



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

MINUTES

TIME & DATE: 4:30 PM – Monday, December 4, 2023

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and
[Live Stream on Drumheller Valley YouTube Channel](#)

IN ATTENDANCE

Mayor Heather Colberg	Chief Administrative Officer: Darryl Drohomerski
Councillor Patrick Kolafa	Director of Corporate & Community Services: Victoria Chan
Councillor Stephanie Price	Acting Director of Infrastructure: Kevin Blanchett
Councillor Tony Lacher	Dir. of Emergency and Protective Services: Greg Peters (regrets)
Councillor Crystal Sereda	Flood Mitigation Project Manager: Deighen Blakely
Councillor Lisa Hansen-Zacharuk	Communication Officer: Bret Crowle
Councillor Tom Zariski	Legislative Services: Denise Lines
	Reality Bytes IT: David Vidal
	Recording Secretary: Mitchell Visser

1. CALL TO ORDER

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

2. OPENING COMMENTS

Shout-out to the Festival of Lights Committee and the Public Works team for a successful event. The Festival of Lights Committee is small and looking for more help. Council encouraged anyone looking to get involved to reach-out and get connected to the committee.

Western GM Art Gallery is showcasing Airdrie Art. There will be a “Meet the Artists Night” taking place at the Gallery sometime in the near future.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for December 4, 2023 Regular Council Meeting

M2023.311 Moved by Councilor Zariski, Councillor Price
That Council adopt the agenda for the December 4, 2023 Regular Council meeting as presented.

CARRIED UNANIMOUSLY

5. MEETING MINUTES

5.1 Minutes for November 20, 2023, Regular Council meeting, as presented.

Agenda attachment: Regular Council Meeting – November 20, 2023 – Minutes.

M2023.312 Moved by Councillor Lacher, Councillor Sereda

That Council adopt the minutes for the November 20, 2023, Regular Council meeting as amended.

- Change to S.4.1 from “Committee of the Whole” to “Regular Council Meeting.”
- Change “Acting Director of Infrastructure: Kelcie Wilson” in attendance to “Acting Director of Infrastructure: Kevin Blanchett.”
- Change S.2, misspelling of “OPENING COMMNETS” to “OPENING COMMENTS”

CARRIED UNANIMOUSLY

6. COUNCIL BOARDS AND COMMITTEES

6.1 Request for Decision: Drumheller Public Library Bylaws

Agenda Attachments: Request for Decision, (Draft) Drumheller Public Library Bylaws – January 11, 2023.

M2023.313 Moved by Councillor Price, Councillor Hansen-Zacharuk

That Council approve the bylaws of the Town of Drumheller Library Board passed January 11, 2023.

CARRIED UNANIMOUSLY

DELEGATION

7. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.1 Chief Administrative Officer

Timestamp: [7:12 PM](#)

7.1.1 Request for Decision: ATCO Invested Streetlights and LED Conversion

Agenda Attachments: Request for Decision, ATCO – Street Light Rate Conversion, ATCO Agreement – LED Conversion.

M2023.314 Moved by Councillor Sereda, Councillor Lacher
That Council request ATCO Electric proceed with the conversion of 714 lights to the Investment Option and request ATCO Electric proceed with the implementation of the LED Conversion Option.

IN FAVOUR: Councillors Lacher, Kolafa, Sereda, Zariski, Price, Colberg
OPPOSED: Councillor Hansen-Zacharuk
CARRIED

7.2 Flood Resiliency Project Director
Timestamp: [52:08](#)

7.2.1 Request for Decision:
Resolution for Expropriation and Notice of Intention to Expropriate One Parcel for Berm Construction affecting Lot 5, Block 1, Plan 4125FH, (198 9 Street, Nacmine)

Agenda Attachment: Request for Decision, Resolution to Expropriate, Notice of Intention to Expropriate, Parcel Map – Schedule 'A'

M2023.315 Moved by Councilor Zariski, Councillor Kolafa
That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to the parcel of land described as Lot 5, Block 1, Plan 4125FH; Title Number 151 140 939.

