



AGENDA
TOWN OF DRUMHELLER
Regular Council Meeting

TIME & DATE: 4:30 PM – Monday May 9, 2022

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

1. CALL TO ORDER

2. OPENING REMARK

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for May 9, 2022 Regular Council Meeting

Proposed Motion: That Council adopt the agenda for the May 9, 2022 Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for the May 2, 2022, Regular Council Meeting as presented.

[Regular Council – May 2, 2022 - Minutes](#)

Proposed Motion: That Council approve the minutes for the May 2, 2022 Regular Council Meeting as presented.

6. DELEGATION

6.1 Palliser Regional Municipal Services
Devin Diano, Chief Executive Officer
Cody Dale-McNair, Geographic Information Systems (GIS) Coordinator

[Presentation](#)

- 6.2 Drumheller and Region Business Survey and Analysis
Reg Johnston, Manager of Economic Development
Community Futures Allison Roppel, Manager of Operations and Community Development

[Presentation](#)

7. ADMINISTRATION REPORTS

7.1 CHIEF ADMINISTRATIVE OFFICER

- 7.1.1 Request for Decision – Request for Direction – Bylaw 01.22 Amending Bylaw 13.20 Residential Incentive Program – Follow Up Information for Multi-Unit Rental Rate

[RFD + Bylaw 01.22](#)

Proposed Motion:

That Council give third reading to Residential Development Incentive Amending Bylaw 01.22 as presented.

7.2 DRUMHELLER RESILIENCY AND FLOOD MITIGATION PROJECT MANAGER

- 7.2.1 Request for Decision – Award of the Downtown Dike Phase 1 Construction Contract

[RFD](#)

Proposed Motion:

Moves Phase 1 Downtown Dike Tenders received on April 26, 2022, be rejected as both tenders exceed the project budget.

Moves that the Project Team undertake design revisions to further reduce cost and retender for Fall 2022 and include with the Phase 2 Riverside Drive portion.

7.3 DIRECTOR OF INFRASTRUCTURE

- 7.3.1 Request for Decision – Award of the Nacmine Forcemain Replacement Project

[RFD](#)

Proposed Motion: That Council award the Nacmine Forcemain Replacement Project to UG Excavating Ltd. for the amount of \$ 1,207,461.68, excluding GST.

8. CLOSED SESSION

- 8.1 Department Budget and Operating Discussion - FOIP 23 – Local public body confidences; FOIP 24 – Advice from officials

Proposed Motion: That Council close the meeting to the public to discuss the items in Section 8.1 of the May 9nd, 2022 Regular Council meeting as per FOIP 23 and 24.

9. ADJOURNMENT

- 9.1 **Proposed Motion:** That Council adjourn the meeting.



MINUTES
TOWN OF DRUMHELLER
Regular Council Meeting

TIME & DATE: 4:30 PM – Monday May 2, 2022

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

<https://www.youtube.com/watch?v=HgaTGLD25hU>

IN ATTENDANCE

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Tony Lacher

Councillor Stephanie Price

Councillor Crystal Sereda

Chief Administrative Officer (CAO): Darryl Drohomerski

Communications Office: Erica Crocker

Director of Corporate Services – Mauricio Reyes

Director of Emergency and Protective Services: Greg Peters

Manager of Economic Development – Reg Johnston

ZOOM PLATFORM

Councillor Lisa Hansen-Zacharuk

Councillor Tom Zariski

Legislative Assistant: Denise Lines

Reality Bytes IT: Ashley Bancroft - Uwins

1. CALL TO ORDER

The Mayor called the meeting to order at 4:30pm.

2. OPENING REMARK

Monday May 9th, 2022 Committee of the Whole will be a Regular Council Meeting.

McHappy Days at McDonalds is May 11

Emergency Preparedness Week – Presentation by Director of Emergency and Protective Services, Greg Peters and Communications Officer, Erica Crocker <https://youtu.be/HgaTGLD25hU?t=95>

3. ADDITIONS TO THE AGENDA

Deputy Mayor for May & June 2022 – Councillor Stephanie Price

4. ADOPTION OF AGENDA

4.1 Agenda for May 2, 2022 Regular Council Meeting

M2022.97 Moved by Councillor Kolafa, Councillor Lacher;
that Council adopt the agenda for the May 2, 2022 Regular Council meeting as amended

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for the April 19, 2022, Regular Council Meeting as presented.

M2022.98 Motion Defeated

The video for the public hearing was sent for transcription in order to accurately compile a list of all the questions by the participants. This process is not complete. Therefore, the minutes are incomplete, and the motion was defeated.

6. DELEGATION

Time Stamp: <https://youtu.be/HgaTGLD25hU?t=771>

6.1 RSM Canada - Leon W. Pfeiffer, CPA, CA
Town of Drumheller Audited Financials and Drumheller Resiliency and
Flood Mitigation Audited Financials

L. Pfeiffer presented the completed audit for Drumheller which included information from the Drumheller Resiliency and Flood Mitigation Office. There were no major issues or questions about the accounting practices of the Town.

7. ADMINISTRATION REPORTS

7.1 DIRECTOR OF CORPORATE SERVICES

Time Stamp: <https://youtu.be/HgaTGLD25hU?t=3515>

7.1.1 Request for Decision – 2022 Audited Financials – Town of Drumheller and Drumheller Resiliency and Flood Mitigation Project

M2022.99 Moved by Councillor Lacher, Councillor Hansen-Zacharuk;
that Council approve the 2021 Town of Drumheller audited financial statements as presented; and
that Council approve the 2021 Drumheller Resiliency and Flood Mitigation Program - Financial Statement as presented.

