



**MINUTES
TOWN OF DRUMHELLER
REGULAR MEETING**

TIME & DATE: 4:30 PM – Monday, November 07, 2022

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and
Live Stream on Drumheller Valley YouTube Channel

<https://www.youtube.com/watch?v=qRHbPCNxKEo&t=3651s>

IN ATTENDANCE

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Crystal Sereda

Councillor Stephanie Price

Councillor Tony Lacher

Councillor Tom Zariski

Chief Administrative Officer – Darryl Drohomerski

Director of Corporate and Community Services: Mauricio Reyes

Director of Infrastructure: Dave Brett

Flood Resiliency Project Director: Deighen Blakely

Communication Officer: Bret Crowle

Legislative Services: Denise Lines

Reality Bytes IT: David Vidal

APPROVED ABSENCE

Councillor Lisa Hansen-Zacharuk

1. CALL TO ORDER

The Mayor called the meeting to order at 4:34pm

2. OPENING COMMENTS

- Remembrance Day Ceremony at the Badlands Community Facility, Friday November 11th starting at 10:30am
- Light Fest – Badlands Lightfest Nov 12 – Dec 1. Admission is free but tickets are required. Visit the website for more details. <https://badlandsamp.com/lightfest/>
- Community Engagement Sessions: Nov 17 Berm Information, Municipal Development Plan and Land Use Bylaw and Nov 22 Multi-Project Open House-Lunchtime Session 12:00pm and evening session 6:30pm
- Coffee with Council – Mon. Nov. 16 at McDonalds
- Snow Season – Please keep your sidewalks clear. Please consider being a snow angel and shoveling a neighbours walk.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for November 7th, 2022 Regular Council Meeting

M2022.242 Moved by Councillor Lacher, Councillor Price;
that Council adopt the agenda for the November 7th, 2022 Regular Council meeting
as presented.

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for October 24, 2022, Organizational and Regular Meeting as presented.

Organizational Meeting – October 24 2022 – Minutes

Regular Council Meeting – October 24 2022 – Minutes

M2022.243 Moved by Councillor Kolafa, Councillor Zariski;
that Council approve the minutes for the October 24, 2022, Organizational and
Regular Council Meeting as presented.

Carried unanimously

6. DELEGATION

6.1 CIBC Wood Gundy Economic Update
Time Stamp: <https://youtu.be/qRHbPCNxKEo?t=449>
Presentation Charet Chahal, CFA; James Hobson; CFA

The presentation given is different and an updated version will be sent.

Agenda attachment: Presentation

6.2 Drumheller Housing Administration: Subsidized and Affordable Housing
Time Stamp: <https://youtu.be/qRHbPCNxKEo?t=2281>
Chief Administrative Officer, Bob Shеды; Administrator Cass Houston

The buildings: Greentree has 26 units, Hunts has 24 units and Sandstone has 20 units.
There is a miss gap for housing between DARTS and Independent Living. There is a
need for housing that provides some assistance of the residents. More one bedroom
housing would be helpful.

There is a higher number of rental homes with 2 and more bedrooms in the community.
B. Shеды believes that if Drumheller doubled the stock of affordable and subsidized
housing that it would fill up.

Sandstone was built using a project matching grant from the province and in kind work from the Penitentiary programs. Other local organizations also contributed funds. Lobbying for subsidized housing would be helpful; the government pays the short fall for the rent.

The provincial government wants to see Amalgamation between Senior and DHA.

Questions to ask about amalgamation:

What are the benefits to amalgamating the Drumheller and District Seniors Foundation (DDSF) and DHA. Are there savings?

DHA is only Drumheller vs DDSF which includes the surrounding areas.

DHA does not include health care options vs DDSF which has health care staff available.

DHA rental housing is based on the Residential Tenancy Act.

DHA is provincially regulated and applications are based on that criteria. Town does not have say on the running of DHA.

Thanks to the DHA team for all the work that you do for Drumheller.

Agenda attachment: Power Point Presentation

7. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

Time Stamp: <https://youtu.be/qRHbPCNxKEo?t=3650>

7.1 Chief Administrative Officer

7.1.1 Request for Decision – Drumheller Public Library: Bylaws

Agenda attachment: RFD + Bylaw

M2022.244 Moved by Councillor Zariski, Councillor Sereda;
that Council disallow the proposed Town of Drumheller Public Library Bylaws.

Carried unanimously

7.1.2 Request for Decision – Proposed 9th Street NW Road Closure Bylaw 19.22 and Public Hearing December 19th, 2022

Agenda attachments: Request for Decision + Proposed Bylaw

M2022.245 Moved by Councillor Kolafa, Councillor Lacher;
that Council give first reading to 9th ST NW Road Closure Bylaw 19.22 and set the Public Hearing date for December 19, 2022.

Carried unanimously

- 7.1.3 Request for Decision – Proposed East Coulee River Drive West Road Closure Bylaw 20.22 and Public Hearing December 19th , 2022

Agenda attachments: Request for Decision + Proposed Bylaw

- M2022.246** Moved by Councillor Sereda, Councillor Kolafa;
that Council gives first reading to East Coulee River Drive West Road Closure Bylaw 20.22 and set the Public Hearing date for December 19, 2022.

Carried unanimously

- 7.1.4 Request for Decision – Proposed East Coulee East End Road Closure Bylaw 21.22 and Public Hearing December 19th , 2022

Agenda attachments: Request for Decision + Proposed Bylaw

- M2022.247** Moved by Councillor Lacher, Councillor Sereda;
that Council give first reading to East Coulee East End Road Closure Bylaw 21.22 and set the Public Hearing date for December 19, 2022.

