

Town of Drumheller COUNCIL MEETING AGENDA

**November 21, 2011 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta**



Page

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

2.1 Report on Atlas Coal Mine

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

3-7 5.1.1 Regular Council Meeting Minutes of November 7, 2011

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

8-15 8.1.1 RFD - Boundary change request for Water Supply Agreement between Aqua 7 Regional Water Commission (formerly Kneehil Water Commission), Rocky View County and the Town of Drumheller

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8.1. CAO

16-18 8.1.2 RFD - Appointments to the Drumheller Housing Administration Board

8.1.3 Budget Process and Timelines

8.2. Director of Infrastructure Services

8.2.1 Report on Sandstone Manor Weeping Tile

8.3. Director of Corporate Services

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 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

**Town of Drumheller
COUNCIL MEETING
MINUTES**

November 7, 2011 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

DIRECTOR OF INFRASTRUCTURE SERVICES:

Al Kendrick

ACTING DIRECTOR OF CORPORATE SERVICES:

Bill Wulff

RECORDING SECRETARY:

Linda Handy

ABSENT: DIRECTOR OF COMMUNITY SERVICES:
Paul Salvatore

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2011.269 Shoff, Stanford moved that the agenda be adopted as presented. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Organizational Council Meeting Minutes of October 24, 2011

MO2011.270 Shoff, Hansen-Zacharuk moved that the Organizational Council Meeting Minutes of October 24, 2011 be adopted as presented. Carried unanimously.

5.1.2 Regular Council Meeting Minutes of October 24, 2011

MO2011.271 Berdahl, Zariski moved that the Regular Council Meeting Minutes of October 24, 2011 be adopted as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.2.1 Municipal Planning Commission Meeting Minutes - October 6, 2011

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 06.11 being a bylaw to close a portion of undeveloped original road allowance (adjacent to Lots 3,4, & 5 ER., Block 4, Plan 0412557 - Cambria District) - second and third readings

R. Romanetz advised that Bylaw 06.11 which proposes to close a portion of unused and undeveloped rural road allowance in the middle of Mr. and Mrs. Sandy Brown's property located in Cambria received first reading on April 11th, 2011 with a public hearing held April 26th. The bylaw was then forwarded to the Minister of Transportation and he has agreed to the closure. In order for the bylaw to move forward, it is recommended that Council proceed to second and third readings. He further advised that ATCO Electric has advised that they no longer require easements through the property.

MO2011.272 Shoff, Stanford for second reading to Bylaw 06.11.

Discussion on Motion:

In response to questions from Council, R. Romanetz advised that the land was taxable.

Vote on Motion: Carried unanimously.

MO2011.273 Berdahl, Hansen-Zacharuk for third reading to Bylaw 06.11. Carried unanimously.

8.1.2 RFD - Appointment to Subdivision and Development Appeal Board

R. Romanetz advised that Don Guidolin has resubmitted his name to sit on the Subdivision and Development Appeal Board. Administration is recommending the appointment of Don Guidolin for a one year term to expire on the date of Council's 2012 Organizational Meeting.

MO2011.274 Berdahl, Shoff that Council approve the appointment of Don Guidolin to the Subdivision and Development Appeal Board for a term expiring on the date of 2012 Annual Organizational meeting. Carried unanimously.

8.1.3 Elgin Hill / Hillsvieview Phase 2 - Call for Proposals

R. Romanetz provided the following comments on two areas for development:

Hillsvieview Phase 2

- The original plan was registered in 1981.
- In 2006, Hillsvieview Phase 1 was serviced by the Town and is now completely built out.
- When the property was subdivided in 1981, it was assumed that an existing mine shaft located within Hillsvieview Phase 11 was properly filled however when further drilling was being carried out on the site, a large concrete cover was found. The cover was broken off and it was confirmed that there was a shaft that went down approximately 90 feet. At that time, Council approved a remediation plan to fill the shaft with washed rock using water for compaction. Due to the possibility of settlement, it was agreed that a 15 metre radius around the centre of the shaft should not be developed. This area will be used for parking or a green space.
- In 2008, the area was reclassified from R-1 to R4 which would allow for multi-family housing.
- In early 2011 a replot of the area included a laneway that had to be increased in width to accommodate drainage from adjacent properties. The replot also included the consolidation of all lots into one area which would allow for construction of multi-family housing. The new plan will be registered by Hunter Survey Systems shortly.
- There have been several expressions of interest in the property in recent months.