Carried unanimously

7.2 CHIEF ADMINISTRATIVE OFFICER

Time Stamp: <https://youtu.be/HgaTGLD25hU?t=4150>

7.2.1 Request for Decision – 2022 Property Tax Bylaw 07.22

In accordance with section 353 of the Municipal Government Act, RSA 2000, c M-26, the Town must adopt, on an annual basis, a property tax rate bylaw for levying property taxes within the Town of Drumheller. Bylaw 07.22 has been prepared to meet the requirements of the Municipal Government Act.

M2022.100 Moved by Councillor Zariski, Councillor Sereda;
that Council give first reading to 2022 Property Tax Bylaw 07.22 as presented.

Carried unanimously

M2022.101 Moved by Councillor Lacher, Councillor Kolafa;
that Council give second reading to 2022 Property Tax Bylaw 07.22 as presented.

Carried unanimously

M2022.102 Moved by Councillor Kolafa, Councillor Price;
that Council give unanimous consent for third reading of 2022 Property Tax Bylaw 07.22.

Carried unanimously

M2022.103 Moved by Councillor Lacher Councillor; Kolafa;
that Council give third reading to 2022 Property Tax Bylaw 07.22 as presented.

Carried unanimously

7.2.2 Request for Decision – 2022 Fees Schedule – Amendment

Time Stamp: <https://youtu.be/HgaTGLD25hU?t=4793>

M2022.104 Moved by Councillor Zariski, Councillor Hansen-Zacharuk;
that Council adopt the amended 2022 Fees Schedule as presented.

Carried unanimously

7.2.3 Request for Direction – Council Code of Conduct - Review

Administration is providing the Bylaw for Council to review prior to bringing it forward for adoption, which is expected in June 2022.

7.3 MANAGER OF ECONOMIC DEVELOPMENT

Time Stamp: <https://youtu.be/HgaTGLD25hU?t=5202>

7.3.1 Request for Direction – Bylaw 01.22 Amending Bylaw 13.20 Residential Incentive Program – Follow Up Information for Multi-Unit Rental Rate

Comments

Council has requested that the maximum rental limit in Bylaw 01.22, Schedule B for multi-unit housing increase to \$950.00. The General Program, Section 2.1.3 would read;

Units must be rented for no more than \$950.00, indexed to the Canada Consumer Price Index, excluding utilities, for the duration of the incentive period.

The Bylaw will be updated and brought back for the third reading.

8. CLOSED MEETING

8.1 Land Transfer Agreements

FOIP 23 – Local public body confidences; FOIP 24 – Advice from officials

M2022.105 Moved by Councillor Sereda, Councillor Hansen-Zacharuk; that Council close the meeting to the public to discuss the items in Section 8.1 of the May 2nd, 2022 Regular Council meeting as per FOIP 23 and 24.
Time 6:04pm

Carried unanimously

M2022.106 Moved by Councillor Lacher, Councillor Kolafa that Council open the meeting to the public. Time 8:38pm

Carried unanimously

9. ADJOURNMENT

M2022.107 Move by Councillor Zariski, Councillor Hansen-Zacharuk;
that Council adjourn the meeting. Time 8:38pm

Carried unanimously

MAYOR

CHIEF ADMINISTRATIVE OFFICER

PALLISER REGIONAL MUNICIPAL SERVICES

TOWN OF DRUMHELLER COUNCIL PRESENTATION

MAY 09, 2022



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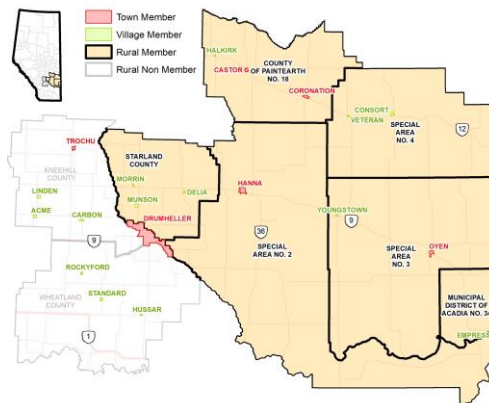
PRESENTATION OUTLINE

- Background
- Palliser Regional Service Enhancement Project
- PRMS Planning Services
- Subdivision & Safety Code Services
- GIS Services

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BACKGROUND

- Palliser Regional Municipal Services (PRMS) was formed in 1995 when the province disbanded regional planning commissions. In 2007, PRMS was incorporated as a non-profit corporation
- Today we provide regional Planning, GIS and Safety Code services to 24 member municipalities across south central Alberta
- PRMS operates under a user pay principle. Sources of revenue include; shareholder requisitions, administration of safety codes, planning and subdivision applications, general consulting fees for special projects and grant funding.
- Staff:
 - CEO, Executive Assistant, 1-2 Planners, Subdivision Planner, GIS Coordinator, and Safety Codes contract personnel.

