

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

**September 18, 2017 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  
Tara McMillan  
Sharel Shoff

**CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**

Ray Romanetz

**DIRECTOR OF CORPORATE SERVICES**

Barb Miller

**DIRECTOR OF PROTECTIVE SERVICES:**

Greg Peters

**DIRECTOR OF COMMUNITY SERVICES:**

Paul Salvatore

**RECORDING SECRETARY:**

Linda Handy

**ABSENT:**

COUNCILLOR Tom Zariski

**DIRECTOR OF INFRASTRUCTURE SERVICES:**

Darryl Drohomerski

**1.0 CALL TO ORDER**

Mayor Terry Yemen called the meeting to order at 4:30 PM.

**2.0 MAYOR'S OPENING REMARK**

**3.0 PUBLIC HEARING**

**4.0 ADOPTION OF AGENDA**

**MO2017.115** Hansen-Zacharuk, 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 September 5, 2017**

**MO2017.116** McMillan, Shoff moved to adopt the Regular Council Meeting Minutes of September 5, 2017 as presented. Carried unanimously.

### **5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION**

#### **5.2.1 Municipal Planning Commission Meeting Minutes of July 27, 2017**

### **5.3. BUSINESS ARISING FROM THE MINUTES**

## **6.0 DELEGATIONS**

## **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

7.1 Request for cancellation of Regular Council / Committee of the Whole Meetings until the October 30, 2017 Organizational Meeting with the option for Mayor Yemen to call the October 2<sup>nd</sup>, 2017 Regular Council Meeting, if required.

Mayor Yemen asked for a motion for an election recess of Council meetings. No motion came forward.

## **8.0 REQUEST FOR DECISION REPORTS**

### **8.1 CAO**

#### **8.1.1 Asset Management Policy C-03-17**

R. Romanetz advised that Council at their meeting of September 5, 2017 passed the Infrastructure Financing Strategy. Administration has been working on an asset management framework for the past two (2) years. He explained that the policy provides direction to staff and confirms that Council will annually approve the levels of service incorporating risk, financial, and community input that aligns with the community vision and goals. He further explained that the CAO and executive team will implement the asset management policy based on direction given by Council. He explained that based on discussion held at the FCM, it was indicated that a grant will be available for all municipalities up to \$50,000 for the implementation of an asset management system and that an asset management plan may have to be in place as a requirement for the gas tax grant. He noted that Administration still has to map out the detailed plans for stormwater, etc. If approved, the dollars will be used to complete the remaining work over the next eight (8) months to one (1) year.

**MO2017.117** Shoff, Hansen-Zacharuk moved to approve the Asset Management Policy C-03-17 as presented. Carried unanimously.

#### **8.1.2 Royal Tyrrell Museum Odour Problem**

R. Romanetz advised that from discussions over the last years and direct contact with various Ministers in the past year, Alberta Infrastructure requested a Committee be formed to review solutions. He explained that the Town has been monitoring H<sub>2</sub>S levels on an ongoing basis and purchased an additional unit for continuous monitoring. He stated that there may have been two complaints this year but the key conclusion is that with chlorine being added into the system on a regular basis, the average monthly result is 2 ppm with some higher peaks. He further stated that although the chlorine appears to be working, the problem is not entirely resolved. Town Administration is of the opinion that a lift station needs to be installed to ensure that the waste is removed on a continual basis. He stated that the Province has agreed in principal that the equipment at the Museum will be upgraded to include a lift station as well as chlorine dispensing equipment which will match the pace of the flow and hopefully alleviate the odor issue. He explained that an agreement is being developed, formatted similar to the 1985 agreement when the Museum was constructed, that will identify the equipment and maximum levels of hydrogen sulfide. The Museum may need to use our certified operator to provide ongoing day to day maintenance. It is hopeful that an agreement will be in place by the end of the year with a firm commitment from the Province that the enhancements will be installed in the fall of 2018 / spring of 2019. He further noted that one cannot reasonably expect that there will be no H<sub>2</sub>S created however MPE Eng. recommends that the Town use a model that Calgary uses to hold other municipalities accountable for the reduction of H<sub>2</sub>S created. In response to a question regarding 5<sup>th</sup> and 19<sup>th</sup> Street odor problems, R. Romanetz advised that dollars are in the budget with the intention to install equipment to help reduce the odor at both locations. Another option tried in the past was a chemical product that was effective but extremely expensive. The Town will need to research equipment such as scrubbers that could provide a solution.

Councillor S. Shoff asked if the government will reimburse the Town's costs on monitoring the Museum's odor problem. R. Romanetz advised that the Province will be installing their own monitoring equipment and anything downstream from the Museum's proposed lift station will be the Town's responsibility for monitoring. He further advised that the resolution is considered to be a partnership with an agreement to find a solution by having the Province put in some significant capital dollars. He stated that recovery of Town dollars was never discussed.