Elgin Hill

- The plan was registered in May, 2011.
- The Area Structure Plan was adopted in 2006 and includes land owned by two other parties in addition to the Town. The plan provides for legal access to the site via a cul-de-sac road extending from a high point on Elgin Hill Road up on to the flat bench land. This road will provide access to all land on the upper area.
- In order to maintain acceptable water pressures for the site, a booster pump is required.
- The planning report suggests a variety of housing types including town houses and apartments however the final plan would be at the discretion of the developer.

R. Romanetz advised that Hillsvieview Phase 2 is closer to services and would be more affordable while Elgin Hill may be more marketable because of the view. Hillsvieview Phase 2 (2.50 acres) has been replotted and is available as one block for multi-family development.

Questions and Comments from Council:

Councillor J. Garbutt asked how the Town would offset any further undermining in these areas. R. Romanetz explained that in the early 80's test holes were drilled to determine the extent of undermining in the Hillsvieview area and the consultant report indicated that the land was suitable for single family development. However, the mine shaft that was identified was assumed to have been remediated. As part of the due diligence for the Elgin Hill, holes will be drilled in this area. Palm Engineering's report concludes that

undermining should not be an issue. He further stated that any new subdivision approvals would require that test holes be drilled. Councillor D. Stanford asked if the servicing requirements would be the responsibility of the Town. R. Romanetz advised that any extension of roads and utility services for those lots that are privately owned will be the responsibility of the developer. However, the Town would cost share on the booster station for the Elgin Hill to also improve pressures in the west Bankview area.

Council directed Administration to proceed with both the Hillsvieview Phase 2 and Elgin Hill Phase 2 Call For Proposals.

8.2. Director of Infrastructure Services

8.3. Director of Corporate Services

8.4. Director of Community Services

8.4.1 RFD – Badlands Community Facility Rate Structure

R. Romanetz advised that Council heard a presentation on the BCF rate structure at their meeting of October 31st.

MO2011.275 Shoff, Hansen-Zacharuk that Council approve the introductory fees as presented for the operations of the Badlands Community Facility and Aquaplex.

Council directed Administration to prepare a press release advising of the rates. Councillor J. Garbutt stated that the rates are affordable and hopes that the marketing campaign will communicate this message – especially calculated on a per month basis. In response to a question from Council, G. Latour advised that the family rate is based on four memberships with the additional family members paying the dependent rate. Council requested that the rates be reviewed annually.

Vote on Motion: Carried unanimously.

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

14.0 IN-CAMERA MATTERS

There being no further business, the Mayor declared the meeting adjourned at 5:32 PM.

Mayor

Chief Administrative Officer



DRUMHELLER

CHIEF ADMINISTRATIVE OFFICER

Agenda Item #8.1.1



Request for Direction

		Date:	November 17, 2011
Topic:	AMENDMENT TO WATER SUPPLY AGREEMENT BETWEEN AQUA 7 REGIONAL WATER COMMISSION (formerly Kneehill Regional Water Services Commission) AND THE TOWN OF DRUMHELLER		
Proposal:	<p>Background: The Water Supply Agreement between KRWSC and the Town of Drumheller dated June 15, 2004 included the supply of water to only a small portion of Rocky View County (Schedule B attached). On November 19, 2008, Council approved an amendment to the Water Supply Agreement to extend services to the corporate boundaries of the Hamlet of Kathryn for the resale of water at a maximum of 2,200 m³ / day as identified by KRWSC as being the apportionment made available to the Rocky View County by KRWSC (Schedule F attached).</p> <p>On July 13, 2011, Mayor Yemen met with Reeve Ashdown and Deputy Reeve Butler to discuss the possibility of changing the boundaries to the Water Supply Agreement between Aqua 7 Regional Water Commission (formerly Kneehill Regional Water Services Commission) and the Town of Drumheller. This initial request from Rocky View by Reeve Ashdown indicated that the County had an urgent need for water from A7RWC. Following which an information meeting was held between Administration of Rocky View and the Town of Drumheller on August 30th. At the meeting, the County confirmed that they would not need additional water supply for at least five (5) years.</p> <p>Rocky View County has made arrangements for the supply of raw water from the Western Irrigation District (WID). They draw water from the canal at specific times each year and store the water in a large reservoir. A new treatment plant with a capacity of 3900 m³/day was put on line in May 2011 and can be readily expanded to 5700 m³ / day. This plant supplies the Balzac Mall and the new proposed CN Rail Logistics Park. Water from this new plant is pumped to the treated water storage reservoir located just north of Balzac Mall. The County also partners with Rocky View Coop who run a 16,000 m³/day plant west of Calgary that draws water from the Bow River. Currently, the Balzac Mall uses a maximum of 450 m³/day</p>		