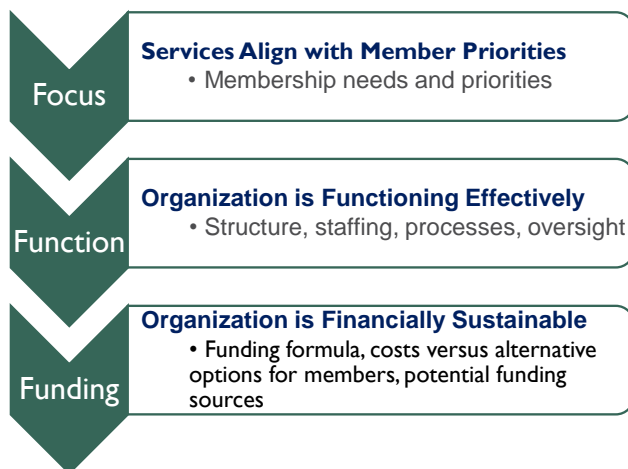


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BACKGROUND

Palliser Regional Service Enhancement Project

- Completion of a new Strategic Plan & Cost Sharing Model
- Review of services provided by PRMS
- Review of organizational structure and resources needed
- Review of the cost sharing model to ensure equitable requisitions and organization sustainability



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SERVICES PROVIDED

Statutory Plans and Land Use Bylaws

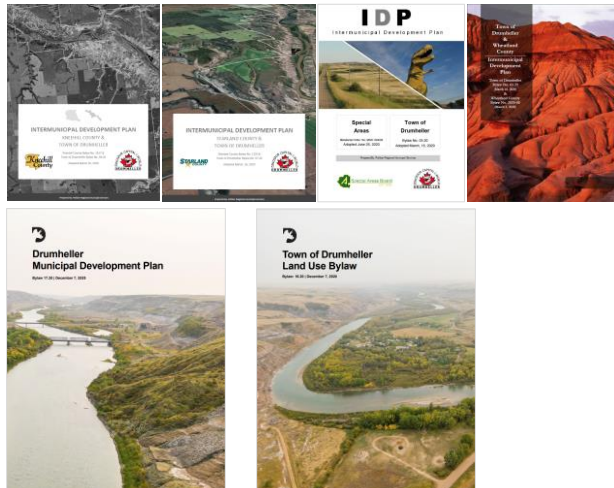
- Preparation and full-scale review of statutory planning document including Municipal Development Plans, Intermunicipal Developments Plans, Area Structure Plans and Area Redevelopment Plans
- Preparation and full-scale review of Land Use Bylaws
- Statutory plan amendments, Land Use Bylaw amendments and rezoning applications as required
- Attendance, reports and recommendations at Public Hearings for proposed amendments of planning documents
- 5 Year Review Cycle for planning documents

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SERVICES PROVIDED

Drumheller Planning Document Status

- Intermunicipal Development Plans:
 - Wheatland County- Adopted March, 2020
 - Starland County- Adopted March, 2020
 - Special Areas Board- Adopted Feb, 2020
 - Kneehill County- Adopted March, 2020
 - All scheduled for review in 2025
- Municipal Development Plan Bylaw 17.20
 - Adopted December 2020
 - Review Scheduled for 2026
- Land Use Bylaw 16.20
 - Came into effect March 1, 2021
 - Review scheduled for 2026



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SERVICES PROVIDED

Subdivision Applications

- Processing and presentation of subdivision applications to the Towns' MPC for final recommendation
- Provide subdivision advice and guidance to Town residents
- Provide attendance, presentations and recommendations at Subdivision and Development Appeal Board Hearings
- Available to review and assist with subdivision designs proposed by Town of Drumheller as requested



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SERVICES PROVIDED

General Planning & Development Advice and Assistance

- Day-to-day advice on implementation of local land use bylaw and statutory plans
- Available to provide advice and guidance to staff, Council and residents on planning and development processes and applications
- Planning staff available to attend Municipal Planning Commission meetings, Subdivision and Development Appeal Board Hearings, Public Hearings and General Council meetings as requested
- Assistance with annexation applications (fee for service)
- Assistance with Road Closures, and Municipal and Environmental Reserve Closures (fee for service)

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SERVICES PROVIDED

Safety Code Administration For PRMS Region

- PRMS contracts the Town of Drumheller to administer safety codes for all PRMS municipalities.
- PRMS is the only regional planning agency that provides safety code services to our shareholders. Accredited in building, electrical, gas and plumbing and private sewage permits
- Safety code inspections are contracted to Superior Safety Codes
- In 2019 PRMS won the Alberta Safety Codes Council Accreditation Award for outstanding contribution, dedication and services provide to the Alberta safety code system (thanks to the great work of Drumheller staff).



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SERVICES PROVIDED

Intermunicipal Subdivision & Development Appeal Board (ISDAB)

- PRMS has recently developed an ISDAB working with our municipal membership. There are currently 17 out of 24 municipalities that have joined the ISDAB.
- PRMS organizes and administers the regional ISDAB
- ISDAB creates a pool of trained SDAB members and Clerks across the region for municipalities to draw from in the case of an appeal.
- Town of Drumheller is currently part of the PRMS ISDAB

