

Town of Drumheller COUNCIL MEETING MINUTES

June 13, 2016 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 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:

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

2.1 Councillor Sharel Shoff was sworn in as Deputy Mayor for the months of July

and August, 2016

2.2 Julia Fielding was introduced as the new Town of Drumheller Economic Development Officer. Mayor and Council welcomed Julia aboard and wished her success in her new position.

2.3 Summer Calendar for Regular Council Meetings

MO2016.93 Zariski, Hansen-Zacharuk moved that Council approve the new summer meeting schedule with the cancellation of two Regular Council Meetings on July 11th and August 8, 2016 and Committee of the Whole Meetings will be held at the call of the Mayor. Carried unanimously.

2.4 Letter from Hon. Danielle Larivee re Town of Drumheller MSI 2016 Allocation
Mayor T. Yemen presented a letter from Hon. Danielle Larivee - Minister of Municipal Affairs announcing Drumheller's 2016 MSI allocation in the total amount of \$1,917,179 which includes \$1,850,529 in capital funding and \$66,650 in operating funding.

In response to a question from Council, R. Romanetz advised that this equates to a decrease from last year in the range of \$150,000.00.

2.5 Letter from Hon. Ricardo Miranda re Concerns about the RTM Sewer System
Mayor T. Yemen presented a letter from Hon. Ricardo Miranda – Minister of Culture and Tourism in response to Drumheller's concerns about the Royal Tyrrell Museum's sewage system. He stated that the Province's letter lacks any action plan and that he will be sending another letter to reiterate that the Town requests specific funding to fix the problem because it is their responsibility. He further advised that the Town has spent considerable amount of dollars on temporary fixes but the Province needs to provide funding for a more permanent solution.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2016.94 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 May 30, 2016

MO2016.95 Hansen-Zacharuk, McMillan moved to adopt the regular Council Meeting Minutes of May 30, 2016 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

- 5.2.1 Municipal Planning Commission Meeting Minutes of March 3, 2016
- Municipal Planning Commission Meeting Minutes of March 7, 2016
- Municipal Planning Commission Meeting Minutes of March 17, 2016
- Municipal Planning Commission Meeting Minutes of April 7, 2016

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 Bylaw 13.16 being bylaw to close a portion of undeveloped road re East Coulee Hotel - first reading

R. Romanetz presented Bylaw 13.16 being a bylaw to close a portion of undeveloped road in front (north) of the East Coulee Hotel. He further presented a letter from Palm Engineering that indicates the area requires an 8 ft. setback which would allow for construction of a veranda and roof on the second floor approximately 12 ft. above grade. He explained that the hotel is going through improvements as shown in the drawings and this addition would improve the attractiveness of the building. He recommended that Council give first reading of Bylaw 13.16 which would allow for the start of the process and a public hearing will be held on July 25th to hear from all affected parties.

MO2016.96 Garbutt, Shoff moved first reading of Bylaw 13.16. Carried unanimously.

8.1.2 RFD (Direction) - Canada 150 Community Infrastructure Program

R. Romanetz presented the criteria for the Canada 150 Community Infrastructure Program which has a submission deadline of June 22nd. He stated that this is the second edition of the grant program and the Town was unsuccessful in the grant's first year program with our application for the pool modernization (which has subsequently been approved under MSI funding). He further advised that there have since been a number of changes to the grant criteria and with a stipulation that the municipality could not have incurred costs prior to April 1st. He stated that one of the primary goals of the grant program is for funding to existing recreation facility with a green growth component. He stated that our pool linear is currently being manufactured and its purpose is to reduce leakage at the pool with a reduction to maintenance and operational costs, as well as a reduction in water usage as the intention would be to take the pool out of operation when only necessary. These will yield savings as the

water does not have to be reheated or treated. This is a positive and would be taken into consideration when addressing the green growth component which yields additional points.

He further advised that another project for consideration is the arena refrigeration system as the compressors are nearing the end of their life expectancy. A previous application in 2009 through a federal grant program was not approved. The project would include reconfiguring the building to change out the compressors' location to accommodate the needs of a second ice surface as well as hook into the curling rink when and if rebuilt. If the Town were to spend dollars on a new system, it would be configured to accommodate more than just the arena at an estimated cost of \$900,000. This project would also include new lighting which has been budgeted for with possible partnership dollars from the Drumheller Dragons and Minor Hockey. He stated that when tied together the project costs would be \$2.2M less the potential grant approval of \$500,000 – the difference would have to come from other sources. If approved under this grant program for the pool at \$500,000, some of the MSI dollars could be redirected by Council for the arena project. However, the difficulty is to find the unbudgeted dollars for the arena project on short notice. He stated that in reading the grant application, a municipality can make more than one application however funding is limited and the municipality must prioritize the projects. He further stated that the arena project has the advantage because the refrigeration is old and there would be greater dollars in energy savings as a result of making these changes. He further stated that the timelines were too short to get partnerships in place.

Councillor J. Garbutt stated that he would like to see an application submitted for fitness equipment along the trail network however he realizes the short timeframe and recognizes that the recommended projects are more urgent.