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

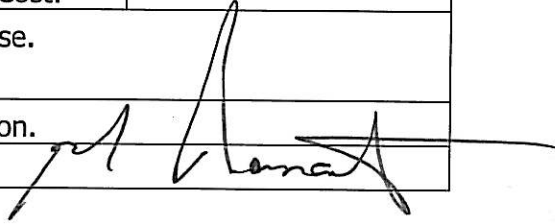
Telephone: (403) 823-1339

Water Agreements Amendment to Boundaries	Created By: Ray Romanetz	1
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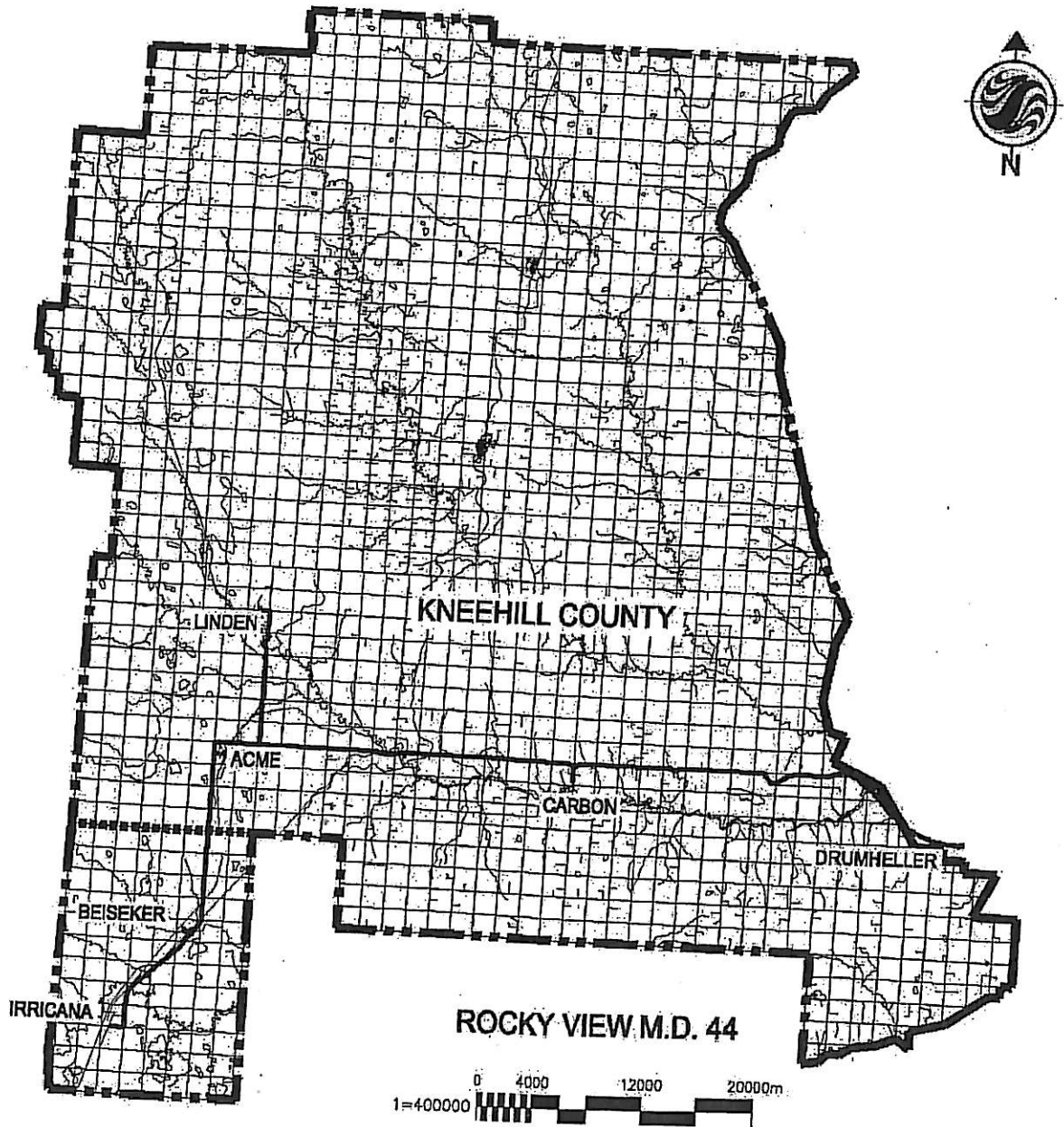
Agenda Item # 8.1.1