CARRIED UNANIMOUSLY

7.2.2 Request for Decision:
Resolution for Expropriation and Notice of Intention to Expropriate of a Partial Parcel for Berm Construction affecting that portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less (301 3 Street, Nacmine)

Agenda Attachments: Request for Decision, Resolution to Expropriate, Notice of Intention to Expropriate, Parcel Map – Schedule 'A'

M2023.316 Moved by Councillor Kolafa, Councillor Lacher
That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as that portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north

easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less; Title Number 191 049 429.

CARRIED UNANIMOUSLY

7.2.3 Request for Decision:

Resolution for Expropriation and Notice of Intention to Expropriate a Partial Parcel for Berm Construction affecting Plan 1622FB, the westerly 19.50 metres in perpendicular width throughout of Lot 4
(810 2 Avenue, Nacmine)

Agenda Attachments: Request for Decision, Resolution to Expropriate, Notice of Intention to Expropriate, Parcel Map – Schedule 'A'

M2023.317 Moved by Councillor Lacher, Councillor Hansen-Zacharuk

That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Plan 1622FB, the westerly 19.50 metres in perpendicular width throughout of Lot 4; Title Number 871 123 537.

CARRIED UNANIMOUSLY

7.2.4 Request for Decision:

Resolution for Expropriation and Notice of Intention to Expropriate a Partial Parcel for Berm Construction affecting Plan 1622FB, Lot 4, excepting thereout the westerly 19.50 metres in perpendicular width throughout
(820 2 Avenue, Nacmine)

Agenda Attachments: Request for Decision, Resolution to Expropriate, Notice of Intention to Expropriate, Parcel Map – Schedule 'A'

M2023.318 Moved by Councillor Sereda, Councillor Hansen-Zacharuk

That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Plan 1622FB, Lot 4, excepting thereout the westerly 19.50 metres in perpendicular width throughout; Title Number 081 362 428.

CARRIED UNANIMOUSLY

7.2.5 Request for Decision:

Resolution for Expropriation and Notice of Intention to Expropriate a Partial Parcel for Berm Construction affecting Lot 3, Plan 1622FB
(932 Hunter Drive, Nacmine).

Agenda Attachments: Request for Decision, Resolution to Expropriate, Notice of Intention to Expropriate, Parcel Map – Schedule 'A'

- M2023.319 Moved by Councillor Lacher, Councillor Kolafa
That Council Approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Lot 3, Plan 1622FB; Title Number 021 377 241.

CARRIED UNANIMOUSLY

- 7.2.6 Request for Decision:
Resolution for Expropriation and Notice of Intention to Expropriate a Partial Parcel for Berm Construction affecting Meridian 4 Range 20 Township 29 Section 10 that portion of the northerly 150 feet of the south east quarter which lies to the north east of a strip of land 25 feet wide adjoining the Red Deer River as shown on the Township Plan approved at Ottawa 30 September 1930 containing 0.441 of a hectare (1.09 acres) more or less (129 9 Street Northwest, Drumheller)

Agenda Attachments: Request for Decision, Resolution to Expropriate, Notice of Intention to Expropriate, Parcel Map – Schedule 'A'

- M2023.320 Moved by Councilor Zariski, Councillor Hansen-Zacharuk
That Council Approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Meridian 4 Range 20 Township 29 Section 10 that portion of the northerly 150 feet of the south east quarter which lies to the north east of a strip of land 25 feet wide adjoining the Red Deer River as shown on the Township Plan approved at Ottawa 30 September 1930 containing 0.441 of a hectare (1.09 acres) more or less; Title 181 197 602.

CARRIED UNANIMOUSLY

- M2023.321 Moved by Councillor Price, Councillor Sereda
That Council close the meeting to the public to discuss Strategic Development and Planning as per FOIP 23 – Local public body confidences,
FOIP 24 – Advice from Officials and
FOIP 25 – Disclosure harmful to economic and other interests of a public body.

CARRIED UNANIMOUSLY

Council went into a closed session at 5:37 PM

- M2023.322 Moved by Councillor Hansen-Zacharuk, Councillor Lacher
That Council open the meeting to the public.

