

**Town of Drumheller
COUNCIL MEETING
MINUTES**

May 1, 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
Patrick Kolafa
Tara McMillan
Sharel Shoff
Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Darryl Drohomerski

DIRECTOR OF PROTECTIVE SERVICES:

Greg Peters

RECORDING SECRETARY:

Linda Handy

ABSENT: DIRECTOR OF CORPORATE SERVICES:

Barb Miller

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

1.0 CALL TO ORDER

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

Councillor Tara McMillan was sworn in as Deputy Mayor for the months of May and June, 2017.

Mayor Yemen asked Julia Fielding – Economic Development Officer to provide an overview of the activities planned for Canada’s 150th day - May 30th from 4:00 PM – 7:00 PM. Julia announced that there will be a picnic in the park behind BCF with entertainment, various games and Nanaimo bars. She further advised that the Town has created a web page for Canada 150 which highlights Drumheller’s activities.

Councillor T. Zariski announced that the Dinosaur Golf Club is also having a Canada 150th event on May 28th – you can golf for \$5.00 and there will be a free BBQ and cake.

2.0 MAYOR’S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

Addition to the Agenda: 14.1 Labour Matter

MO2017.47 Hansen-Zacharuk, Garbutt moved to adopt the agenda as amended. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

- 5.1.1 Regular Council Meeting Minutes of April 18, 2017
- Special Council Meeting Minutes of April 24, 2017

MO2017.48 Shoff, Zariski moved to adopt the Regular Council Meeting Minutes of April 18, 2017 as presented. Carried unanimously.

MO2017.49 McMillan, Hansen-Zacharuk moved to adopt the Special Council Meeting Minutes of April 24, 2017 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

6.1 Presentation of Housing Needs Survey - Drumheller District Senior Foundation – CAO Jennifer Krystoff and Board Member Tom Zariski

Councillor Tom Zariski advised that the final version of the Senior Housing Needs Assessment and Strategic Planning Report is available to share followed by CAO Jennifer Krystoff presenting the budget and financial information.

Councillor Zariski provided highlights of the Housing needs assessment Report as follows:

- The document is a comprehensive assessment of all current and projected needs of senior housing which is important for grant submissions;
- The document primarily looks at supportive housing SL1, SL2 and SL3 (SL4 and SL4D which is administered by Alberta Health Services), independent housing such as the Manors (which are owned by the Province).
- Population and Demographics - the Foundation serves 11,335 area residents with 1745 Drumheller residents (Town population 7982). Drumheller’s overall population in our region is aging (as seniors age, their needs increase). By 2036 almost 3000 people

in the area will be 65 plus with 2300 of those living in Drumheller. Drumheller has a higher than average proportion of seniors who have a higher than average income as well as a higher than average proportion of seniors who have a lower than average income. Persons in Drumheller receiving social assistance increased 39% from 2001 to 2014.

- Housing Supply – Between 1996 to 2011, average home values increased significantly in the area resulting in housing purchases or rental being unaffordable. Between 1996 to 2011, lost 60 rental properties. The Town saw an increase in recreation seasonal properties and a decrease in rental properties because the Town is allowing rental houses to be turned into a tourist accommodation which removes it from the rental market. Housing challenges – 10% of houses in Drumheller need significant repairs. Housing suitability – 2% of residents are living in overcrowded conditions as well as a number of houses are not suitable for those living with disabilities. Between 55 – 60 seniors are paying more than 50% of their income on housing (30% is the recommended limit). Independent living units current need 75, current availability 77 (manors / cottages). Supported living units SL1 and SL2 (Sunshine Lodge) current need 40, current availability 78. Supported living units SL3 (Hillview Lodge) current need 20-25, current availability 36. Supported living SL4 and SL4D – the hospital has 65-66 rooms.

- Transportation for seniors is provided by valley bus.

Jennifer Krystoff provided an overview of the finances as follows:

- Overall assumption for 2017 budget is to remain status quo as there are no plans to expand.

- Budgeted revenue is \$3.8M and half of the budget is through rental rates and this percentage decreasing primarily due to vacancies. In 2007, 80% of revenue was from rental rates and now it is at 47% from rental rates due to vacancies. Increasing rental rates for residents each year is at 1.5% to recoup costs for renovations. Increase in the 2017 requisition from 2016 was about \$25,000 due to carbon tax. Government grants is 9% of income from the Lodge Assistance Program – receive \$12.7 per day per resident who fall under the income threshold and 63% of current residents qualify and the higher income renters recoup the difference. Basic Sunshine Lodge rates are \$1080 to \$1205 depending on the size of the room with older rooms in the 400 / 500 wings (does not include laundry, cable and parking). Hillview Lodge rental rents are higher because of the service provided and those rates start at \$1330. The revenue has decreased in the last three years, resulting in an increase to the annual requisition. Expenses are status quo with exception of carbon tax and a large portion is due to debt and salary and wages. The debt repayment is \$46,000 a month to Alberta Treasury Branch - Hillview and Sunshine Lodge loans mature in 6 years and currently just under \$2.4M in debt left to pay. Budget challenges - vacancies are increasing - 20 vacancies at Sunshine Lodge - each wing is 50% vacant primarily due to smaller outdated rooms and seniors want their own bathroom with a walk-in shower. The government is moving away from grants and towards tenancy and common agreement with the expectation of co-ownership. Other budget challenges are due to the increase in minimum wage - \$15.83 - \$20.75 is their wage average. As well as aging facilities - Sunshine Lodge was built in 2004 and Hillview was built in 2009 - major equipment now needs replacing and they will be reviewing their capital plan in the near future.

