



AGENDA
TOWN OF DRUMHELLER
REGULAR MEETING

TIME & DATE: 4:30 PM – Tuesday August 02, 2022

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

1. CALL TO ORDER

2. OPENING COMMENTS

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for August 02, 2022 Regular Council Meeting

Proposed Motion: That Council adopt the agenda for the August 02, 2022 Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for the July 18, 2022, Regular Council Meeting as presented.

[Regular Council Meeting – 18 July 2022 - Minutes](#)

Proposed Motion: Move that Council approve the minutes for the July 18, 2022, Regular Council Meeting as presented.

5.2 Boards and Committees Minutes

[Drumheller and District Seniors Foundation – June 2022](#)

[Municipal Planning Commission – June 2, 2022 & July 16, 2022](#)

Proposed Motion: Move that Council accept as information the Board and Committee minutes in Section 5.2 of the August 2, 2022 Regular Council Meeting as presented.

6. ADMINISTRATION REPORTS

6.1 CHIEF ADMINISTRATIVE OFFICER

- 6.1.1 Request for Direction: Update of Council Policy C-01-19 Remuneration and Expense Allowance for Mayor and Council

[RFD + Policy](#)

6.2 RESILIENCY AND FLOOD MITIGATION PROJECT MANAGER

- 6.2.1 Request for Decision: Recommendation of Tender Awards: Newcastle Berm Construction

[RFD + Attachments](#)

Proposed Motion: Moves that the Newcastle Berm tender be awarded to Pidherney's Inc. in the amount of \$2,269,114.16 excluding G.S.T.

- 6.1.2 Request for Decision: Recommendation of Tender Awards: Midland Berm Construction

[RFD + Attachments](#)

Proposed Motion: Moves that the Midland Berm tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$3,786,125.00 excluding G.S.T.

- 6.1.3 Request for Decision: Recommendation of Tender Awards: North Drumheller Grove Plaza Berm C Construction

[RFD + Attachments](#)

Proposed Motion: Moves that the North Drumheller Grove Plaza Berm C tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$786,350.00 excluding G.S.T.

- 6.1.4 Request for Decision: Recommendation of Tender Awards: Willow Estates Berm Construction

[RFD + Attachments](#)

Proposed Motion: Moves that the Willow Estates tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$2,950,925.00 excluding G.S.T.

6.3 DIRECTOR OF INFRASTRUCTURE

6.3.1 Briefing Note: Arena Locker Room Update

[Briefing Note](#)

7. PUBLIC HEARINGS TO COMMENCE AT 5:30 PM

7.1 Proposed West Newcastle Road Closure Bylaw 11.22

[RFD + Bylaw](#)

1. Mayor Opens the Public Hearing
2. Mayors Introduction of Matter
3. Presentation of Information – Proposed West Newcastle Road Closure Bylaw 11.22
4. Rules of Conduct for Public Participation
All the material related to Public Hearing will be included in the package being sent to Alberta Transportation.
5. Public Participation - Registered to Present Remotely
6. Public Participation – Pre - Registered to Present In Person
 - a) In Support
 - b) In Opposition
7. Public Participation - Written Submissions
 - a) In Support
 - b) In Opposition
8. Final Comments
9. Mayor to Call for Public Hearing to Close Closed

7.2 Proposed East Newcastle Road Closure Bylaw 12.22

[RFD + Bylaw](#)

1. Mayor Opens the Public Hearing
2. Mayors Introduction of Matter
3. Presentation of Information – Proposed East Newcastle Road Closure Bylaw 12.22

4. Rules of Conduct for Public Participation

All the material related to the Public Hearing will be included in the package being sent to Alberta Transportation.

5. Public Participation - Registered to Present Remotely

6. Public Participation – Pre - Registered to Present In Person

- a) In Support
- b) In Opposition

7. Public Participation - Written Submissions

- a) In Support
- b) In Opposition

8. Final Comments

9. Mayor to Call for Public Hearing to Close Closed

7.3 Proposed Midland Road Closure Bylaw 13.22

[RFD + Bylaw](#)

1. Mayor Opens the Public Hearing

2. Mayors Introduction of Matter

3. Presentation of Information – Proposed Midland Road Closure Bylaw 13.22

4. Rules of Conduct for Public Participation

All the material related to the Public Hearing will be included in the package being sent to Alberta Transportation.