Palliser Intermunicipal
Subdivision and Development
Appeal Board

PROCEDURAL GUIDELINES



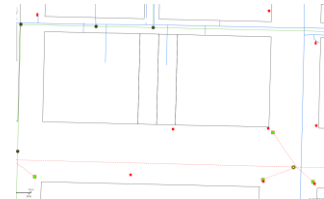
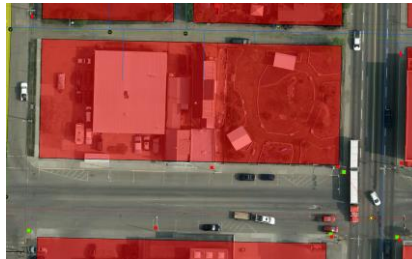
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GIS SERVICES (GEOGRAPHIC INFORMATION SYSTEMS)



Legal Parcels: Property Lines
+ Civic Address + Landowner Name

Parcel Number	Title No.	Property Address	Owner Name
1000000		270.3 AVENUE WEST	EDMUND R LEHN



Infrastructure: Location + Age + Make
+ Material

material	METAL
sign1	SCHOOL AREA
sign2	30 KMH (TAB)
sign3	
sign4	
type	ROUND
x	-112.711375
y	51.46302

Scale: 345 Lat: 51.463918 Long: -112.711368 Export PDF

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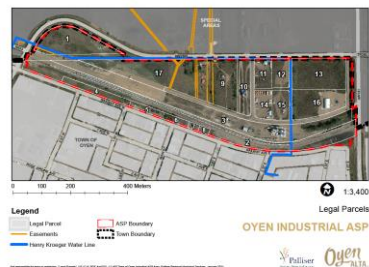
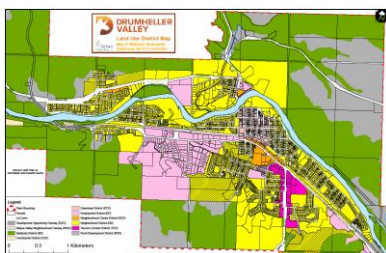
GIS INTRODUCTION

- Why is GIS important to municipalities?
 - 1) Digital back up of valuable information (prevents data loss)
 - 2) Get knowledge from employees and have it stored forever
 - 8/24 Palliser members changed PW foremen in the past 2 years
 - 3) Map becomes a collection of everyone's knowledge over time rather than a reset with each new PW employee
 - 4) Ability to pursue asset management and make better fiscal decisions

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GIS SERVICES

- Mapping for Statutory Documents: MDP, LUB, Subdivisions
- Custom Mapping
- Plotter Printing: 42"X 80"



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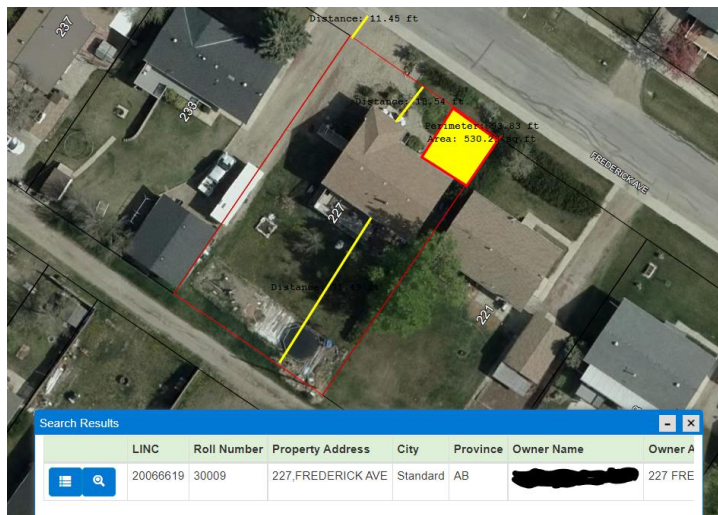
GIS SERVICES

Public Webmap

57,000 hits since Jan 2020

Public has access to zoning, property lines, high resolution aeriels and measuring tools

4) SEARCH FOR YOUR PARCEL

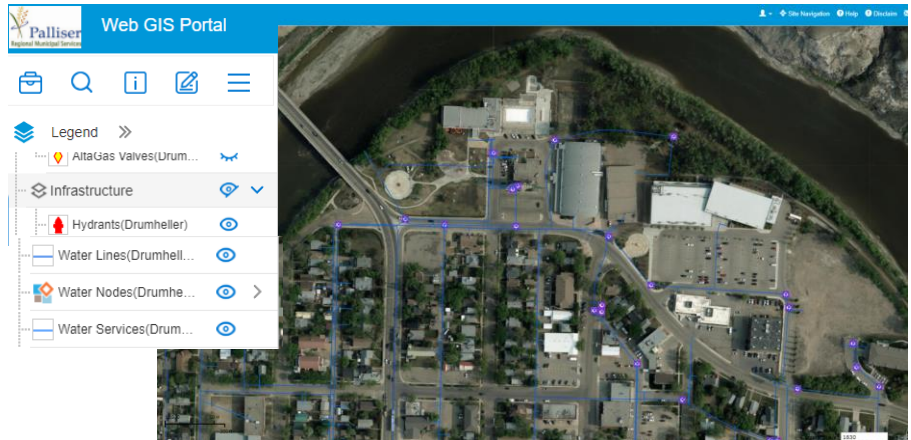


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GIS SERVICES

Private Webmap – Access to parcel information (e.g. landowner names)

- Ability to create, edit and delete map data
- Create any custom layer
- Unlimited user logins for staff, contactors, council



