

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

**December 11, 2017 at 4:30 PM  
Council Chamber, Town Hall  
224 Centre Street, Drumheller, AB, T0J 0Y4**



**PRESENT:**

**MAYOR:**

Heather Colberg

**COUNCIL:**

Kristyne DeMott

Jay Garbutt

Fred Makowecki

Lisa Hansen-Zacharuk

Tony Lacher

Tom Zariski

**CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**

Darryl Drohomerski

**DIRECTOR OF COMMUNITY SERVICES:**

Paul Salvatore

**RECORDING SECRETARY:**

Linda Handy

**ABSENT: DIRECTOR OF PROTECTIVE SERVICES:**

Greg Peters

**DIRECTOR OF CORPORATE SERVICES**

Barb Miller

**1.0 CALL TO ORDER**

Mayor Heather Colberg called the meeting to order at 4:30 PM.

Mayor Heather Colberg thanked the DVSS students, teachers and principal - Mr. LaPierre for hosting an amazing Seniors Dinner Event.

**2.0 MAYOR'S OPENING REMARK**

**3.0 PUBLIC HEARING**

Mayor Heather Colberg called the Public Hearing to order at 4:31 PM.

Mayor Heather Colberg stated that the purpose of the public hearing is to consider Bylaw 12.17 an application to amend the text of Land Use Bylaw 10.08 to add "Self Storage Facility" as a discretionary use in the Downtown Transition (DT) District.

Mayor Colberg asked Cynthia Cvik – CEO, Palliser Regional Municipal Services (PRMS) to provide her planning report. C. Cvik advised that Bylaw 12.17 received first reading on November 14, 2017. Her report is summarized as follows:

*"In August 2016, the Town's Land Use Bylaw 10.08 was amended by Council to add a new definition for "Self Storage Facility" and introduce the use into 3 zones or districts in the community: the M-1 (Light Industrial District); the M-2 (Medium Industrial District); and the M-2R (Restricted Industrial District). The new definition: "Self Storage Facility" means a use: (a) where goods are stored in a building; (b) where the building is made up of separate compartments and each compartment has separate access; (c) that may include appropriately screened outside storage sites for recreational vehicles; (d) storage units are available for rental or lease to the general public; and (e) may include the administrative functions associated with the use."* She provided photos on the difference between "self storage facility" and "shipping container or sea can" and explained that a self storage facility was a larger development, complete with security features and developed in a comprehensive manner.

C. Cvik advised that the Municipal Planning Commission does not recommend support for the proposed text amendment to add "self storage facility" to the list of discretionary uses in the Downtown Transition (DT) District. She further advised that the purpose of the DT District is to provide for mixed-use development with the intention of enhancing downtown vitality, promoting tourism service businesses and retaining the residential character of the neighbourhood. She provided a map identifying all the DT District lands which may be affected by the proposed text amendment.

In conclusion C. Cvik stated *"PRMS does not recommend support for the proposed text amendment to add "Self Storage Facility" to the list of discretionary uses in the Downtown Transition (DT) District."*

Councillor J. Garbutt asked to see the originating application for the amendment. C. Cvik provided the application to Councillor J. Garbutt.

Councillor T. Zariski stated that he has been privy to the discussions at the MPC meetings and finds the rationale reasonable in that the MPC does not find the location suitable. However, he further stated that the property has been vacant for 15 years and it could be the only development that Council sees for the next 15 years. He stated that based on an economic development perspective, this proposal could be managed through the development permit process to address concerns such as noise.

Mayor Colberg asked the Secretary of the Public Hearing if any written submissions were received by the Town. Secretary L. Handy stated that three letters were received in opposition of the proposal from: Brock Harrington – President, Drumheller and District Chamber of Commerce, Craig Comstock and George Comstock.

Mayor Colberg asked for those who wished to speak in favor of the proposal. There were no speakers in attendance.

Mayor Colberg asked for those who wished to speak in opposition.