MO2016.97 Shoff, Hansen-Zacharuk moved that Administration submit an application to Western Economic Diversification Canada under the Canada 150 Community Infrastructure Program for a graduated entry at the Drumheller Aquaplex. Carried unanimously.

MO2016.98 Garbutt, Kolafa moved that Administration submit an application to Western Economic Diversification Canada under the Canada 150 community Infrastructure Program for a new refrigeration system at the Drumheller Arena.

Councillor T. Zariski questioned whether the Town should delay the submission of the Arena project as there may be other projects that the community wishes to put forward. He stated that he would rather brainstorm than have something in the queue that may not be a priority. Councillor L. Hansen-Zacharuk stated that Council should move forward with the two applications as presented and have a discussion on future projects. R. Romanetz advised that the criteria to the Canada 150 is specific - renovations to existing recreation facilities - the Town would be able to withdraw their submission.

Vote on Motion:

In favour – Yemen, Shoff, Hansen-Zacharuk, Garbutt, Shoff
Opposed – Zariski, McMillan
Carried.

8.1.3 RFD - Request from DARTS to Transfer Land under the Not for Profit Status

R. Romanetz advised that in May, 2014 the Town received a request from DARTS to close a portion of unused road allowance to accommodate DARTS' new development and to allow them to meet the existing requirements of the Land Use Bylaw for two new homes located at 910 and 914 Newcastle Trail. The road closure took in an area of low lying land not only adjacent to the DARTS homes but several other property owners. At that time, it was discussed that the property owners would be able to purchase land adjacent to their property at market value. The bylaw was approved by the Minister of Transportation on July 2, 2014 and final reading of the Bylaw given on July 28, 2014. Hunter Survey Systems Ltd. has since completed the survey work and the documents are at Land Titles for registration of a new plan. DARTS wishes to purchase the land to the north of both homes from the Town of Drumheller for \$1.00 (as identified on the plan as Area "A" and "B"). He explained that in accordance with Section 70 of the Municipal Government Act, municipalities can dispose of land for less than market value, without advertising, if the land is to be used by a non-profit organization as defined in Section 241(f) of the MGA. He stated that there will be other costs such as the survey, consolidation and registration costs which should be the responsibility of the property owners.

Councillor T. McMillan asked the costs for the survey. R. Romanetz stated that the survey costs would be in the amount of \$40,000 divided amongst the affected property owners. Councillor L. Hansen-Zacharuk asked the value of the land. R. Romanetz stated that the area is low lying land which extends to the bank of the river and would be relatively nominal compared to the value of land adjacent to Newcastle Trail. Council agreed to the land transfer to DARTS for \$1.00 however the other costs such as the survey, consolidation and registration costs should be the responsibility of DARTS.

MO2016.99 Garbutt, Shoff move that Council approve the transfer of land within Plan 2193CC Block 51 Area "A" and "B" as identified on the plan to Drumheller and Region Transition Society in the amount of \$1.00 and for the land to be consolidated with the existing titles. Carried unanimously.

8.1.4 RFD - Sandstone Manor - 2016 Taxes Cancellation

B. Miller advised that Drumheller Housing Administration (DHA), through Councillor Jay Garbutt has requested an annual cancellation of taxes as allowed under Section 347(1) of the Municipal Government Act on the property being used by Sandstone Manor. DHA has advised that the current rents will cover DHA's expenses and recommended reserves however the cancellation of municipal taxes would allow for more certainty in covering reserve allocations. The initial budget that was developed for the affordable housing project assumed no municipal taxes be payable. She further advised that the RFD states that the 2015 amounts and the request is for \$9851.88 leaving \$3044.16 remaining that is due for the ASFF Tax.

MO2016.100 Garbutt, Shoff moved to cancel the municipal portion of Sandstone Manor taxes in the amount of \$9851.88 for the 2016 tax year. Carried unanimously.

8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

8.3. DIRECTOR OF CORPORATE SERVICES

8.4. DIRECTOR OF COMMUNITY SERVICES

8.4.1 P. Salvatore provided an overview of the Canada Day activities. Councillor J. Garbutt stated that the Town needs to put aside appropriate funds to celebrate Canada's 150 birthday next year.

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

13.1 Councillor Jay Garbutt - Drumheller Housing Administration Budget (Hunts)
Councillor J. Garbutt stated that this matter should have appeared before Council in March when the budget passed by the Province. He stated that the social housing is income specific (30% of income for rental rates in Hunts and Greentree) however this item only deals with Hunts community housing as it is the only area where the municipality has a stake in. He stated that the Town is responsible for 10% of the operating budget deficient which is \$5364.00.

MO2016.101 Garbutt, Hansen-Zacharuk moved that Council adopt the 2016 operating budget for Hunts Affordable Housing. Carried unanimously.

14.0 IN-CAMERA MATTERS MO2016.101 Hansen-Zacharuk, Shoff moved to go in camera at 5:25 PM. Carried unanimously.

14.1 Labour Matter

14.2 Personnel Matter

Regular Council Meeting Minutes
June 13, 2016

MO2016.102 Hansen-Zacharuk, Kolafa moved to revert to regular Council meeting at 6:25 PM. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:25 PM.

Chief Administrative Officer

Mayor