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GIS SERVICES

Webmap Support

- Training: Basic, Advanced, Mobile Tablet
- Webmap Development: New Tools, Custom Layers
- Assistance for: Staff, Public, Contractors
 - Any issues staff encounter they can contact me directly
- Regular Updates: Civic Address, LUB, Parcel
 - Parcel and Civic Address are maintained by Drum



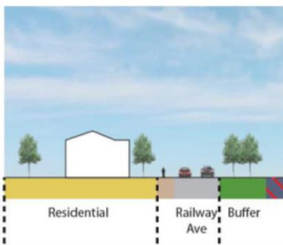
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GIS SERVICES

Home Safety Codes ▾ Subdivision ▾ Planning **Webmap & GIS Services ▾** About ▾ Cor

Webmap Quick Guide Webmap Demo Videos Municipal & Regional Maps

INTER-MUNICIPAL
DEVELOPMENT PLANS
MUNICIPAL
DEVELOPMENT PLAN
AREA STRUCTURE
PLAN
SUBDIVISION
DEVELOPMENT
PERMITS



palliserservices.ca

SAFETY CODES

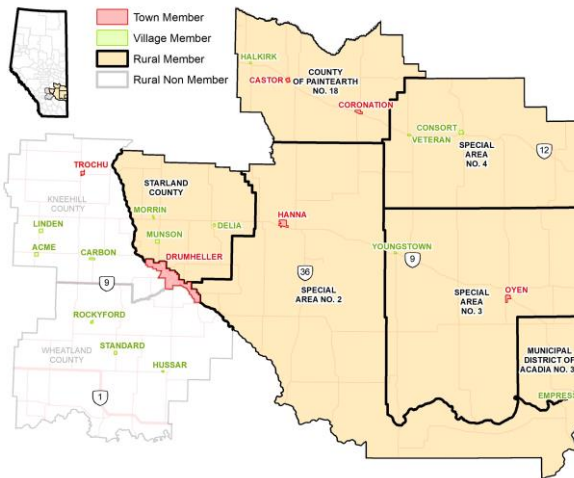
SUBDIVISION

WEBMAP

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GIS SERVICES

- Regional Collaboration
 - Cost Sharing Development
 - Share Cost of Webmap
 - Asset Management Tools
 - Collaborative FCM Grant (\$360,000)
 - Cataloging of documents
 - Data standardisation
 - Asset management training



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Questions?



Drumheller and Region Business Survey and Analysis

Town of Drumheller Council - May 9, 2022



1



AGENDA



1. Project Overview
2. Sample Data Assessment
3. Survey Response Data
4. Key Findings
5. Next Steps



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Project Overview



3

Overview

Project Steps

1. Data assessment of Drumheller and Starland County
 - The number and size of businesses in the area;
 - Wages, sales, and import/export data by industry;
 - Employment by occupation and industry; and
 - Tourism-related data.
2. Between January and March, partners surveyed 113 businesses in Drumheller and Starland County area
 - CF Big Country
 - Travel Drumheller
 - Drumheller & Region Chamber of Commerce
 - Town of Drumheller



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Data Assessment



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Data Assessment Overview

- As mentioned above, McSweeney & Associates conducted a data assessment of Drumheller and Starland County that examined:
 - The number and size of businesses in the area;
 - Wages, sales, and import/export data by industry;
 - Employment by occupation and industry; and
 - Tourism-related data.
- Tourism-related data and impact was of particular relevance to the community partners due to its outsized impact on the local economy.
- For that reason, we are choosing to present tourism data as an example of the analysis that was provided in the report



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Tourism's Impact



- In Drumheller and Starland County, the tourism sector is estimated to be responsible for:
 - Nearly \$70 million in sales
 - Approximately \$16 million in wages
 - 569 jobs

Table 1: Total Impact on Local Economy by Tourism Sector

	Sales	Wages	Jobs
Direct Impact	\$57,917,516	\$13,867,221	511
Multiplier Effect	\$11,614,983	\$2,158,030	58
Total	\$69,532,499	\$16,025,251	569

Source: EMSI Analyst 2021.1



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Survey Response Data

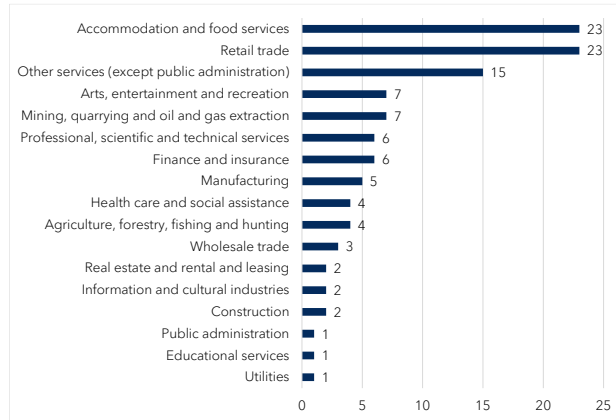


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Survey Data - Industry



Figure 1: Business Industry for Respondents (N = 112)



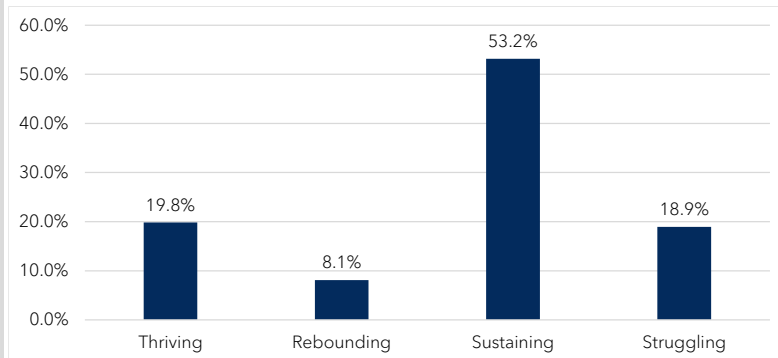
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Survey Data - COVID-19