Craig Comstock stated that his residence would be directly across from the proposed storage facility site and did not believe a 6 ft. fence or lighted yard would beautify the corridor. He explained that a chain link fence gathers garbage. He stated that he understood that Council would like the land to be used but a storage facility is not the appropriate use of the land. He stated that appropriate development would include a senior complex or some type of housing. He stated that once a storage facility is approved for this location, it would remain a storage facility forever with security lights, barbed wire fence and overall such a development would not be aesthetically pleasing. He stated that he hoped this proposal is not in Council's plans for the future of Drumheller.

Debbie Gallagher stated that she owns a house on South Railway Avenue and is opposed to the proposal as it would devalue her property. She further stated that the proposal is not the best use of the land and belongs in the industrial park.

Mayor Colberg asked if there were any questions from Council. There were no questions.

Mayor Colberg closed the Public Hearing at 4:52 PM.

#### **4.0 ADOPTION OF AGENDA**

**MO2017.151** Makowecki, Lacher 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 November 27, 2017

**MO2017.152** Garbutt, Zariski moved to adopt the Regular Council Meeting Minutes of November 27, 2017 as presented. Carried unanimously.

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

5.2.1 Municipal Planning Commission Meeting Minutes of October 5, 2017  
Municipal Planning Commission Meeting Minutes of November 2, 2017

##### **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 13.17

D. Drohomerski presented Bylaw 13.17 being a bylaw to amend the Land Use Bylaw 10.08 from CB (Central Commercial) District to DT (Downtown Transition) for Plan 3099AD Block 24 Lots 18-20. He further stated that the proposed amendment is for the property across the street from Town Hall known as the ReMax Property. He recommended that Council proceed to first reading to allow for the Public Hearing to be held on January 22<sup>nd</sup>.

**MO2017.153** Garbutt, Lacher moved first reading of Bylaw 13.17. Carried unanimously.

#### 8.1.2 Bylaw 14.17 being a bylaw to set the utility rates for 2018

D. Drohomerski stated that Bylaw 14.17 received first reading at Council's Meeting on November 27<sup>th</sup>. He recommended that Council adopt the rates as presented.

**MO2017.154** Zariski, Garbutt moved second reading of Bylaw 14.17.

Councillor T. Lacher stated that the document provided by Administration outlines every Alberta municipalities' water and wastewater rates and from that document he was able to verify whether Drumheller's water and sewer rates were higher than average based on comments from residents. He further stated that the document assumes a consumption of 15 cubic metres of water which drives the pricing for flat rates and variable rates. He stated that by using the figures and extrapolating consumption rates he compared Drumheller's rates to 8 other communities similar in size: Stettler, Olds, Innisfail, Disbury, Ponoka, Taber, Wainwright and Coaldale; and found that based on the 15 cubic metres average consumption, Drumheller's average water and sewer bill is \$78.48. He also compared actual Town of Drumheller residents' bills averaged over an 11 month period. Based on his findings, he concluded that *"Drumheller has one of the cheapest water rates amongst the 8 communities surveyed. It ranks 3<sup>rd</sup> next only to Taber and Coaldale, both of which are running on 2016 rates. This dispels the myth that rates / monthly bill are some of the highest in the province. Drumheller is the only Town amongst those surveyed that charges sewer rates of 80% of water consumption versus 100% for the others. This dispels the argument that the water on his lawn does not enter the sewer during the 4 summer months because for the other 8 months it does. We have a real perception problem which needs to be rectified via communication. We may not get a break on the water for the 2 months during the summer but we do get a break on the sewer for 12 months of the year. We need to acknowledge that the Town has been very responsible in the management of our water and sewer utility and to commend those who have set us on the right course with respect to a depreciating asset"*.

Following his report, he stated that the only clarity he needs is an explanation of the difference between the fixed rate and the floating rate and what drives the depreciated asset.