Carried unanimously

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

Time Stamp: <https://youtu.be/qRHbPCNxKEo?t=4095>

- 7.2 Director of Corporate and Community Services

- 7.2.1 Request for Direction: 2023 Capital Budget & 10 Year Capital Plan

Section 245 of the MGA states that "Each council must adopt a capital budget for each calendar year." The proposed 2023 capital budget comprises 39 projects totaling \$8.3 million. The presented projects have been identified as priorities to either deliver current levels of service or enhance current levels. The budget, as presented, also sets out the method of funding for each of the capital projects. Once Council has reviewed and provided direction, Administration will be in a position to bring the proposed 2023 capital budget for adoption.

The Town will be taking out more money from the reserves than they will be putting back in but does not intend to borrow money in 2023. The Borrowing Bylaws recently passed are for those specific items only. Some projects are grant dependant.

The Final Budget will be brought back in December for approval.

Discussion items:

DARP Downtown Vehicle Access: This is funding for 2 separate road projects; the road creation from Freson Bros to the downtown and the entrance into Town by the Liquor Land at Hwy 10. Some of that funding may need to be reallocated for the Riverside Dr changes depending on designs.

East Coulee Snow Dump Area: The intention is to add a security fence to store equipment and landscape the area.

Bankview Water Tower: There are structural issues with slope that need to be addressed in order to stabilize the foundation. The water pressure is a different issue that will come forward in 2024.

Arena 5th Dressing Room and Baseball Diamonds: The funding estimates were low for the construction of the dressing room but this still being worked. Ball Diamonds funding was put in last year but this may change with the results of the Recreation Master Plan.

Trail Development: Trail projects have a separate budget line.

Stirling Ditch: It runs from Hunter Dr to the Red Deer River and needs maintenance to have it working properly.

WWTP Master Plan: Legislative requirement to develop a plan for the next 10 years. The consultant can be asked about effluent water solutions, but this is not part of the Master Plan.

Asset Retirement Obligation Study: Financial national standard to plan for the end of life disposal of our facilities.

Badlands Community Facility Office: The office space is inadequate at the BCF and should be addressed.

Agenda attachments: RFD + Appendix 1 - 2023 Capital Budget + Appendix 2 - 10 Year Capital Plan + Appendix 3-5 Graphs

INFRASTRUCTURE DEPARTMENT

Time Stamp: <https://youtu.be/qRHbPCNxKEo?t=6946>

7.3 Director of Infrastructure

Councillor Kolafa left Chambers 6:31 pm, returned 6:33pm

Councillor Zariski left Chambers 6:33pm, returned 6:36pm

7.3.1 Drumheller Municipal Airport - Annual Council Presentation
Presentation: Patrick and Catherine Bonneville

An overview of the Airport activities for 2022.

Airport Lighting: Having adequate lighting would mean that pilot night operations training, flight schools, AHS and STARS could utilize our airport at night.

Taxes: Hangar owners pay taxes to Starland County.

Agenda attachment: Power Point Presentation

Request for Decision: Discontinuation of Private Fuel Sales and Private Fuel Tanks at the Drumheller Municipal Airport

This request for decision addresses the issues with having private fuel tanks at the airport and the reasons the Commission suggest discontinuing this practice.

Agenda attachment: Request for Decision

M2022.248 Moved by Councillor Zariski, Councillor Lacher;
that Council discontinue the sale of private fuel at the Drumheller Municipal Airport,
and no longer allow private fuel tanks onsite, effective January 1, 2023.

Carried unanimously

7.3.2 Request for Decision: Recommending implementation of Drumheller Municipal Airport Fee Schedule

In order to keep pace with improvements, and to ensure that the Airport becomes self-sustaining, new fees need to be introduced for revenue generation. In consultation with many comparable airports, the Airport Manager identified areas of improvement in our current fee structure.

Agenda attachment: Request for Decision

M2022.249 Moved by Councillor Price, Councillor Lacher;
that Council approve the implementation of the proposed Airport Fee Schedule,
approved by the Airport Commission on October 14, 2022 for inclusion in the
Town's 2023 Schedule of Fees.

Carried unanimously

7.3.3 Request for Decision: Award of the Penitentiary Booster Station Upgrades

Administration in 2021 explored grant opportunities such as the Alberta Municipal Water / Wastewater Partnership (AMWWP) program, but were unsuccessful in receiving funds. Since then, no other grant opportunities have come up that pertain to the upgrades required at the Penitentiary Booster Station. However, Administration is still actively looking for grant opportunities. MPE determined that an upgraded booster station project has now reached a critical point to proceed to ensure a reliable, continuous, and safe water supply, and to support emergency fire service delivery

Agenda attachment: Request for Decision

M2022.250 Moved by Councillor Lacher, Councillor Kolafa;
that Council approve the award of the Penitentiary Booster Station Project to Nitro
Construction Ltd. for the amount of \$ 1,473,702 excluding GST.

Carried unanimously

8. CLOSED SESSION

8.1 Land Development and Third Party Contracts
FOIP 16 – Disclosure harmful to business interests of a third party
FOIP 23 – Local public body confidences
FOIP 24 – Advice from Officials

M2022.251 Moved by Councillor Lacher, Councillor Price;
that Council close the meeting to the public for discussions related land
development and third party contracts 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. Time 7:12pm

Carried unanimously

M2022.252 Moved by Councillor Zariski, Councillor Lacher;
that Council open the meeting to the public. Time 8:30pm

Carried unanimously

9. ADJOURNMENT

M2022.253 Moved by Councillor Kolafa, Councillor Sereda;
that Council adjourn the meeting. Time 8:31pm

Carried unanimously



MAYOR



CHIEF ADMINISTRATIVE OFFICER