



**TOWN OF DRUMHELLER**  
**REGULAR COUNCIL MEETING**

**MINUTES**

TIME & DATE: 4:30 PM – Monday, August 12, 2024

LOCATION: Via Zoom platform

[Live Stream on Drumheller Valley YouTube Channel](#)

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**IN ATTENDANCE**

Mayor Heather Colberg  
Councillor Patrick Kolafa  
Councillor Stephanie Price  
Councillor Tony Lacher  
Councillor Crystal Sereda  
Councillor Lisa Hansen-Zacharuk  
(regrets)  
Councillor Tom Zariski (regrets)

Chief Administrative Officer: Darryl Drohomerski  
Director of Corporate & Community Services: Victoria Chan (regrets)  
Director of Infrastructure: Jared Brounstein  
Dir. of Emergency and Protective Services: Greg Peters (regrets)  
Flood Mitigation Project Manager: Deighen Blakely  
Manager of Legislative Services: Mitchell Visser  
Manager of Economic Development: Reg Johnston  
Communications Officer: Erica Crocker  
Reality Bytes IT: David Vidal  
Recording Secretary: Angela Keibel

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1. CALL TO ORDER

Mayor Colberg called the meeting to order at 4:31 PM.

2. OPENING COMMENTS

There were no opening remarks.

3. ADDITIONS TO THE AGENDA

- Addition of Item 9A. Oath of Office - Deputy Mayor

4. ADOPTION OF AGENDA

**4.1 Agenda for August 12, 2024, Regular Council Meeting**

M2024.249 Moved by Councillor Kolafa, Councillor Sereda  
That Council adjust the amended agenda for the August 12, 2024, Regular Meeting  
of Council as presented.

**CARRIED UNANIMOUSLY**

5. MEETING MINUTES

5.1 **Minutes for the July 22, 2024, Regular Meeting of Council**

Agenda Attachment: Regular Council Meeting – July 22, 2024 – Minutes

M2024.250 Moved by Councillor Lacher, Councillor Kolafa  
That Council approve the minutes for the July 22, 2024, Regular Meeting of Council as presented.

CARRIED UNANIMOUSLY

Councillor Lisa Hansen-Zacharuk joined the meeting at 4:38 pm

6. DELEGATION

6.1 **Drumheller Housing Authority**

Bob Shedly, CAO and Cass Houston, Recording Secretary for the Drumheller Housing Authority (DHA) presented an update to Council on the operations of the DHA.

Agenda Attachment: Presentation Slides

8. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

8.1 **Flood Resiliency Project Director**

YouTube Timestamp: 22:22

8.1.1 **Drumheller Resiliency and Flood Mitigation – Financial Audit Jan 1 – Dec 31, 2023**

Drumheller Resiliency and Flood Mitigation Director, Deighen Blakely and Mitch Kennedy, Senior Manager for BDO Canada, presented the Drumheller Resiliency and Flood Mitigation Financial Audit to Council.

Agenda Attachments: Request-for-Decision; Presentation Slides; Independent Auditor's Report

M2024.251 Moved by Councillor Sereda, Councillor Lacher  
That the Drumheller Resiliency and Flood Mitigation Program – Schedule of Disbursements – Year ended December 31, 2023, be adopted as presented.

CARRIED UNANIMOUSLY

**8.1.2 Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of One Parcel for Berm Construction affecting Lot 6A, Block 10, Plan 0610286 503 Railway Avenue, Rosedale**

YouTube Timestamp: 31:36

Agenda Attachments: Request-for-Decision; Certificate of Approval; Resolution of Council

M2024.252 Moved by Councillor Lacher, Councillor Kolafa

That Council approve the Certificate of Approval and Resolution for Expropriation pertaining to the parcel of land described as Lot 6A, Block 10, Plan 0610286; Title Number 061 036 718 + 1.

CARRIED UNANIMOUSLY

**8.1.3 Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less 287 1 Street, Nacmine**

Agenda Attachments: Request-for-Decision; Resolution of Council; Notice for Intention to Expropriate

M2024.253 Moved by Councillor Sereda, Councillor Kolafa

That Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to a portion of land described as Plan Nacmine 7125DD, that portion of the south easterly thirty one and forty hundredths (31.40) metres in perpendicular width of Block "B" which lies to the north east of the south west twenty two and eighty six hundredths (22.86) metres of the said Block "B", excepting thereout: Subdivision Plan 9312239 containing 0.072 hectares (0.180 acres) more or less; Title Number 001 142 256.

CARRIED UNANIMOUSLY

**8.1.4 Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan Nacmine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block 44 2 Avenue, Nacmine**

Agenda Attachments: Request-for-Decision; Resolution of Council; Notice for Intention to Expropriate

M2024.254 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 Plan Nacmine 7125DD, Block "B", Excepting that portion which lies to the east of a line drawn parallel with and one hundred and three (103) feet perpendicularly distant north westerly from the south easterly boundary of said block; Title Number 061 102 801.

CARRIED UNANIMOUSLY

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES DEPARTMENT

INFRASTRUCTURE SERVICES DEPARTMENT

9. CLOSED SESSION

YouTube Timestamp: 44:30

9.1 **Third Party Business and Local Public Body Confidences**

**FOIP 16 – Disclosure harmful to business interests of a third party.**

**FOIP 23 – Local public body confidences.**

**FOIP 24 – Advice from officials.**

M2024.255 Moved by Councillor Price, Councillor Sereda

That Council close the meeting to the public to discuss Third Party Business and Local Public Body Confidences as per FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 – Local public body confidences, and FOIP 24 – Advice from officials at 5:13 pm.

CARRIED UNANIMOUSLY

M2024.256 Moved by Councillor Sereda, Councillor Price

That Council open the meeting to the public at 5:30 pm.