D. Drohomerski stated that on the water side, the break even was 2021 and the wastewater was a year or two further out. He further stated that the idea is to fully fund our system so we are not subsidizing with tax revenue or not being able to do repairs or upgrades to our system because we do not have dollars in the reserves for these expenses. Councillor T. Lacher asked what drives the flat rate and what drives the price for the variable rates as some communities are really low. D. Drohomerski stated that the flat rate varies from community to community and flat rates should account for the majority of fixed costs, i.e. capital assets and variable rates take into account the pumping of the system and chemical usage, etc. He further stated that some municipalities treat this differently and may put a higher premium on usage rate. Drumheller tries to look at what we are paying for the costs (the flat rate) and the variable rate on the consumption. Councillor T. Lacher stated that by extrapolating the same proposed increase rate on the bylaw and assuming average usage of 15 cubic metres, this amounts to \$2.77 per month or \$33.24 per year. Based on his findings, Councillor Lacher stated that he supports the bylaw. Councillor L. Zacharuk-Hansen asked how this increase would impact the reserves? D. Drohomerski stated that he believes it to be \$200,000 plus towards the reserves based on the proposed increase. In response to a question from Councillor F. Makowecki, D. Drohomerski explained that Drumheller has a combined sewer system with inlets on the streets flowing to the Drumheller Wastewater Treatment Plant with a separate system in East Coulee and Rosedale that treat storm water as well. D. Drohomerski stated that some municipalities have a lagoon system (pumping sewage into a settling pond which is a less expensive system) while Drumheller has a sophisticated treatment system. Councillor T. Zariski stated that Council has a commitment to promote better water usage in an effort to reduce the overall costs to the public. Mayor H. Colberg agreed and stated that Drumheller has a rain barrel program for residents and encouraged the use of landscapers to reduce water consumption.

Vote on motion: Carried unanimously.

**MO2017.155** Garbutt, Lacher moved third reading of Bylaw 14.17. Carried unanimously.

#### 8.1.3 RFD – Heritage, Arts and Culture Committee Appointment

D. Drohomerski stated that the Heritage, Arts and Culture Committee has one vacancy and one application has come forward from Brandon Strilisky.

**MO2017.156** Hansen-Zacharuk, DeMott moved to approve the appointment of Brandon Strilisky to the Heritage, Arts and Culture Committee. Carried unanimously.

## 8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

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

#### 8.3.1 IT Managed Services Presentations:

##### 1) Trinus

###### Questions from Council:

Councillor L. Hansen-Zacharuk asked Trinus if they would hire locally, if their firm was successful? Trinus stated that their operations are out of Stony Plain. Councillor T. Zariski asked why the Town of Olds chose Trinus? Trinus stated that their firm offered Olds an identical package to what they are offering Drumheller. Trinus was able to offer Olds onsite service with the ability to look after their needs in the future. Councillor J. Garbutt asked Trinus for a list of other municipalities they serve. Trinus identified their clients. Councillor F. Makowecki asked Trinus opinion on independent IT / cyber security staff. Trinus stated that they have a full time position independent cyber security member on their staff.