#### 8.1.3 Update – Alberta Transportation Cross Walks

R. Romanetz advised that due to the significant traffic in Drumheller over the summer months and some concerns raised regarding the safety of some cross walks, in particular, at the Dairy Queen, 12<sup>th</sup> Avenue SE and two additional ones identified Fas Gas/Dollar Store and north side of the bridge at the Travel Lodge, the Province was notified. Alberta Transportation met with Town Administration and as a result, they agreed to take steps to improve safety. He further explained that based on traffic volumes and turning movements, warrants for safety improvements are implemented under the Transportation Association of Canada manual. The Town has asked that the flashing lights be installed at both of the noted cross walks. Transportation agreed to do the review this fall, and if it warrants additional measures, they will be installed prior to June 2018. The Province has agreed that the permanent markings that was to last for a

longer term, has worn off and the cross walks need improvements that are more visible. Councillor J. Garbutt stated that the two intersections identified are not the only issues. He stated that every cross walk in the Town that crosses a primary / secondary highways, needs to be addressed. R. Romanetz stated that two have been identified as the first priorities, and Transportation will overall improve the level of attention along the corridor with regards to pedestrian safety. Councillor L. Hansen-Zacharuk asked that the need for a sidewalk to Walmart be added to the list of priorities. R. Romanetz stated that this area is not on their agenda however Transportation has asked the Town to have our consultants do a review on the need for a pedestrian trail from the old railway crossing from 25th Street in Midland to the Museum. They have identified this roadway as a priority because there are no shoulders and there have been a number of close calls. He further explained that there is a stretch of highway on SH838 to the golf course and by the Midland Hotel that are in poor shape and Transportation has agreed to cost these projects out with consideration given to have the work carried out in their three year cycle. Another priority area is the upgrading of the channelization from the bridge north as this roadway has not been worked on since the installation of medians in 1980.

## **8.2. DIRECTOR OF INFRASTRUCTURE SERVICES**

### **8.3. DIRECTOR OF CORPORATE SERVICES**

#### **8.3.1 Request for Decision 2017 Municipal General Election – School Board Trustee**

B. Miller advised that Drumheller citizens will be voting for their local school board trustees as part of the municipal general election held every four (4) years. She stated that Section 3 of the Local Authority Elections Act (LAEA) authorizes elected authorities to conduct joint elections for voter convenience and for economies of scale. She further stated that Christ the Redeemer Catholic School Board has contacted her requesting a joint election and to conduct the school board trustee election on their behalf. In response to a question from Council, B. Miller stated that the Golden Hills School Division will share space with the Town but will be conducting their own election with the costs to be shared.

**MO2017.118** Kolafa, Hansen-Zacharuk moved that Council authorize the Returning Officer to enter into an agreement with Christ the Redeemer Catholic Schools to conduct the 2017 School Board Trustee election on their behalf. Carried unanimously.

#### **8.3.2 Elks Club – Tax Recovery Property**

B. Miller advised that the Town assumed title of the property known as the Elks Club and the adjacent parking lot as a result of tax arrears. She further advised that failing to receive any interest in a sale by tender in early summer and due to the building being in poor condition, Administration is of the opinion that the best option would be to proceed with the demolition of the building. The cost estimate to demolish the building is in the \$125,000 to \$150,000 range depending on the amount of coordination required with the utility companies. This cost would be funded through the operating budget with all costs allocated to the property tax roll. Should the Town opt to then sell the vacant property, although the sum of the current tax arrears and estimated demotion costs exceed the estimated value of the vacant property, a portion of the costs incurred would be

recoverable from the proceeds of the sale of the property. If Council approves the request to demolish the building, a formal tender will be issued.

**MO2017.119** Hansen-Zacharuk, Shoff moved that the Town proceed with the demolition of the Elks Club building. Carried unanimously.

#### **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**

13.1 Councillor Jay Garbutt provided a report on his attendance at the Federation of Canadian Municipalities (FCM) held in May 2017 in Ottawa. He stated that the sessions he attended focused on government solutions and best practices for stakeholder engagement plan, statistics on poverty and how governments of all orders may not be addressing how to reduce poverty in their communities, citing Drumheller's lack of affordable housing and public transportation as local issues.

Councillor P. Kolafa provided a report on his attendance as well, noting that he toured facilities with innovated developments such as the Trail Waste Facility with a gas collection facility on top of their landfill by installing wells, and the Innovation Centre at Bayview Yards which was an old bus yard converted into workspace for 150 entrepreneurs. He attended sessions that focused on the Province's infrastructure bank which is not a replacement for grants, how to save money for low carbon and climate resilience – how industry has surpassed what the government is asking for and industry is asking the government to step up and a session on opportunities for adapting to climate change.

13.2 Councillor Sharel Shoff presented the minutes of the Economic Development Advisory Committee Meeting held on September 13, 2017, noting that in reference to the Hamilton rezoning, the EDAC has recommended to Council that future rezonings should be tabled for further study as necessary. She further advised that the EDAC wishes to seek alternatives to Cold Calling by working with board members to develop a prospecting strategy.

Questions from Council:

Councillor J. Garbutt asked P. Salvatore for an explanation on how the \$40,000 budget amendment for hiring of a contract position for cold calling has changed from Council's

original approval for this work. P. Salvatore explained that Central Alberta Economic Partnership will be carrying out some of the work in the amount of \$20,000 with the remainder being used for the hiring of an individual to do cold calling. Councillor J. Garbutt stated that it is not the role of an advisory committee to overrule Council direction. Councillor S. Shoff stated that members of the advisory committee who have expertise in the area will be working in conjunction with CAEP. She further explained that members felt the term cold calling was old fashion and asked if Council would consider looking at other alternatives. Councillor J. Garbutt stated that cold calling does not refer to only calling on the telephone but the person in that position would go and see people promoting Drumheller with follow up; a business attraction specialist would need to meet more than once to show prospects around demonstrating human contact, customer relationships and business friendly. He asked that Economic Development Advisory Committee representatives appear as a delegation before Council in the near future to ensure that priorities are aligned with Council.

Discussion held on the recommendation from the EDAC on future rezoning processes. In response to a question from Council, P. Salvatore clarified that the one page synopsis about rezoning was only provided to the EDAC and not provided to Council until after the Hamilton's public hearing held on August 21<sup>st</sup>.

#### **14.0 IN CAMERA MATTERS**

There being no further business, the Mayor declared the meeting adjourned at 5:55 PM.

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Chief Administrative Officer

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Mayor