

Town of Drumheller COUNCIL MEETING AGENDA

Monday, April 15, 2019 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, Alberta



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2. MAYOR'S OPENING REMARK
3. ADOPTION OF AGENDA
4. MINUTES
- 4.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES
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- 4.2. MINUTES OF MEETING PRESENTED FOR INFORMATION
- 4.3. BUSINESS ARISING FROM THE MINUTES
5. DELEGATIONS
6. REQUEST FOR DECISION REPORTS
- 6.1. CAO
- 10 - 12 6.1.1. 2019 Capital Budget Approval
- 6.1.2. Multi-Year Capital Budget Approval
- 6.1.3. AUMA Resolution - Electricity Price Imbalance
[Transmission and Distribution Charge Imbalance on Customers' Electricity Bills Across Alberta](#)
- 6.2. DEPUTY CAO / DIRECTOR OF CORPORATE SERVICES
- 6.2.1. Revisit 2019 Unfunded Priorities (resulting from large surplus)
- 6.3. DIRECTOR OF INFRASTRUCTURE SERVICES
- 6.4. DIRECTOR OF EMERGENCY / PROTECTIVE SERVICES
- 6.5. REVIEW OF STRATEGIC BUSINESS PLAN WORK PRIORITIES
- 6.5.1. Downtown Plaza Phase 1.5
7. PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION
8. PUBLIC HEARING TO COMMENCE AT 5:30 PM
9. PUBLIC HEARING DECISIONS
10. UNFINISHED BUSINESS
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13. IN-CAMERA MATTERS

**Town of Drumheller
COUNCIL MEETING
MINUTES**

April 1, 2019, at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, AB, T0J 0Y4



PRESENT:

MAYOR:

Heather Colberg

COUNCIL:

Kristyne De Mott

Jay Garbutt

Lisa Hansen-Zacharuk

Tony Lacher

Fred Makowecki

Tom Zariski

CHIEF ADMINISTRATIVE OFFICER:

Darryl Drohomerski

DEPUTY CAO/DIRECTOR OF CORPORATE SERVICES:

Barb Miller

DIRECTOR OF INFRASTRUCTURE SERVICES

Dave Brett

DIRECTOR OF PROTECTIVE / EMERGENCY SERVICES:

Greg Peters

MANAGER OF ECONOMIC DEVELOPMENT

Sean Wallace

COMMUNICATIONS OFFICER/ECONOMIC DEVELOPMENT OFFICER:

Julia Fielding

RECORDING SECRETARY:

Linda Handy

1. CALL TO ORDER

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

2. MAYOR'S OPENING REMARK

Mayor Colberg welcomed Sean Wallace as the Town's new Manager of Economic Development.

Mayor Colberg announced that the following events:

- The Drumheller Public Library will be opening up a new section created for the youth;

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- Travel Drumheller, the Chamber and the Town will be hosting a Tourism Job Fair on April 11th from 4:00 PM – 7:00 PM at the BCF; and
- 20-20 Challenge – Starting today, April 1st pick up garbage for 20 minutes for 20 days to clean up our community in advance of Earth Day, April 22nd.

Mayor Colberg proclaimed April 7 to 13, 2018 as National Volunteer Week and thanked all volunteers for their work to make our community better.

3. ADOPTION OF AGENDA

MO2019.51 Zariski, Garbutt moved to adopt the agenda as presented. Carried unanimously.

4. MINUTES

4.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

4.1.1. Regular Council Meeting Minutes of March 18, 2019

MO2019.52 Hansen-Zacharuk, Lacher moved to adopt the Regular Council Meeting Minutes of March 18, 2019 as presented. Carried unanimously.

4.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

4.3. BUSINESS ARISING FROM THE MINUTES

5. DELEGATIONS

Vance Neudorf – Badlands Amphitheatre Activities Update

Highlights included:

New mission statement: *“Badlands Amphitheatre creates community through performance events, including its annual portrayal of the life of Jesus, increases awareness and skills in the arts and encourages tourism by creating significant culture attractions”.*

Core values are: celebrations, creation, creative ability of the those working with the Badlands Amphitheatre and community.