##### 2) Reality Bytes:

###### Questions from Council:

Mayor Heather Colberg asked Reality Bytes if chosen, transitioning IT can be difficult, what is the impact on the Town. Reality Bytes stated that given the timelines and the delays in the process, it would be best to push the takeover date to February 1<sup>st</sup> and this would allow for a clean hand over on the February 1<sup>st</sup> date and allow for a learning process. Mayor Colberg asked the number of staff. Reality Bytes stated they have 11 staff and could be on site “at the drop of a hat”. She asked Trinus the same questions. Trinus stated that they have 3 technicians and agreed there needs to be an overlap with the existing provider and one month is reasonable. Councillor F. Makowecki asked if Reality Bytes’ security is separate from IT services. Reality Bytes stated that they have an automated tool that runs multiple times a day but not a replacement for a security audit. Reality Bytes recommended that this be done by a separate body, such as a security audit company that carries out a full compliance audit. Councillor L. Hansen-Zacharuk asked the firm’s specialized credentials. Reality stated that their staff is up to date on latest technology and experts in different areas such as VMware with 30 specialized staff between the Drumheller and Vancouver operations. D. Drohomerski asked if all their staff are technicians? Reality Bytes stated there are 4 dedicated specialists in Drumheller. D. Drohomerski asked for a listing of clients. Reality Bytes stated that although there are no municipalities as clients they provide services to Ralstons, Inland Plastics, etc. and that management of the infrastructure is similar. D. Drohomerski stated that of all the proponents, Reality Bytes was the only firm that identified a third party contractor for IT needs which made Administration nervous about that relationship would work. Reality Bytes stated that they were taken back by comments in the RFD as these questions did not come forward in the meeting held with Administration and would have been addressed at that time. Reality Bytes stated that they highly recommend an outsourced IT contract because of the “brain drain issue” and by having an outsourced IT company that eliminates this factor. Reality Bytes stated that when the Town has an issue you will be dealing with a local technician and some the contractual staff share the same system and we liaison with their techs to ensure issues are resolved 24/7. D. Drohomerski asked that from a business standpoint how do you manage contractors not paying their bills? Reality Bytes stated

that you would be calling Reality Bytes and they have a proven track record of being a successful employer in Drumheller.

### 3) iTeam

Questions from Council:

Councillor J. Garbutt asked for clarification if the help desk is run with 4 full time staff for a 365 day operation. iTeam explained that the 4 full time staff run the help desk from 7:30 AM – 5:00 PM Monday to Friday and then switches to an on call system (alert system); there is no one watching help desk 24/7. Mayor Heather Colberg asked for clarification on “no transition cost service provider”. iTeam explained that any time a new provider comes in there will be incurred costs. Mayor Heather Colberg asked if their security is in-house? iTeam stated that they have a third party security provider.

### 8.3.2 RFD - IT Managed Services Award of Contract

**MO2017.157** Garbutt, Makowecki moved to defer Item 8.3.2 to in camera at the end of the meeting. 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

**MO2017.158** Zariski, Garbutt moved second reading of Bylaw 12.17

Councillor K. DeMott stated that although the idea of a storage facility would benefit the Town, the DT District is not an appropriate location due to increased traffic, noise, and access. Councillor L. Hansen-Zacharuk stated that a self storage facility should not be in the DT District however the site in question has limited uses for that property. She further stated that from past experience on Council, objections from the residents is a primary consideration. Councillor F. Makowecki stated that no residential property owners should be subjected to barbed wire fencing. Councillor J. Garbutt stated that the developer was not in attendance to speak in favour of the application. Mayor H. Colberg stated that the Town would be encouraging the developer to set up in the Valley, just not that location.

Vote on Motion:

Defeated unanimously.

## 11.0 UNFINISHED BUSINESS

## 12.0 NOTICE OF MOTION

**14.0 IN-CAMERA MATTERS**

**MO2017.159** Zariski, Demott moved to go in camera at 6:53 PM. Carried unanimously.

**MO2017.160** Hansen-Zacharuk, Garbutt moved to revert to Regular Council Meeting at 7:45 PM. Carried unanimously.

**14.1 IT Managed Services Award of Contract**

**MO2017.161** Hansen-Zacharuk, Garbutt moved that Council authorizes Administration to enter into an agreement with Reality for the provision of IT Managed Services for the period of February 1, 2018 to December 31, 2022 in the amount of \$78,000 per year. Carried unanimously.

**14.2 Labour – Appointments to the Economic Task Force (Steering Committee)**

**MO2017.162** Garbutt, Zariski moved that Council approve the appointments of Kim Suntjens, Ken Schinnour, Bob Sheddy, Tony Ibrahim, John Goudy, Trevor Gough, Brooke Christianson to the Economic Task Force. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 7:47 PM.

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Chief Administrative Officer

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Mayor