5. Public Participation - Registered to Present Remotely

6. Public Participation – Pre - Registered to Present In Person

- a) In Support
- b) In Opposition

7. Public Participation - Written Submissions

- a) In Support
- b) In Opposition

8. Final Comments

9. Mayor to Call for Public Hearing to Close Closed

8. CLOSED

8.1 Land Transaction – FOIP 16 – Disclosure harmful to business interests of a third party

Proposed Motion: That Council close the meeting to the public to discuss the items under Section 8.1 of the August 2, 2022 Regular Meeting as per FOIP 16.

9. ADJOURNMENT

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



MINUTES
TOWN OF DRUMHELLER
REGULAR MEETING

TIME & DATE: 4:30 PM – Monday July 18, 2022

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

<https://www.youtube.com/watch?v=Fz6uOgUTKaQ>

IN ATTENDANCE

Mayor Heather Colberg
Councillor Patrick Kolafa
Councillor Stephanie Price
Councillor Crystal Sereda
Councillor Tom Zariski

Chief Administrative Officer (CAO): Darryl Drohomerski
Director of Corporate and Community Services: Mauricio Reyes
Director of Infrastructure: Dave Brett
Resiliency and Flood Mitigation Project Manager: Mark Steffler

Legislative Assistant: Denise Lines

Reality Bytes IT: David Vidal

APPROVED ABSENCE

Councillor Lisa Hansen-Zacharuk
Councillor Tony Lacher

1. CALL TO ORDER

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

2. OPENING COMMENTS

Canada Day Parade – Thank you to everyone who contributed to the Parade Committee and helped to make it happen.

Welcome to Zeyu Zhang. Z Zhang is the Municipal Intern with a primary focus in Municipal Finance; he will be working with the Town for 18 months.

3. ADDITIONS TO THE AGENDA – N/A

4. ADOPTION OF AGENDA

4.1 Agenda for July 18, 2022 Regular Council Meeting

M2022.154 Moved by Councillor Zariski, Councillor Kolafa;
that Council adopt the agenda for the July 18, 2022, Regular Council meeting as presented.

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for the July 4, 2022, Regular Council Meeting as presented.

M2022.155 Moved by Councillor Kolafa, Councillor Price;
that Council approve the minutes for the July 4, 2022, Regular Council Meeting as presented.

Carried unanimously

6. ADMINISTRATION REPORTS

6.1 CHIEF ADMINISTRATIVE OFFICER

Time Stamp: <https://youtu.be/Fz6uOqUTKaQ?t=209>

6.1.1 Request for Decision: Councillor Hansen – Zacharuk Absence Extension Resolution

M2022.156 Moved by Councillor Sereda, Councillor Price;
Be it resolved that Council permit Councillor Hansen-Zacharuk a leave of absence due to medical issues as per Municipal Government Act Section 174 (2) with pay for an eight (8) week period.

Carried unanimously

6.1.2 Request for Decision: Proposed Update to the Traffic Bylaw

There will be an information session scheduled for early fall to discuss the changes and answer any questions from the public about the Traffic Bylaw.

M2022.157 Moved by Councillor Kolafa, Councillor Zariski;
that Council give first reading to Traffic Bylaw 10.22 as presented.

Carried unanimously

6.1.3 Request for Decision: Proposed Borrowing Bylaw 08.22 for the Penitentiary Water Booster Station – 2nd and 3rd Reading

Discussion around Borrowing Bylaws:

Both Borrowing Bylaws had the required advertising, and no petitions were received for either. There were a few questions from individuals that were answered.

The intention is to borrow only what is needed, at the present time. The amounts quoted in the Bylaws are the limit of borrowing.

By borrowing for the water booster station, the reserves could be used for other projects.

The interest rates will be locked in at the time of borrowing.

M2022.158 Moved by Councillor Zariski, Councillor Kolafa;
that Council give second reading to Penitentiary Water Booster Station Borrowing
Bylaw 08.22 as presented.

Carried unanimously

M2022.159 Moved by Councillor Sereda, Councillor Kolafa;
that Council give third reading to Penitentiary Water Booster Station Borrowing
Bylaw 08.22 as presented.