Proposal (cont'd):	<p>On November 7, 2011, a letter was received from A7RWC requesting that the Water Supply Agreement be amended to allow A7RWC to extend the boundaries to include the entire area of Rocky View County. This extension of A7RWC lines would go directly to Rocky View's new plant (East Balzac Water Treatment Plant located beside the Graham Creek reservoir). This arrangement would allow for the County to supply water as needed to areas within the County dependent on growth in the future. The MD has advised that there are no current projects identified in the current boundary area however they would be able to plan for full water allocation in the future. Schedule B proposes to amend the map identifying the boundaries. Schedule F refers to the sale of water outside the boundaries which currently provides for an allocation not to exceed 2,200 m³/day. As Council is aware A7RWC have experienced some difficulties in providing water at a reasonable cost due to the low usage. Under the proposal, once Town of Drumheller water is supplied to the new East Balzac plant it would be available throughout Rocky View County. This arrangement would not provide any short term assistance to A7RWC or the Town of Drumheller as Rocky View has no immediate needs for additional water.</p> <p>A. Kendrick will provide an overview of the infrastructure locations and how they work together.</p>
Proposed by:	Aqua 7 Regional Water Commission in their letter of November 7, 2011 and Rocky View County's letter of July 13, 2008.
Correlation to Business (Strategic) Plan	
Benefits:	<ul style="list-style-type: none">• Reduced costs of water to all consumers.• Promotes cooperation and partnerships.• Allows Aqua 7 Regional Water Commission to become more sustainable.
Disadvantages:	<ul style="list-style-type: none">• Portion of Drumheller Plant capacity is being committed to provide water to areas outside of the Aqua 7 Regional Water Commission when no short term demands exist. Other supply options may be available that would improve water usage through our plant and A7RWC's transmission lines.

Agenda Item # 8.1.1

Alternatives:	<ul style="list-style-type: none">• Approve the proposal as requested by A7RWC and Rocky View County.• Leave the Agreement as is until a specific need is identified by the County.		
Finance/Budget Implications:	The existing plant has the capacity to supply the proposed maximum of 2200 m3/day and becomes part of the 8220 m3/day included in the current water supply agreement which included a capital contribution by A7RWC.		
Operating Costs:	Included in current cost.	Capital Cost:	
Budget Available:	\$0.00	Source of Funds:	
Budget Cost:	\$0.00	Underbudgeted Cost:	
Communication Strategy:	Water Agreement Signing. Press Release.		
Direction:	Council provide direction to Administration.		
Report Writer:	R.M. Romanetz, P. Eng.	CAO:	
Position:	Chief Administrative Officer		

SCHEDULE "B"
THE COMMISSION BOUNDARIES



W:\Jdd\12872450 - Kneehill Water Strategy\dwg\61m county cadastral sw.dwg
2004-05-21 03:29PM By: seanderson

MAY, 2004
112872701



Stantec

Stantec Consulting Ltd.

600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project
KRWSC TRANSMISSION LINE

Figure No.
1.0
Title
SCHEDULE B

BOUNDARY
COUNTY DIVIDER
WATER LINE

ORIGINAL SHEET - ANSI A

SCHEDULE "F" AS AMENDED
PARTIES TO WHOM THE COMMISSION
MAY RESELL THE TOWN'S WATER
OUTSIDE OF THE COMMISSION BOUNDARIES

1. Corporate Boundaries of the Hamlet of Kathryn IN AN AMOUNT NOT EXCEEDING 2,200 m³ (TWO THOUSAND TWO HUNDRED CUBIC METRES) per day.