CARRIED UNANIMOUSLY

7. PUBLIC HEARING TO COMMENCE AT 5:30 PM

YouTube Timestamp: 1:02:25

7.1 **Proposed Bylaw #22.24 – Cambria Road Closure Bylaw**

**1. Mayor Opens the Public Hearing and Introduces the Matter**

Mayor Colberg opened the meeting at 5:30 PM.

## **2. Presentation of Information – Chief Administrative Officer**

The Chief Administrative Officer presented information on the proposed Road Closure Bylaw 22.24.

## **3. Rules of Conduct for Public Participation**

- All the material related to the Public Hearing will be documented and taken into consideration and will be included in the package sent to Alberta Transportation.
- We request that you only present material associated with the proposed Bylaw
- We ask that you respect the views of everyone here and allow everyone their time to speak
- Council may ask presenters questions once the presentation is finished.

## **4. Public Participation – Pre-registered to Present in Person**

No registrations to present remotely were received.

## **5. Public Participation – Pre-registered to Present Remotely**

No registrations to present in person were received.

## **6. Public Participation – Written Submissions**

Agenda Attachment: Written Submission – R.W. Boruk

## **7. Final Comments**

Councillor Sereda inquired about a comment in the written submission stating the road will be modified to a one-lane road, and D. Drohomerski confirmed there are no changes to the roadway; the entire width of the proposed taking is in a ditch area where no travel occurs.

Councillor Hansen-Zacharuk inquired if area residents were contacted, and D. Drohomerski confirmed all adjacent residents were notified.

Councillor Hansen-Zacharuk inquired about which land parcel the park is located on. D. Drohomerski stated that Block 6 is formerly the Cambria playground and recreation fields which were sold, and indicated where the current playground resides near the river. He indicated an area where dirt from the Cambria bridge embankment on Highway 10 is encroaching the playground area and that a suggestion was made to the property owners to contact Alberta Transportation about possibly acquiring a portion of the land as it is unusable.

Councillor Kolafa confirmed with D. Drohomerski that on the south side of Lots 1 – 7 is a laneway and back alley, and this back alley could be connected to 6<sup>th</sup> avenue if desired. D. Drohomerski confirmed it is a right-of-way on paper, irrespective of whether there is a graveled area present at that location, and there is an opportunity to drive through the alley.

Councillor Hansen-Zacharuk inquired about the road leading to the dead end, what would occur if a property owner developed at that location. D Drohomerski showed the map to indicate the location of the public right-of-way and alley leading to 5 Avenue East, the land where it is purported to be access, and that the Town of Drumheller, and that if there was future development in the area, the Town could connect 6<sup>th</sup> avenue to the back-alley, ensuring adequate access for vehicles. Councillor Hansen-Zacharuk expressed concerns about any acreages or areas that people may be farming or gardening at the location, and D. Drohomerski indicated on the map the location of the river, the property that is owned by the province of Alberta, and lots 1 – 7 which are privately owned.

Mayor Colberg confirmed that what is currently a roadway, will still be a roadway. The parcel proposed to be taken is non-usable land for which the Town of Drumheller receives no taxes for. D. Drohomerski confirmed.

Mayor Colberg addressed concerns in the written submission that the proposed taking will inhibit fire trucks and garbage collection; as the right-of-way will remain, there will be no impact to vehicle access.

Mayor Colberg inquired about any parcels of land owned by the Town of Drumheller. D. Drohomerski confirmed only Lot 5 is owned by the Town of Drumheller.

Mayor Colberg addressed comments in the written submission about public playgrounds in the area inquiring if community associations are responsible for installing public playgrounds. D. Drohomerski confirmed, further stating the Rosedale Community Association sold the parcel, and Town of Drumheller was unaware that the property was available for sale until they received notification from the new property owners of said land sale.

Councillor Sereda commented that if the public is interested, there is a clear indication of the ditch on Google Maps.

## **8. Mayor to Call for Public Hearing to Close**

Mayor Colberg closed the Public Hearing at 5:46 PM.

9A. OATH OF OFFICE – DEPUTY MAYOR

YouTube Timestamp: 1:18:30

9A.1 **Oath of Office – Deputy Mayor – Lisa Hansen-Zacharuk**

Councillor Hansen-Zacharuk recited the Oath of Office to accept the role of Deputy Mayor for the Town of Drumheller for part of the month of August, effective August 12, 2024.

Council resumed item 9 of the agenda at 5:48 pm.

9. CLOSED SESSION

YouTube Timestamp: 1:20:15

9.1 **Third Party Business and Local Public Body Confidences**

**FOIP 16 – Disclosure harmful to business interests of a third party.**

**FOIP 23 – Local public body confidences.**

**FOIP 24 – Advice from officials.**

M2024.257 Moved by Councillor Lacher, Councillor Kolafa

That Council close the meeting to the public to discuss Third Party Business and Local Public Body Confidences as per FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 – Local public body confidences, and FOIP 24 – Advice from officials at 5:48 pm.

CARRIED UNANIMOUSLY

M2024.258 Moved by Councillor Lacher, Councillor Sereda

That Council open the meeting to the public at 7:15 pm.

CARRIED UNANIMOUSLY

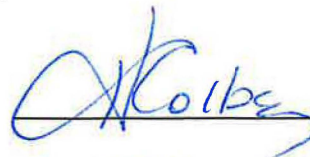
10. ADJOURNMENT

M2024.259 Moved by Councillor Price, Councillor Hansen-Zacharuk

That Council adjourn the meeting.

CARRIED UNANIMOUSLY

Council adjourned the meeting at 7:16 PM



MAYOR



CHIEF ADMINISTRATIVE OFFICER

