may not continue. He further stated that Tough Mudders was a great example of how Drumheller was marketed provincially – *"if we do not have this in place we will move away from marketing and have to rethink the sustainability effect"*.

Council concurred that a community consultation needs to happen and that campgrounds and Bed & Breakfasts need to be looked at on an individual basis with some exemptions of the DMF put back into the bylaw.

Vote on Motion:

In favour – Hansen-Zacharuk, Zariski, Kolafa, Garbutt

Opposed – Shoff, McMillan

Carried.

MO2015.29 Garbutt, Zariski moved to table second reading of Bylaw 04.15. Carried unanimously

8.1.3 ~~Agreement with Travel Drumheller~~

8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

8.3. DIRECTOR OF CORPORATE SERVICES

8.4. DIRECTOR OF COMMUNITY SERVICES

8.5. DIRECTOR OF PROTECTIVE SERVICES

8.5.1 RFD Police Committee Board Appointment

G. Peters advised that the terms of membership for the Police Committee state that there is one rural member from either Delia, Morrin, Carbon or Munson. Councillor Robert Sargent was appointed as representative from Starland County (Delia) for 2014/2015.

MO2015.30 Zariski, Shoff moved to approve the appointment of Councillor Robert Sargent to the Police Committee for a one year term. Carried unanimously.

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

10.1 Bylaw 02.15 - Second and Third Readings

MO2015.31 Shoff, McMillan moved second reading of Bylaw 02.15. Carried unanimously.

MO2015.32 Zariski, Kolafa moved third reading of Bylaw 02.15. Carried unanimously.

10.2 Bylaw 03.15 - Second and Third Readings

MO2015.33 Shoff, Garbutt moved second reading. Carried unanimously.

MO2015.34 Zariski, Shoff moved third reading. Carried unanimously.

11.0 UNFINISHED BUSINESS

12.0 NOTICE OF MOTION

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS MO2015.35 Shoff, Zariski moved to go in camera at 6:00 PM. Carried unanimously.

14.1 Personnel Matter

MO2015.36 Garbutt, Kolafa moved to revert to regular Council meeting at 6:45 PM. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:45 PM.

Mayor

Chief Administrative Officer