Harvard Business Review’s article on the Strafford Festival said that *“in order to have a transformational effect, we must embrace fundamental change while preserving the excellence of the past by rethinking what we do and how we interact with the rest of the world”* – the Badlands Amphitheatre is in a transformational phase – 2019 was a year of innovation - 25th Anniversary of the Passion Play and the production was transformed into a musical performance (with 25 original songs); Passion Play production required a budget of \$0.5M to do all their changes; Record attendance of 13,000.

Other activities in 2018 included: first opera, concerts with sold out Canadian icons, and a light show; won marketing excellence award from Travel Alberta;

2019 is a year of stability – with find, fix and fund components. Find staff, fix everything from infrastructure to policy, and fund by applying for grants. They will working on an integrated communication plan; Encouraging the partnership of a GoDrumheller facebook page where attractions and positive comments can be posted. They want to

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build new community partnerships such as the Morgan Jane Children's Foundation and other ways to reach out and grow together.

2019 Darryl Janz Badlands classic golf tournament on June 14th – 24th annual golf classic;

Events are scheduled: Passion Play with July dates; Jan Arden August 10th. Special Announcement for August 24th (for younger audience); Blues & BBQ in the Badlands in September and a family movie night. Partnership with Global Fest wants a fireworks event but they need to find a key donor; Music night fundraiser in the winter which will be held at BCF.

V. Neudorf concluded by recognizing the Board for hard work;

Volunteer opportunities are posted at: Volunteer@badlandsamp.com

In response to questions from Council, Vance explained that the Board is reassessing the bench project. He stated that there are opportunities for trails in this area (land next to the Passion Play site) but it requires a partnership with landowners.

Mayor Heather Colberg presented Vance with the Cindy Amos Championship Award which was announced at the Annual General Meeting of the Canadian Badlands.

6. REQUEST FOR DECISION REPORTS

6.1. CAO

6.1.1 Bylaw 01.19 being the Municipal Emergency Management Plan – second and third readings

D. Drohomerski asked G. Peters to speak to the next two bylaws. G. Peters stated Bylaw 01.19 has been updated in accordance with new legislation at the Provincial level which will come into force January 1, 2020. He explained that the majority of changes required are within Section 12 being the responsibilities of the Director of Emergency Management (CAO). Bylaw 01.19 received first reading on March 18, 2019. He recommended that Council proceed to second and third readings of Bylaw 01.19.

MO2019.53 Garbutt, Hansen-Zacharuk moved second reading of Bylaw 01.19. Carried unanimously.

MO2019.54 Lacher, Zariski moved third reading of Bylaw 01.19.

In response to a question from Council, G. Peters advised that the Municipal Emergency Management Committee is comprised of the Mayor, Councillors Makowecki and Garbutt and Administration and they are provided with updates on the Communication Plan Flood component. He further advised that the Communication Officer is the liaison with the EOC and Council and vice versa.

Vote: Carried unanimously.

6.1.2 Bylaw 02.19 being a bylaw for the purposes of respecting the safety, health and welfare of people, and the protection of people and property within the Town of Drumheller (Public Behavior Bylaw) – second and third readings

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G. Peters stated that Bylaw 02.09 is a new bylaw resulting from sections of the former Community Standards Bylaw being removed that deals with public behavior rather than property standards. Bylaw 02.19 received first reading on March 18, 2019. He recommended that Council proceed to second and third readings of Bylaw 02.19.

MO2019.55 Zariski, Hansen-Zacharuk moved second reading of Bylaw 02.19. Carried unanimously.

MO2019.56 Garbutt, Makowecki moved third reading of Bylaw 02.19. Carried unanimously.

6.1.3 Bylaw 05.19 being the Supplementary Tax Bylaw under Part 10 of the MGA – second and third readings

D. Drohomerski stated that Bylaw 05.19 authorizes supplementary assessment for improvements during the taxation year of an improvement constructed part way through the year. Bylaw 05.19 received first reading on March 18, 2019. He recommended that Council proceed to second and third readings of Bylaw 05.19.