Figure 1: Through the Pandemic, How Would You Rate the State of Your Business? (N = 111)



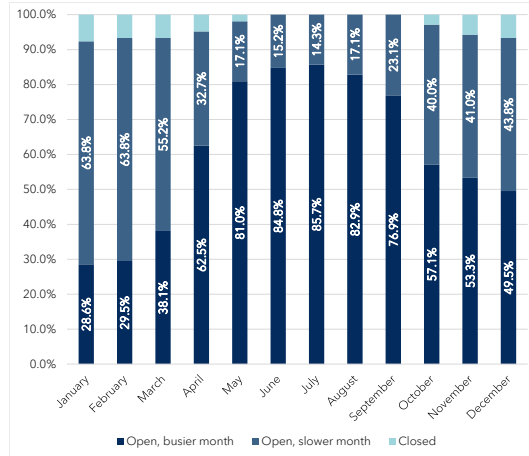
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Survey Data - Tourism



Figure 1: What Months of the Year Are You Open for Business? (N = 105)



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Key Findings



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Key Findings



- Local businesses are generally optimistic about the future;
- While employers are, overall, happy with their current staff, they view the broader labour pool as a weakness;
- Many businesses in the community are seasonal in nature, relying on strong summer months to sustain their operations through lesser winter seasons;



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Key Findings



- Benefits to doing business in the area include the “people” and its small-town appeal;
- Drawbacks to operating a business in Drumheller or Starland County include the lack of population growth and high operating costs;
- The strong tourism sector and geographic location were seen as both strengths and drawbacks to running a local business.



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Next Steps



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Next Steps

1. Review data and business sentiments within report
2. Reach out to businesses who asked for additional information about project partners
3. Share key report findings
4. Planning to work together with local partners to develop labour initiatives



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REQUEST FOR DECISION

TITLE:	Amendment of Bylaw 13.20 Residential Development Incentive Programs
DATE:	May 6, 2022
PRESENTED BY:	Reg Johnston, Manager of Economic Development
ATTACHMENTS:	Bylaw 01.22

SUMMARY:

Bylaw 13.20 was passed in 2020 for the purposes of implementing “Residential Development Incentive Programs”. It states in Section 5 that, “The Bylaw and corresponding schedules will be reviewed by Town Council at the beginning of each Council term;”. As such Administration recommended this review, which was done in February 2022. The amendments below were included in the Bylaw 01.22 and first and second readings were passed at that time.

One item that was discussed and recommended for further research was the cost for rent for new rental properties. The author contacted property management firms and developers to help determine a reasonable rate for rental properties, with the outcome suggested that a maximum of \$950 per month, excluding utilities but indexed to CPI be included in the Bylaw. That change is included as Clause 3.4 in the attachment.

RECOMMENDATION:

Administration has included the changes as set out below and included the feedback regarding the rent that may be charged for the incentive period. Administration is recommending passing third reading so this Bylaw may be consolidated and implemented upon third reading. Here is the recommended change:

“Schedule “B”, General Program, Section 2.1.3. Units must be rented for no more than \$950, indexed to the Canada Consumer Price Index, excluding utilities, for the duration of the incentive period.”

FINANCIAL IMPACT:

Awarding the incentive will decrease tax revenue for the Town of Drumheller, but it provides an opportunity to engage a developer in much needed residential development in the Valley. In the long term, it can positively impact tax revenue and quality of life.

STRATEGIC POLICY ALIGNMENT:

The incentive aligns with the economic development strategic priority to create a housing strategy. One of the outcomes of the strategy will be to trigger housing development in the valley.

COMMUNICATION STRATEGY:

A Communication Brief is complete and budget is assigned to promote the incentive program on the Town's website and within its social media programs.

MOTION: Councillor:

That Council give third reading to the Residential Development Incentive Amending Bylaw 01.22 as presented

Secunder:

Reg Johnston

Prepared by:
Reg Johnston
Manager of Economic Development



Approved by:
Darryl E. Drohomerski, C.E.T.
Chief Administrative Officer

**TOWN OF DRUMHELLER
BYLAW 01.22**

**BEING A BYLAW FOR THE PURPOSE OF AMENDING BYLAW 13.20 IMPLEMENTING
RESIDENTIAL DEVELOPMENT INCENTIVE PROGRAMS FOR THE TOWN OF
DRUMHELLER IN THE PROVINCE OF ALBERTA.**

WHEREAS, pursuant to the provision of *Section 191 of the Municipal Government Act, RSA 2000, Chapter M-26*, Council has the power to pass a bylaw, amend or repeal a bylaw;

AND WHEREAS, the Town of Drumheller Council deems it desirable to amend Bylaw 13.20;

NOW THEREFORE, the Town of Drumheller, in the Province of Alberta, hereby enacts as follows:

1. SHORT NAME

1.1 This Bylaw will be known as Residential Development Incentive Amending Bylaw **01.22**.

2. ADDITIONS

2.1 Purpose clause:

WHEREAS pursuant to the provision of *Section 347 (1) of the Municipal Government Act, RSA 2000, Chapter M-26*, Council may by bylaw cancel, reduce, refund or defer taxes it is considered equitable to do so, or phase-in increases or decreases from the preparation of a new assessment;

3. CHANGES / DELETIONS

3.1 The word "Policy" will be substituted with "Program".

3.2 Remove 4. The Bylaw and corresponding residential tax abatement policies may be amended from time to time

3.3 Schedule "A", General Program, Section 2.1. The listing sale price of \$250,000 will be changed to \$350,000.

3.4 **Schedule "B", General Program, Section 2.1.3. Units must be rented for no more than \$950, indexed to the Canada Consumer Price Index, excluding utilities, for the duration of the incentive period.**

3.5 Schedule "B", General Program, Section 2.1.5. The Land Use Designations will be changed to reflect Land Use Bylaw 16.20 as follows:
Downtown District (DTD), Neighbourhood District (ND) and Neighbourhood Centre District (NCD).

4. TRANSITIONAL

4.1 Bylaw 01.22 comes into full force after third reading.

READ A FIRST TIME THIS 22nd DAY OF FEBRUARY, 2022

READ A SECOND TIME THIS 22nd DAY OF FEBRUARY, 2022

READ A THIRD TIME AND PASSED THIS __ DAY OF __, 2022

MAYOR

CHIEF ADMINISTRATIVE OFFICER

REQUEST FOR DECISION

TITLE:	DRFM Downtown Dike- Phase 1 Tender Award
DATE:	May 4, 2022
PRESENTED BY:	Mark Steffler, P.Eng. Project Engineer

SUMMARY:

Tenders for Phase 1 of the Downtown Dike closed on Tuesday April 26, 2022. The tender encompassed construction of flood berm from behind the Aquaplex to the east side of Riverview Terrace, Centennial Park landscaping enhancements, and construction of sidewalk at the Drumheller Valley High School. Two tenders were received and are summarized below:

	Wilco Contractors Southwest Inc	BYZ Enterprises Ltd	Pretender Estimate	Pretender vs Low Bid
General Requirement	580,000	1,000,000	280,000	(300,000)
Site Works	3,882,081	3,748,387	2,591,016	(1,291,065)
Provisional ¹	472,500	325,000	254,400	(218,100)
Contingency	250,000	250,000	250,000	0.00
Subtotal	5,184,580.50	5,323,387	3,375,416	(1,809,164.50)
GST	259,229.03	266,169.35	168,770.80	
Total Bid	\$ 5,443,809.52	\$ 5,589,556.35	\$ 3,544,186.80	

Note: 1. Provisional Cost included playground and irrigation bid items. No cost was submitted for playground as the supplier was unable to provide price prior to tender closing.

The contract stipulated that the Centennial Park work behind the BCF was to be completed by June 30 to allow for Canada Day activities and previously booked BCF weddings, to utilize the Park. The contractor has indicated in their bid, due to construction logistics this schedule cannot be accomplished. The Contractor proposed schedule was to commence construction mid-May and be completed by October 15, 2022.

DISCUSSION:

The increased cost can be attributed partially to:

- Berm fill material 35% more than budgeted
- Estimated increase in overall project costs of +/-25% since Fall 2021 because of increases in fuel cost, material demand and availability and labour challenges
- Current heavy industry workload and resource availability, and
- Tight schedule deadlines to be complete Centennial Park portion by June 30.

In an effort to reduce cost, the Project Team and low bid contractor worked together to identify cost savings in the range of \$500,000-\$600,000 by reducing the project scope, with the potential of an additional +/- \$500,000 with design revisions. This would leave the project still about a \$1.0M over budget

FINANCIAL IMPACT:

Due to reasons identified above, the tenders exceed the project budget. The design needs to be revisited to find cost savings for the Phase 1 Downtown berm as well as for all projects. Discussions on project cost increases as a result of market conditions are underway with both the Provincial and Federal Governments.

RECOMMENDATION:

Council has several options to consider:

1. Award contract as tendered with identified cost savings. This would mean allocating additional funds to complete the Downtown Dike including Riverside Drive portion of the project.
2. Table motion requesting additional information and redesign to find cost savings to reduce berm width, park landscaping and other design revisions. Under terms of the tender, the Town has until May 31, 2022, to accept or reject tenders.
3. Cancel tender, undertake design revisions to further reduce cost and retender for Fall 2022 or repackage and include with Phase 2 Riverside Drive portion. There is a risk that cost may increase further due to inflationary increases, redesign costs, and schedule delays.

Administration recommends that the Council proceed with Option 3 to cancel Phase 1 Downtown Dike tender, undertake design revisions, and retender the work along with the Riverside Drive berm construction.

STRATEGIC POLICY ALIGNMENT:

Council's vision is to develop a sustainable, cost-effective flood mitigation strategy to maximize protection of "our community by protecting our residents, future generations, property, economic growth, environment and cultural heritage" from future flooding. The Flood Office has challenged all design teams to revisit project designs to identify potential cost savings.

COMMUNICATION STRATEGY:

Upon approval, a media release will be distributed via social media and posted on both the Town and Flood Program websites as well as notification on the Alberta Purchasing Connection. Notification will also be provided to the Bidders that the project has been cancelled.

