

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

**October 29, 2018, 2018 at 4:50 PM**  
Council Chamber, Town Hall  
224 Centre Street, Drumheller, AB, T0J 0Y4



**PRESENT:**

**MAYOR:**

Heather Colberg

**COUNCIL:**

Jay Garbutt

Lisa Hansen-Zacharuk

Tony Lacher

Fred Makowecki

Tom Zariski

**CHIEF ADMINISTRATIVE OFFICER:**

Darryl Drohomerski

**COMMUNICATIONS OFFICER:**

Julia Fielding

**RECORDING SECRETARY:**

Linda Handy

**ABSENT:** Councillor Kristyne DeMott

**DIRECTOR OF CORPORATE SERVICES:** Barb Miller

**DIRECTOR OF EMERGENCY PROTECTIVE SERVICES:** Greg Peters

**CALL TO ORDER**

Mayor Heather Colberg called the meeting to order at 4:50 PM.

**2.0 MAYOR'S OPENING REMARK**

Mayor Heather Colberg proclaimed November as Prevention of Family Violence Month 2018.

Councillor Lisa Hansen-Zacharuk was sworn in as Deputy Mayor for the months of November and December, 2018.

Mayor Heather Colberg announced the Mayor's Pumpkin Carving Event to be held at the Valley Plaza on October 30<sup>th</sup> commencing at 4:00 PM.

**3.0 PUBLIC HEARING**

**4.0 ADOPTION OF AGENDA**

Addition to Agenda: 14.2 Land (*FOIPP Section 23 – Local Public Body Confidences*)

**MO2018.171** Garbutt, Hansen-Zacharuk 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 October 15, 2018

**MO2018.172** Garbutt, Makowecki moved to approve the Regular Council Meeting Minutes of October 15, 2018 as presented. Carried Unanimously.

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

## **6.0 DELEGATIONS**

## **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

## **8.0 REQUEST FOR DECISION REPORTS**

### **8.1. CAO**

8.1.1 Bylaw 14.18 being a bylaw to amend the Land Use Bylaw 10.08 Section 56 – Home Occupations – first reading

D. Drohomerski advised that currently home occupations must be renewed annually and go through the development application process. He stated that with the adoption of Bylaw 14.18 this process will be eliminated and the applicant is only required to complete the development application for a home occupation once. If there is a change to the existing home occupation, the applicant would be required to complete a new development application for the Municipal Planning Commission's review and approval.

**MO2018.173** Makowecki, Hansen-Zacharuk moved first reading of Bylaw 14.18. Carried unanimously.

### **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**

### **13.1 Round Table**

#### **13.1 Councillor Fred Makowecki – Tax Incentive Discussion**

Councillor F. Makowecki presented three tax incentive programs for Council's consideration based on the recommendation of the Economic Task Force:

- 1) Economic Development Incentive Program with the purpose to encourage new development and redevelopment in the Town by providing a property tax incentive; the bylaw will be cited as "Commercial Tax Incentive Bylaw" for new commercial and industrial developments with rebated property taxes as follows:
  - a. 50% reduction on municipal taxes – 1<sup>st</sup> year of operation;
  - b. 25% reduction on municipal taxes – 2<sup>nd</sup> year of operation;
  - c. 25% reduction on municipal taxes – 3<sup>rd</sup> year of operation;
  - d. Complete taxation beginning with 4<sup>th</sup> year of operation.
- 2) New business in existing vacant buildings (vacant for a minimum of 3 months) – the bylaw will be cited as "New Business in Existing Vacant Building". Property owners/ business owners must submit a written letter of application to Council requesting the tax rebate, prior to April 1<sup>st</sup> of the tax year with rebated property taxes as follows:
  - a. Year 1 – 50%;
  - b. Year 2 – 25%
- 3) Downtown and Tourism Corridor Incentive Program – a matching grant of 50% of costs to a maximum grant amount of \$5,000 to demolish an existing structure. The Town will budget a maximum of \$30,000 (up to 6 properties per year).