THE TOWN OF DRUMHEILER

Per: 

Per: 

Date: December 10, 2008

KNEEHILL REGIONAL WATER SERVICES
COMMISSION

Per: 

Per: 

CAO: 

Date: NOV 27, 2008

Agenda Item # 8.1.1

Aqua 7 Regional Water Commission

BOX 592, ACME, AB T0M 0A0 PHONE/FAX (403)443-5815 Email - krwsc1@gmail.com

November 7, 2011

Town of Drumheller Council
703 - 2nd Ave W
Drumheller AB T0J 0Y3

Dear Mayor Terry Yemen,

Re: Rocky View County Service Agreement Map

The Aqua 7 Regional Water Commission (A7RWC), formerly Kneehill Regional Water Commission, Board discussed the water supply agreement between our two organizations at the latest Board meeting on October 27, 2011. The A7RWC is formally requesting that our agreement be amended by substituting Schedule "B" with the proposed new Schedule "B" (including the entire Rocky View County), as attached. The rest of the agreement is acceptable as is.

Thank you in advance for considering our request and if you would like to meet to discuss this matter, please call (403-443-5541), or write our Manager, Kevin Miner, to arrange such.

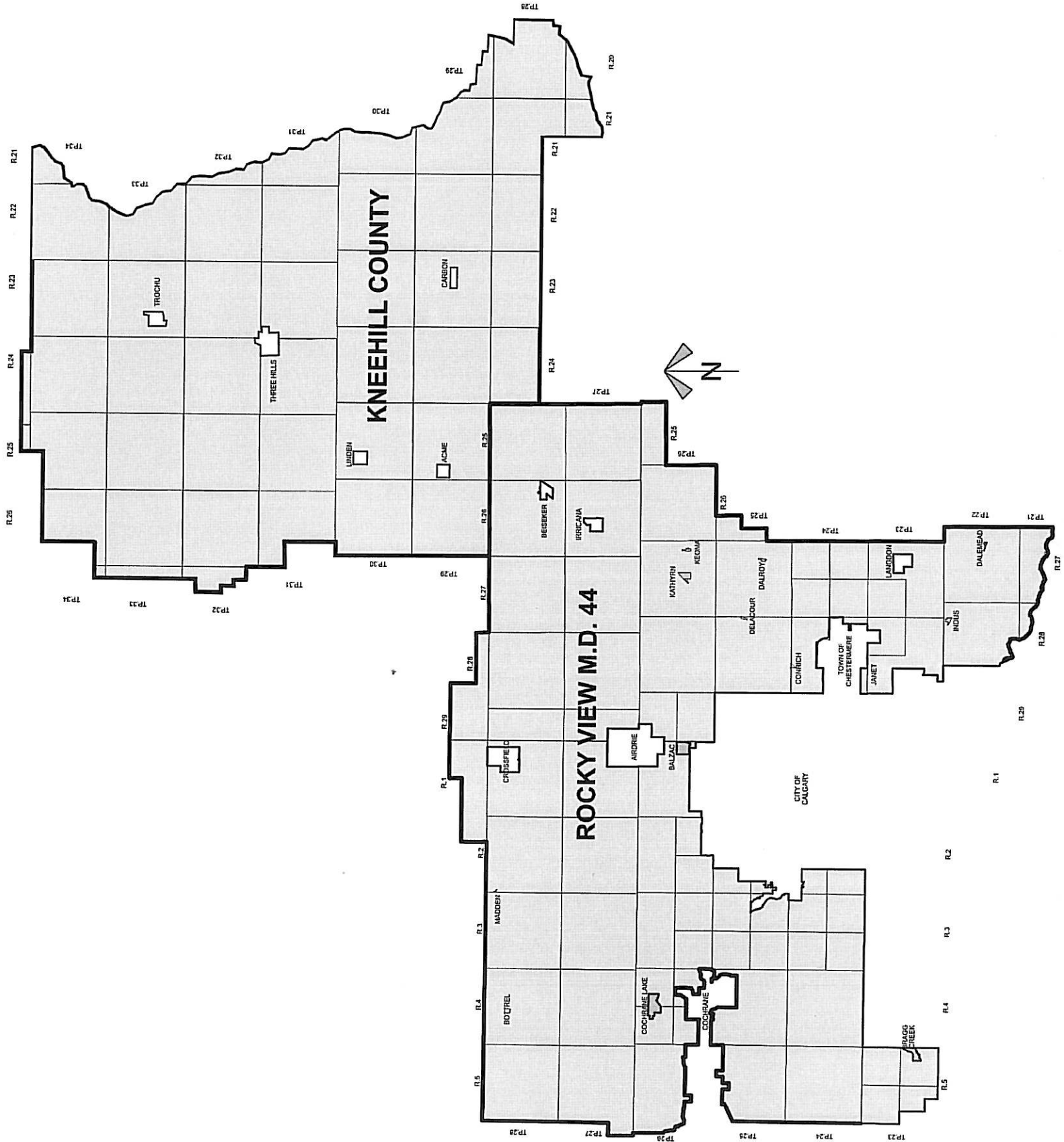
Yours truly,
A7RWC

Ray Courtman
Vice Chairman

/dk

Encl.

