

Town of Drumheller COUNCIL MEETING MINUTES

May 19, 2015 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
Tara McMillan
Sharel Shoff
Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF CORPORATE SERVICES:

Barb Miller

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

DIRECTOR OF PROTECTIVE SERVICES:

Greg Peters

RECORDING SECRETARY:

Linda Handy

ABSENT: DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

1.0 CALL TO ORDER

Mayor Terry Yemen called the meeting to order at 4:30 PM. He read a letter from Deputy Minister Andre Corbould, Alberta Transportation which advises that their staff will review the proposed parking area to determine if a roadside turnout is the best solution and if it meets their design criteria for the "Welcome to Drumheller" sign on Highway 9 south of Drumheller.

2.0 MAYOR'S OPENING REMARK

2.1 Mayor Terry Yemen proclaimed the week of May 17 – 23, 2015 as Public Works Week.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2015.87 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 May 4, 2015

MO2015.88 moved to adopt the regular Council Meeting minutes of May4, 2015 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Minutes of February 5, 2015
Municipal Planning Commission Minutes of February 11, 2015
Municipal Planning Commission Minutes of February 17, 2015
Municipal Planning Commission Minutes of March 12, 2015
Municipal Planning Commission Minutes of April 2, 2015

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 RFD - Street Improvement Program Tender Award

R. Romanetz advised that tenders closed for the SIP Program on May 7, 2015 with a total of two (2) bids received ranging from \$950,646.04 to \$960,005.50. He further advised that the engineer's construction estimate prepared prior to tendering was \$998,395.00. He noted one correction on the source of funding under operations (left hand side only) that should be \$264,725 as water and wastewater portions of the budget are allocated for the SIP Program and have not been included. He stated that this amount is sufficient to manage the project as the quantities can be reduced or increased depending upon the prices. He recommended awarding the tender to the low bidder Metro Paving & Road Building.

MO2015.89 Hansen-Zacharuk, McMillan moved that Council approve the awarding of the tender for the 2015 Street Improvement Program to Metro Paving & Road Building Ltd. in the amount of \$950,646.04 (not including GST). Carried unanimously.

8.1.2 RFD - 10th Avenue Development Tender Award

R. Romanetz advised that tenders closed for the 10th Avenue Development Project (commonly known as Hillsvue Phase 3) on May 7, 2015 with six (6) tenders received. The lowest bid was submitted by North Star Contracting Inc. in the amount of \$953,078.70 including GST. The engineer's construction estimate prepared prior to tendering was \$1,157,000.00. He further advised that cost savings results by utilizing recycled crushed gravel from the landfill at a nominal fee. He explained that arrangements need to be in place with Alberta Capital Finance Authority for short term borrowing prior to the commencement of the project. This project is in partnership with Stevenson Homes and the total cost of the project is \$1,229,323.70. The borrowing bylaw will be presented to Council on June 1st. He recommended awarding the project to North Star Contracting Inc. based on an amendment to the motion which should read subject to approval of the borrowing bylaw by Town Council. He further stated that the MGA states that the project cannot proceed without the adoption of the borrowing bylaw.

MO2015.90 Shoff, Hansen-Zacharuk moved that Council approve the awarding of the tender for the construction of underground utilities, base, concrete works and pavement for the Hillsvue 10th Avenue Development to North Star Contracting Inc. in the amount of \$953,078.70 including GST subject to approval of the borrowing bylaw by Town Council.

Discussion on Motion:

In response to a question regarding the project timelines, R. Romanetz advised that once the borrowing bylaw is passed (could be 30 days depending on readings), the contractor will start immediately with completion date of September / October, 2015. He further explained that meetings have been held with ATCO, AltaGas and Telus companies to ensure their utilities are lined up concurrently. He stated that the lots will be ready for sale this fall. He explained that of the more than 50% lots that will be available to the public for sale, the sale is subject to the Town's standard Offer to Purchase Agreement. Councillor T. Zariski requested that a public announcement be released advising of the development and with the inclusion of a map identifying the area. R. Romanetz agreed to have a press release including a map prepared for submission to the media.

Vote on Motion: Carried unanimously.

8.1.3 RFD - Energy Associates International (EAI) - Energy Requirements

R. Romanetz advised since 2013, the Town has been in an agreement with EAI to search out retailers in the open market for the supply of wholesale electricity and natural gas. The Town is into a third year of a five year contract, expiring December 31, 2018,

for electricity however only 75% of the contract for the supply of natural gas is locked in. Currently, a window of opportunity exists for favorable wholesale electricity pricing and EAI is recommending locking in a contract for 2019 - 2010 as it is unlikely the price will drop further for these years. By securing energy pricing into the future, the Town has the opportunity to save up to \$25,000 per year in comparison to the current electrical contract. Although EAI is willing to come before Council for a presentation, the window of opportunity may close as prices are starting to rise off the current floor pricing. By granting the authority to the CAO to sign the contract, the Town is able to work quicker to lock this opportunity down.

MO2015.91 Garbutt, Hansen-Zarkaruk moved that the CAO be authorized to issue a firm bid transaction on the wholesale market to secure electrical energy pricing for the Town of Drumheller for 2019 – 2020. Carried unanimously.

8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

8.3. DIRECTOR OF CORPORATE SERVICES

8.4. DIRECTOR OF COMMUNITY SERVICES

8.5. DIRECTOR OF PROTECTIVE 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 5:05 PM.

Mayor

Chief Administrative Officer