MO2019.57 Zariski, Hansen-Zacharuk moved second reading of Bylaw 05.19.

In response to a question from Council, D. Drohomerski explained that the MGA states that a supplementary assessment tax bylaw must be adopted annually.

Vote: Carried unanimously.

MO2019.58 Garbutt, DeMott moved third reading of Bylaw 05.19. Carried unanimously.

6.1.4 Bylaw 07.19 being a bylaw to amend Penalty on Unpaid Taxes

D. Drohomerski presented Bylaw 07.19 with amended wording as recommended by Council that will allow bank transaction dates as the date received by the municipality. and any penalties imposed on September 1st will be waived due to hospitalization or death of a property owner, both subject to proof of evidence. Bylaw 07.19 received first reading on March 18, 2019 and he recommended that Council proceed to second and third readings.

MO2019.59 Hansen-Zacharuk, Zariski moved second reading of bylaw 07.19.

In response to a question, B. Miller described the penalty schedule as follows: September 1st 5%; November 1st 5% and if any unpaid amount on January 1st, the arrears amount is subject to a penalty at 0.75% every month thereafter.

Vote on Motion: Carried unanimously.

MO2019.60 Garbutt, Hansen-Zacharuk moved third reading of Bylaw 07.19. Carried unanimously.

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MO2019.61 Hansen-Zacharuk, DeMott moved to go in closed meeting at 5:00 PM regarding Agenda Items under 13.0. Carried unanimously.

MO2019.62 Zariski, Lacher moved to come out of closed meeting at 5:27 PM in order to hold the Public Hearing scheduled for 5:30 PM. Carried unanimously.

6.2. DEPUTY CAO / DIRECTOR OF CORPORATE SERVICES

6.3 DIRECTOR OF INFRASTRUCTURE SERVICES

6.4 DIRECTOR OF EMERGENCY / PROTECTIVE SERVICES

6.5 REVIEW OF STRATEGIC BUSINESS PLAN WORK PRIORITIES

7. PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

8. PUBLIC HEARING TO COMMENCE AT 5:30 PM

Mayor Heather Colberg called the Public Hearing to order at 5:28 PM.

Mayor Heather Colberg stated that the purpose of the Public Hearing is to consider Bylaw 03.19 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating Plan 3587HX Block 47 Lot A (Civic Address: 703-2nd Avenue West – former Town Hall) from CS Community Service District to R-4 Residential District

Jeff Laurien, Senior Planner provided a report as follows:

“An application was submitted by the landowner Keith Almberg to rezone the property from Community Service District (CS) to Residential District (R4). There is currently an existing building (old Town Hall) on the property. However, the future intended use of this property is to be used as a multi-family residence. He explained that by changing the land use classification to Residential District (R-4) will permit all uses within the Residential District (R-4) could be considered by the MPC. The surrounding area contains various residential zoning categories and thus, this rezoning to R-4 is not anticipated to create any adverse impacts to the area. Additionally, notices of the proposed bylaw were sent directly to external referral agencies and property owners within 60 metres of the property, providing an opportunity for those who may be affected to comment on the proposed rezoning. The applicant submitted several letters from nearby residents in support of the application with no objections or concerns made”.

He concluded by stating that Palliser Regional Municipal Services has no concerns with the proposed rezoning of the subject property as the surrounding property is residential. He further stated that if the rezoning bylaw is adopted and the applicant does not move forward with the sale of the property, the property would be rezoned R-4 and all permitted uses within this district would be allowed. He recommended Town Council approve Bylaw 03.19.

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Mayor Colberg asked Secretary, L. Handy is there was any correspondence. L. Handy stated there was no correspondence.

Mayor Colberg asked if there were any persons in attendance to speak to the matter. Bob Sheddy advised that he was in attendance to answer questions on behalf of the applicant.

Mayor Colberg asked Council if there were any questions. .