J. Krystoff provided an overview of the Foundation's strategic refocusing and refined vision due to changing needs and aging facilities. Their goals include: create efficiencies across departments, look at the older wings to make them more marketable, review capital plan - budget for replacement costs, and partner with community organizations for new senior programs.

Questions from Council:

Mayor Yemen asked the impact of the carbon levy on their budget. J. Krystoff explained that the Province is pushing facilities to operate in a more green way to reduce energy consumption. ASHA group is providing information to lodges on how to do this.

Councillor Hansen-Zacharuk asked with regards to Hillview how long do SL3 residents reside at the facility because of the zero vacancy. J. Krystoff explained that when the residents come to Hillview although they are assessed to be SL3, they are moved on to SL4 within a few months (moved to acute care at the hospital and if no room, outside of the community until a bed is opened up). Councillor Zariski stated that SL4 residents are at the facility because there are no vacancies at the hospital and this puts a strain on the service level required.

Councillor Garbutt asked that the Foundation keep the Town informed on what the policy implications are moving forward given the senior housing assessment presented today. He further asked if the Housing Bodies are looking at assets because cash flow could be easily manipulated and seniors could be paying lower rent based on their income but not on their wealth. J. Krystoff stated that ASHA is lobbying the government to change legislation to consider assets rather than just line 150 on the T4. In response to a further question, Councillor Zariski explained that the Foundation would like to restructure the loans to allow movement for renovations. He further explained that it is their intention to take two rooms in the older wing to make it into one room at a cost of \$36,000 per room however longevity has to be built into the equation. He further recommended that the stakeholders get together for 1/2 day session to discuss plans in moving forward.

Council thanked Councillor Zariski and Jennifer Krystoff for their presentation.

6.2 Presentation of 2016 Policing Survey Results and New Police Committee Policy Manual – Police Committee – Chair Fred Makowecki, Board Member Tom Zariski and Director of Protective Services Greg Peters

Fred Makowecki presented the policy and procedure manual explaining that when the Province changed the Police Act to be more transparent and accountable, the RCMP detachments were given the ability to have a public consultation board or a committee as defined as having a public complaints director. This has hamstrung communities and they have an Advisory Body instead with the ability that unresolved complaints move up the ladder. They are finding that the public complaints director is a costly position and a higher level of security required and at the APG going forward to change the act from shall to may and if so, many more Police Committees would be formed in the Province. Drumheller has a Police Committee that meets every 6 weeks and more

frequent, if required. The Committee must approve a policy and procedure manual which ensures consistent operations. When board members have reached maximum terms, they must step down to allow for new members to serve and the manual provides guidance. He stated that he has served as Chair to the Committee along with Jim Decore for the maximum term of 10 years and both will be stepping down this year. He explained that a process is outlined in the manual for the appointment of new members. He stated that his membership with the Alberta Association of Police Governance resulted from his appointment to the Town's Police Committee. He has served on the Board of Directors for 6 years and the past year as Chair. He further stated that he had an opportunity to attend the Resilience 2017 in Edmonton focusing on resilience in the face of large natural disasters and will share this information with Town Administration. He explained that the Committee has asked the community what the RCMP priorities should be – the Committee received 500 responses (twice as many as last year). He circulated a copy of the survey questions and responses which is a survey available 365 days of the year for public input. He stated that two priorities this year will be traffic and property crimes. Councillor Zariski stated that Drumheller has the privilege of police oversight for our community and this is an anomaly in our country that should not be taken lightly.

Council thanked Fred for his presentation and for his years of service to the Police Committee.

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1 CAO

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

Councillor Pat Kolafa announced that GFL will be hosting a BBQ on Thursday, May 4th for those who participate on Earth Day by cleaning up the community. He advised that he attended the retirement event for CAO Ross Rawlusyk – Starland County on April 29th.

Councillor Tara McMillan – Valley Bus Society - tabled until after their AGM.

14.0 IN-CAMERA MATTERS

MO2017.50 Hansen-Zacharuk, Garbutt moved to go in camera at 6:00 PM. Carried unanimously.

14.1 Labour Matter

MO2017.51 McMillan, Hansen-Zacharuk moved to revert to regular Council Meeting at 6:45 PM.

There being no further business, the Mayor declared the meeting adjourned at 6:45 PM.

Chief Administrative Officer

Mayor