Cc: Rolly Ashdown, Reeve Rocky View County



12 July 18/2011

Agenda Item # 8.1.1

DIR 403-520-1290
CELL 403-999-2722
FAX 403-277-5977



ROCKY VIEW COUNTY
Cultivating Communities

Office of the Reeve

911-32 Ave NE | Calgary, AB | T2E 6X6
rashdown@rockyview.ca | www.rockyview.ca

July 13, 2011

Mayor Terry Yemen
Town of Drumheller
703, 2nd Avenue West
Drumheller, Alberta
T0J 0Y3

Dear Mayor Yemen:

Thank you for taking the time to meet with me and Deputy Reeve Butler this morning. As per our conversation, we would like to suggest changing Schedule B maps for all agreements between Kneehill Water Commission, Rocky View County, and the Town of Drumheller to show the entire map of Rocky View County. This would allow us to begin ways to plan use of our full water allocation in the future.

We look forward to further discussion and creating a solid revenue stream for a sustainable Kneehill Water Commission.

Sincerely,

ROCKY VIEW COUNTY

Rolly Ashdown
Reeve

c.c. Rob Coon, County Manager
Rocky View County Council

RA/ms



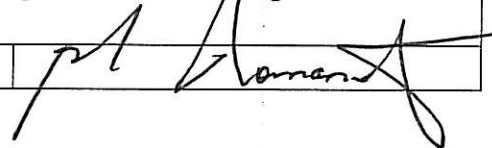
DRUMHELLER

REQUEST FOR DECISION

Agenda Item # 8.1.2



Request for Decision

		Date:	November 17, 2011
Topic:	DRUMHELLER HOUSING ADMINISTRATION APPOINTMENTS		
Proposal:	The Drumheller Housing Administration had two vacancies on their board. The board members have resubmitted their names, Debra Walker and Ray Page. Administration recommends that both Debra and Ray be appointed for a further three year term.		
Proposed by:	Raymond Romanetz		
Correlation to Business (Strategic) Plan			
Benefits:			
Disadvantages:			
Alternatives:			
Finance/Budget Implications:	N/A		
Operating Costs:		Capital Cost:	
Budget Available:	\$0.00	Source of Funds:	
Budget Cost:	\$0.00	Underbudgeted Cost:	
Communication Strategy:			
Recommendations:	That Council approve the appointments of Debra Walker and Ray Page to the Drumheller Housing Administration Board for a three year term to expire on the date of Council's 2014 Organizational Meeting.		
Report Writer:	R.M. Romanetz, P. Eng.	CAO:	
Position:	Chief Administrative Officer		

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

Telephone: (403) 823-1339

	Created By: Linda HandyRay Romanetz	1
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DRUMHELLER

DINOSAUR CAPITAL OF THE WORLD

Agenda Item # 8.1.2



RESUBMITTED

APPLICATION TO SERVE ON TOWN PUBLIC SERVICE BOARDS

Board applied for HOUSING

Date FEB 7/2008

Name of Applicant SEERA L WALKER

Address _____ Phone # _____

Length of Residency in Town ~~2 1/2 yrs~~ 5 1/2 yrs

Past Service on Similar Boards MEDICINE HAT CRISIS ASSISTANCE NETWORK;

MEDICINE HAT TRANSITIONAL HOUSING SOCIETY, AND OTHER BOARD
COMMITTEE WORK

BRIEF PERSONAL HISTORY (include information which you feel
would assist Council in making a decision as to your capabilities to serve
on this Board)

PLEASE SEE ATTACHED

Seera Walker
Signature of Applicant

Fax back to (403)823-8006



DRUMHELLER

DINOSAUR CAPITAL OF THE WORLD



APPLICATION TO SERVE ON
TOWN PUBLIC SERVICE BOARDS

RESUBMITTED

Board applied for DRUMHELLER HOUSING ADMIN.

Date OCT 29/08

Name of Applicant AM PACE

Address _____ Phone # _____

Length of Residency in Town 35

Past Service on Similar Boards _____

BRIEF PERSONAL HISTORY (include information which you feel would assist Council in making a decision as to your capabilities to serve on this Board)


Signature of Applicant

Fax back to (403)823-8006