Councillor L. Hansen-Zacharuk asked what other permitted uses fall under the R-4 District. J. Laurien stated that the list is extensive however all are consistent and appropriate for a residential area and all uses discretionary in nature would have to go to the MPC for their review and approval. He reiterated by stating that if the applicant does not move forward with the sale of the property, adoption of the bylaw would allow other applicants to move forward with a permitted development in the R4 district .

Councillor K. DeMott stated that the building has a heritage status and inquired of the impact on this designation. J. Laurien stated that the applicant can not change certain aspects of the building and MPC must adhere to these requirements when reviewing the development application. He further stated that the rezoning approval is dependant on the sale of the property however there is no guarantee that the applicant will move forward with his plans. B. Sheddy explained that the Province has carried out an inspection of the property and did a study on the elements of historical significance and this report can be provided to Council and Palliser. He further explained that the report sites everything from the original wood panelling and other structures such as the bannisters and building material such as the marble painting – all these are historical in nature and cannot be changed without the approval of the Province.

Mayor Colberg closed the Public Hearing at 5:35 PM

9. PUBLIC HEARING DECISIONS

MO2019.63 Garbutt, DeMott moved second reading of Bylaw 03.19. Carried unanimously.

MO2019.64 Zariski, Garbutt moved third reading of Bylaw 03.19.

Councillor J. Garbutt stated that the bylaw is moving forward for adoption because there are no objections brought forward from the public or adjacent property owners.

Vote on Motion: Carried unanimously.

10. UNFINISHED BUSINESS

11. NOTICE OF MOTION

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12. COUNCILLOR REPORTS

13. IN-CAMERA MATTERS

MO2019.65 Garbutt, DeMott moved to go in closed meeting at 5:36 PM.
Carried unanimously.

13.1 Land Matter: Legal Description Plan 7611000 Block 1 Lot A (*FOIPP Act Section 23 Local Public Body Confidences*)

13.2 Land Matter: Legal Description NW-12-29-20-W4M (*FOIPP Act Section 23 Local Public Body Confidences*)

13.3 Land Matter: Legal Description NW-31-29-19-W4M (*FOIPP Section 23 Local Public Body Confidences*)

MO2019.66 Zariski, DeMott moved to go out of closed meeting at 6:42 PM. Carried unanimously.

14. ADJOURNMENT

There being no further business, Mayor Colberg adjourned the meeting at 6:42 PM.