MOTION: Councilor: _____

Moves Phase 1 Downtown Dike Tenders received on April 26, 2022, be rejected as both tenders exceed the project budget.

Moves that the Project Team undertake design revisions to further reduce cost and retender for Fall 2022 and include with the Phase 2 Riverside Drive portion.

Seconder: _____



Prepared by:
Mark Steffler, P.Eng
Project Engineer



Approved by:
Darryl E. Drohomerski, C.E.T.
Chief Administrative Officer

REQUEST FOR DECISION

TITLE:	Nacmine Forcemain
DATE:	May 2, 2022
PRESENTED BY:	Bill Adams, Utilities Manager
ATTACHMENT:	MPE Engineering recommendation letter

SUMMARY:

Nacmine is currently serviced by a 200 mm steel forcemain that was installed in 1975. In February of 2018, MPE Engineering Ltd. identified this forcemain as a priority for replacement due to its existing condition.

The design for a new forcemain was undertaken in 2021 which includes rerouting the line out of the residential area on 4th Avenue SW as well as the installation of air release valves and odour control units.

A Request for Tender was posted on the Alberta Purchasing Connection and the Town website. On the closing date of April 26, 2022, a total of five bids were received, and are summarized as follows:

Contractor	Tendered Amount (excluding GST)
UG Excavating Ltd.	\$ 1,207,461.68
ByZ Enterprises Inc.	\$ 1,625,376.38
1998372 AB Ltd.	\$ 1,644,116.25
White Fox Group Ltd.	\$ 1,750,855.58
KLS Earthworks Inc.	\$ 2,696,170.76

FINANCIAL IMPACT:

The cost of the project construction is \$1,207,461.68 excluding GST. Engineering costs for the project will be approximately \$145,000.00 total, with work to date costs at approximately \$90,000.00. The remaining contract administration and resident inspection will cost approximately \$55,000.00. The project is currently estimated at \$1,352,461.68 total.

Funding for the project is coming from the Alberta Municipal Water/Wastewater Partnership (AMWWP). AMWWP will provide 75% funding or approximately \$1,014,346.26 with the Town of Drumheller's portion being approximately \$ 338,115.42 under GL project code 2.6.4200.611.7144. Council previously approved \$ 700,000.00 for this project in the 2022 Capital Budget, as well as \$ 1,500,000.00 in the 2019 Capital Budget for a total of \$2,200,000, therefore we are currently below budget.

WORKFORCE IMPACT:

The workforce and labour impact will be negligible, as MPE is providing engineering services and inspection. The outcome of this project will be reduction of staff time during operation checking odour and flow issues on this line.

RECOMMENDATION:

It is our recommendation that the Town of Drumheller award the project to UG Excavating Ltd. for \$ 1,207,461.68 excluding GST.

STRATEGIC POLICY ALIGNMENT:

The Nacmine Forcemain was identified as an operational strategic priority by Council on the Strategic Priorities Chart in January 2022.

COMMUNICATION STRATEGY:

A Letter of Award will be provided to the successful proponent, and Letters of Non-Award provided to the unsuccessful proponents. An award summary will be posted on the Alberta Purchasing Connection website and the Town website.

MOTION:

Councillor _____ moves that Council award the Nacmine Forcemain Replacement Project to UG Excavating Ltd. for the amount of \$ 1,207,461.68, excluding GST.

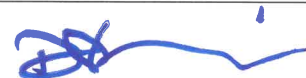
SECONDED:

Bill Adams

Prepared by:
Bill Adams
Utilities Manager

Dave Brett

Reviewed by:
Dave Brett, P. Eng, PMP
Director of Infrastructure Services



Approved by:
Darryl Drohomerski, C.E.T.
Chief Administrative Officer

Suite 320, 6715 - 8 Street NE
Calgary, AB T2E 7H7
Phone: 403-250-1362
1-800-351-0929



Town of Drumheller
224 Centre Street
Drumheller, Alberta
T0J 0Y4

April 28, 2022
File: N:\2450\043\L08

Attention: Dave Brett
Director of Infrastructure Services

Dear Mr. Brett:

Re: 2450-043-00 Nacmine Forcemain Replacement
Tender Summary

Bids for the Nacmine Forcemain Replacement closed on Tuesday, April 26, 2022. A total of five bids were received.

The low bid was submitted by UG Excavating Ltd. of Calgary, Alberta. There were no extension errors on any line item amounts. UG Excavating Ltd. has provided the proper bonding and safety qualifications.

Table 1 summarizes the results of the five tenders that were submitted.

Table 1 – Tender Summary

Contractor	Tendered Amount (excluding GST)	Difference from Low Bidder
UG Excavating Ltd.	\$1,207,461.68	N/A
ByZ Enterprises Inc.	\$1,625,376.38	\$ 417,914.70
1998372 AB Ltd.	\$1,644,116.25	\$ 436,654.57
White Fox Group Ltd.	\$1,750,855.58	\$ 543,393.90
KLS Earthworks Inc.	\$2,696,170.76	\$1,488,709.08

The above budget includes a \$150,000 contingency.

Please advise us on the Town's decision and we will proceed accordingly.

Contact the undersigned at 403-308-7784 if you have any questions or concerns.

Yours truly,

MPE ENGINEERING LTD.

A handwritten signature in black ink, appearing to read "Derek Veldman".

Derek Veldman
Project Engineer
DV/dv