CARRIED UNANIMOUSLY

Council opened the meeting to the public at 6:13 PM

7.3 Manager of Economic Development
Timestamp: [1:44:12](#)

7.3.1 Request for Decision:
Business Licence Bylaw Changes Prior to Third Reading & Short-Term Rental (STR)
Clarification.

Agenda Attachments: Request for Decision; Bylaw 06.23

M2023.323 Moved by Councilor Zariski, Councillor Sereda
Moves that Council direct Administration to implement different business licensing fees for principal and non-principal residences to align with our current fees for resident and non-resident business licenses, \$245 and \$810 respectively, for a total estimated annual revenue of \$75,920.

Mayor Colberg moved to amend the motion.
Councillors Zariski and Sereda accepted the change.

That Council direct Administration to implement different business licensing fees for principal and non-principal residences to align with our current fees for resident and non-resident business licenses, \$245 and \$810, respectively, and \$1,010 for out-of-town non-residents.

CARRIED UNANIMOUSLY

M2023.324 Moved by Councillor Hansen-Zacharuk, Councillor Kolafa
That Council direct Administration to implement a Short-Term Rental business license cap and set the cap at 120 for a given year. The Town of Drumheller will provide first opportunity to current holders of the license to register for renewal in subsequent years. The cap will not apply to new builds. The cap will be reviewed on an annual basis. Principal residences will be given priority when applying.

CARRIED UNANIMOUSLY

M2023.325 Moved by Councillor Lacher, Councillor Hansen-Zacharuk
That Council direct Administration to mandate that applicants provide proof of Home-Sharing or Short-Term Rental specific insurance during their business license application process, in an amount determined by the Chief Administrative Officer or delegate.

CARRIED UNANIMOUSLY

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

7.4 Director of Corporate and Community Services

Timestamp: [2:17:12](#)

7.4.1 Request for Decision:

2024 Capital Utilities Budget – Draft

Proposed 2024 Utility Bylaw 12.23 – First reading

Agenda Attachment: Request for Decision

M2023.326 Moved by Councillor Price, Councillor Hansen-Zacharuk
That Council approves the 2024 Utility capital budget as presented in the
10-year Capital Budget Plan.

CARRIED UNANIMOUSLY

M2023.327 Moved by Councilor Zariski, Councillor Hansen-Zacharuk
That Council direct Administration to finance the River-Crossing (North Drumheller)
Sanitary Sewer Project of \$1.25 million from the Town's internal water reserve.
Wastewater Department will repay \$162,344 annually for the next ten years to the
water reserve until the end of 2034.

CARRIED UNANIMOUSLY

M2023.328 Moved by Councillor Lacher, Councillor Price
That Council give first reading to the 2024 Utility Rate Bylaw 12.23 as
presented.

CARRIED UNANIMOUSLY

M2023.329 Moved by Councillor Kolafa, Councillor Hansen-Zacharuk
That Council give second reading to the 2024 Utility Rate Bylaw 12.23 as
presented.

CARRIED UNANIMOUSLY

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

8. CLOSED SESSION

- 8.1 Strategic Development and Planning
FOIP 23 – Local public body confidences
FOIP 24 – Advice from Officials
FOIP 25 – Disclosure harmful to economic and other interests of a public body

M2023.330 Moved by Councillor Price, Councillor Hansen-Zacharuk
That Council close the meeting to the public to discuss Strategic Development and Planning as per FOIP 23 – Local public body confidences, FOIP 24 – Advice from Officials and FOIP 25 – Disclosure harmful to economic and other interests of a public body.

CARRIED UNANIMOUSLY

Council went into a closed session at 7:06 PM

M2023.331 Moved by Councillor Lacher, Councillor Price
That Council open the meeting to the public.

CARRIED UNANIMOUSLY

Council opened the meeting to the public at 9:28 PM

9. ADJOURNMENT

M2023.332 Moved by Councilor Zariski, Councillor Hansen-Zacharuk
That Council adjourn the meeting.

CARRIED UNANIMOUSLY

Council adjourned the meeting at 9:28 PM



MAYOR



CHIEF ADMINISTRATIVE OFFICER