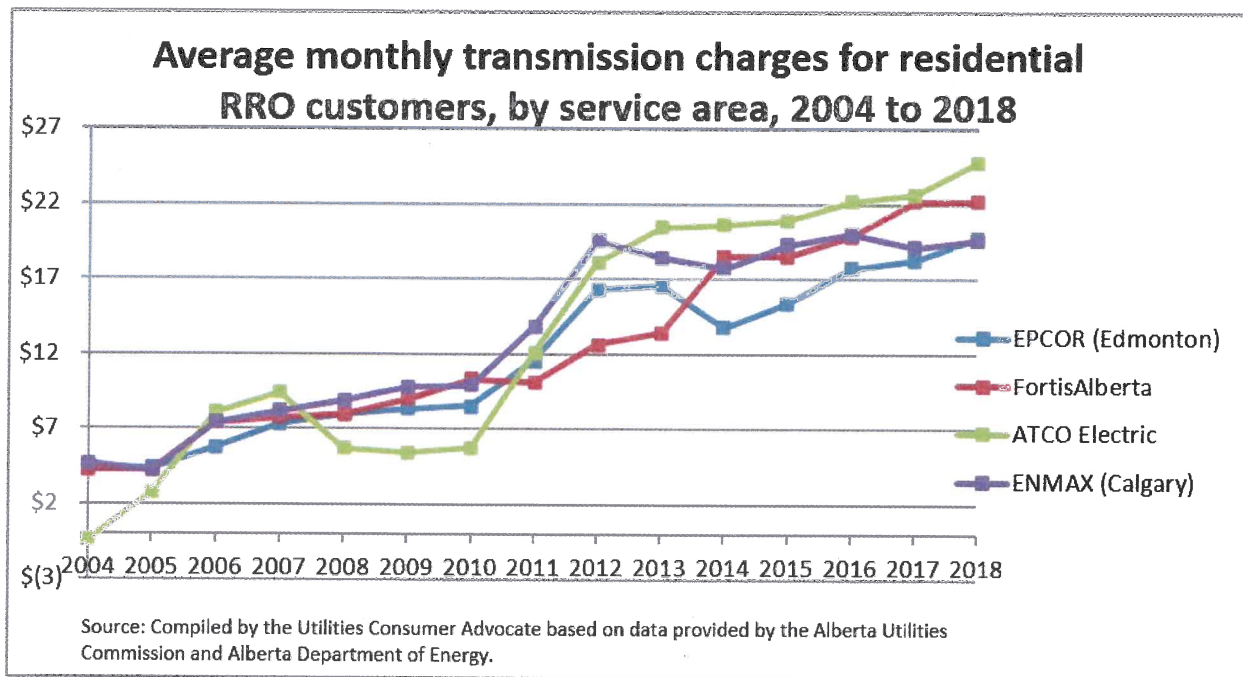
Chief Administrative Officer

Mayor

**TOWN OF DRUMHELLER
TRANSMISSION AND DISTRIBUTION CHARGE IMBALANCE ON CUSTOMERS'
ELECTRICITY BILLS ACROSS ALBERTA**

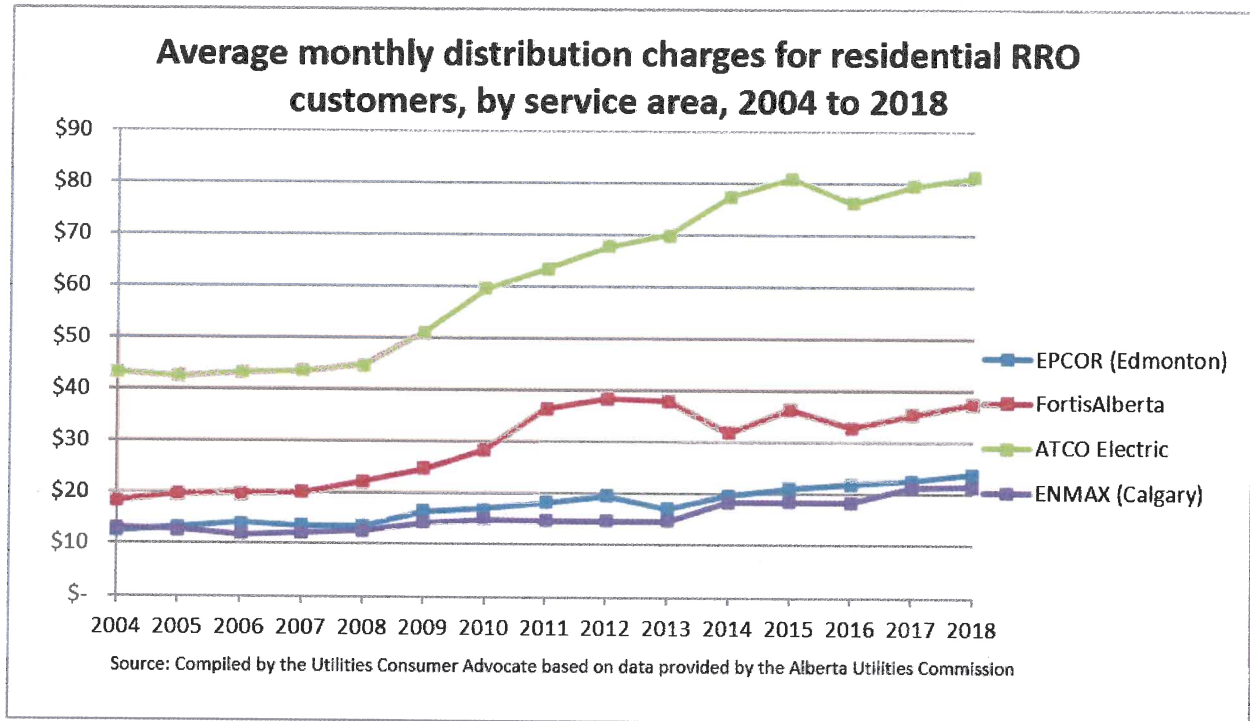
WHEREAS, the electricity price imbalance results from the cost of transmission and distribution of electricity to customers across Alberta. Imbalanced electricity prices which are becoming extraordinarily high in some service areas are regulated by the Alberta Utilities Commission (AUC) for residential, farm and commercial customers in rural and urban areas.