Councillor J. Garbutt stated that he would need a costing of these incentives and a comparison on whether offering a mix of tax reduction and forgiveness of associated development and building permit costs would be a better option. Councillor T. Zariski asked whether a tax deferral program whereby a new business gets a break on taxes for first five years and then if successful pays a portion of the dollars back to the Town. Councillor L. Hansen-Zacharuk requested feedback from other communities on how successful their programs are and the impact financial of such a program on our community.

**MO2018.174** Makowecki, Garbutt moved that Administration research a incentive tax program and prepare a draft bylaw for Council's review at the Council Meeting to be held on November 13, 2018. Carried unanimously.

D. Drohomerski explained that the Town has an existing policy entitled: Derelict Building Removal – Redevelopment Program. He stated that this policy pays a tax credit of \$1000 for residential and \$3,000 for commercial when derelict buildings are removed. He explained that the tax rebate is honored when the tipping fee receipts are shown.

### 13.2 Councillor Fred Makowecki – Downtown Building Paint Palette

Councillor F. Makowecki explained that the Economic Development Advisory Committee tasked the Heritage Arts and Culture Committee (HACC) with recommendations for a color palette for the downtown core – one that represents the building era. He explained that the Mainstreet Programs also offers reference materials on what renovations should look like for continuity in the downtown. Councillor L. Hansen-Zacharuk explained that the HACC felt that if a color palette was chosen it would best be administered under the Land Use Bylaw to ensure its success. She further recommended that the Town have buy-in from the downtown merchants downtown and a discussion be had with them. Mayor Colberg explained that she was approached by a retailer in the downtown core as they wish to repaint their store front. She recommended that the Economic Development Advisory Committee develop a color palette for uniformity and continuity as suggested by Roger Brooks.

### 13.3 Councillor Fred Makowecki – Preliminary Budget Discussion

Councillor F. Makowecki stated that in response to the Director of Corporate Services' request for budget scenarios, he would like to see a 5% reduction in the operations budget and what it would equate to. Councillor J. Garbutt stated that after an assumed pattern of 3% increase for several years, he imposed a 0% increase based on a service capacity review exercise. Councillor J. Garbutt further stated that any reduction does not have to come from service cuts and possibly a review of the capital financing strategy to do less or amortize less – 100% amortize may be too much – possibly having the pool close on Mondays, etc. He further stated that he does not want any reduction on the utility side as the Town should continue to make utilities self-sufficient. Mayor Colberg stated that Council would have to find a balance.

## 14.0 CLOSED MEETING MATTERS

**MO2018.175** Hansen-Zacharuk, Garbutt to go into closed meeting of Council at 5:50 PM. Carried unanimously.

14.1 Labour Matter (*FOIPP Section 23 – Local Public Body Confidences*)

14.2 Land Matter (*FOIPP Section 23 – Local Public Body Confidences*)

14.3 Legal Matter (*FOIPP Section 23 – Local Public Body Confidences*)

**MO2018.176** Hansen-Zacharuk, DeMott moved to revert to open meeting of Council at 6:38 PM. Carried unanimously.

14.2 Land Matter (*FOIPP Section 23 – Local Public Body Confidences*)

**MO2018.177** Zariski, Hansen-Zacharuk moved that Council accept the Offer to Purchase from Arild Jenson for land legally described as Plan 9710916 Block 12 Lot 10 in the amount of \$75,000.00 plus GST. Carried unanimously.

14.3 Legal Matter (*FOIPP Section 23 – Local Public Body Confidences*)

**MO2018.178** Garbutt, Lacher moved that Council deny the request for tax relief for Tax Roll # 19041201. Carried unanimously.

There being no further business, Mayor Heather Colberg adjourned the meeting at 6:50 PM.

Regular Council Meeting Minutes  
October 29, 2018

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Chief Administrative Officer

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Mayor