WHEREAS, As identified in the graph below, in 2018, monthly transmission charges paid by the average residential customer with 600 kWh of consumption ranged from \$19.75 (in EPCOR's service area) and \$24.82 (in ATCO's service area).¹



¹ Utilities Consumer Advocate: Electricity Transmission and Distribution Charges
<https://ucahelps.alberta.ca/electricity-transmission-and-distribution-charges.aspx>

WHEREAS, As identified on the graph below, in 2018, monthly distribution charges paid by the average residential customer with 600kWh of consumption ranged from \$21.58 (in Enmax’s service area) to \$81.24 (in ATCO’s service area).²



WHEREAS distribution and transmission rates may be different in each area of the Province because they incur different costs to build, operate and maintain their system depending on how big the system is, how new it is and how many customers are sharing the cost. A distribution company that serves rural areas will cost more than a system that serves urban areas because the utility has to build, operate and maintain more poles, wires and facilities to serve each customer.³

IT IS THEREFORE RESOLVED THAT the Province implement “a modernized electrical system that has reasonable and predictable prices” as stated on their website *Powering Alberta’s Future*: <https://www.alberta.ca/electricity-reform.aspx>.

² Utilities Consumer Advocate: Electricity Transmission and Distribution Charges <https://ucahelps.alberta.ca/electricity-transmission-and-distribution-charges.aspx>

³ Alberta Utilities Commission <https://auc.ab.ca>

FURTHER BE IT RESOLVED THAT the AUMA lobby the AUC on behalf of municipalities to reduce the imbalance of electricity pricing across the Province.

BACKGROUND Because electricity delivery is a fully regulated service, the Alberta Utilities Commission (AUC) reviews the costs in detail and approves the rates to ensure all of the charges are fair and reasonable however there seems to be an imbalance of these charges depending on where you live in Alberta. Energy delivery charges include two components: transmission and distribution (in addition to rate riders).

Transmission charges cover the cost of moving electric energy from generating facilities through transmission lines to distribution utility substation transformers. The transmission charge on an electricity bill is based on how much electricity the customer has used and on average is between 14% and 20% of a customer's total bill.

Distribution costs vary with location and consumption. Distribution charges cover the cost of moving electric energy from substation transformers through local lines that carry electricity to the customer's meters. If the service area is large and sparsely populated, one kilometer of distribution line may only serve a few customers where in an urban centre, one kilometer of line serves a larger number of customers. Distribution charges are between 22% and 47% of a customer's total bill.

Energy delivery charges encroach upon 70% of a customer's total bill for the sum of the two components: transmission and distribution charges.

In conclusion, large portions of the Province both businesses and residential endure severe economic penalties based on geographical and population density disadvantages, at a ratio of 4:1 imbalance as seen in chart comparisons above. In comparison of adjacent provinces, British Columbia and Saskatchewan have both succeeded in building and operating transmission and distribution systems where landed costs of electricity to end users is 200% - 300% lower than a large portion of Alberta. As the electrical grid for Alberta ultimately operates as a single entity, it is reasonable to distribute those costs equally across the Province. The current system unfairly financially penalizes communities that literally are on the border between providers. Competitiveness to attract businesses to Alberta or outside of major urban centers within Alberta is stunted by the imbalanced Alberta model.