Carried unanimously

6.1.4 Request for Decision: Proposed Borrowing Bylaw 09.22 for the Drumheller Flood
Mitigation Project – 2nd and 3rd Reading

Discussion specific to Borrowing Bylaw 09.22.

Borrowing will be done as the need arises and split over several years.

If more funding is provided by the Province, it may be necessary to update the
Borrowing Bylaw to make up the 5% required by the flood mitigation agreement.

M2022.160 Moved by Councillor Price, Councillor Zariski;
that Council give second reading to the 2022 Drumheller Flood Mitigation
Borrowing Bylaw 09.22 as presented.

Carried unanimously

M2022.161 Moved by Councillor Zariski, Councillor Sereda;
that Council give third reading to the 2022 Drumheller Flood Mitigation Borrowing
Bylaw 09.22 as presented.

Carried unanimously

6.2 DIRECTOR OF INFRASTRUCTURE

Time Stamp: <https://youtu.be/Fz6uOqUTKaQ>

6.2.1 Request for Decision: Demolition and Remediation Award of the Drumheller Health
Centre and 25 Roper Road Dwelling

In attendance: Colliers, Project Leaders – Gisele Leao, Christopher Monson

How large is the old hospital (Drumheller Health Centre) property? Is it possible for
the demolition to remove the annex walkway first to accommodate the (SL4)
Supportive Living Level 4 development?

The property could be sold, and the funds would offset the cost of the demolition and remediation.

The demolition of 25 Roper Rd will be covered under the flood mitigation grant. This property will be rezoned as an Environmental Reserve.

Contracts for the demolition of the Nacmine Hotel and Consortium have also been awarded. Both awards are within the signing authority of the CAO and Director of Infrastructure and do not need to be brought forward to Council.

[RFD + Award Recommendation Letter](#)

M2022.162 Moved by Councillor Zariski, Councillor Price that Council award the remediation and demolition work for the old Health Centre and 25 Roper Road to McColman & Sons Demolition Ltd. for a total cost of \$ 751,350.00, excluding GST.

Carried unanimously

6.2.2 Request for Decision: Support of Trans Canada Trail Application (<https://tctrail.ca/>)

The Trans Canada Trail is the longest network of multi-use recreational trails in the world. To have a trail within Drumheller be considered as part of the Trans Canada Trail system, an application and resolution by Council is required. The application will go to the September meeting of the Trans Canada Trail Board of Directors. If accepted, Drumheller will have access to national support for our trail system as well as grant and advertising opportunities.

As part of the Trans Canada Trail system, Drumheller will follow the standard guidelines and signage requirements. There are no issues with the fact that we are leasing the land that will be considered for the trail.

M2022.163 Moved by Councillor Zariski, Councillor Price; that Council supports the application to the Trans Canada Trail for a local trail extension along the unused CN Rail lines within the Town limits.

Carried unanimously

7. CLOSED SESSION

7.1 Management of Personnel – FOIP 24 – Advice from Officials

M2022.164 Moved by Councillor Sereda, Councillor Price;
that Council close the meeting to the public to discuss items under Section 7.1
as per FOIP 24 – Advice from Officials. Time 5:03pm

Carried unanimously

M2022.165 Moved by Councillor Zariski, Councillor Price;
that Council open the meeting to the public. Time 8:45pm

Carried unanimously

8. ADJOURNMENT

M2022.166 Moved by Councillor Sereda, Councillor Kolafa;
that Council adjourn the meeting. Time 8:45pm

Carried unanimously

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRUMHELLER AND DISTRICT SENIORS FOUNDATION

REGULAR BOARD MEETING JUNE 15, 2022

All Reports on File

PRESENT: TOM ZARISKI, MARY TAYLOR, M'LISS EDWARDS, DAVID SISLEY, BOB SARGENT, MELANIE GRAFF, GLENDA YOUNGBERG

- 1.0 CALL TO ORDER**
Meeting called to order at 4:04 PM by Tom Zariski.
- 2.0 APPROVAL OF AMENDED AGENDA**
Motion by David Sisley to approve the amended agenda.
Seconded by Bob Sargent
CARRIED
- 3.0 MINUTES**
3.01 Motion by M'Liss Edwards to approve the Minutes from May 19, 2022, as amended.
Seconded by David Sisley
CARRIED
- 4.0 REPORTS**
4.01 Administrator Report on file.
4.02 Manager reports on file.
4.03 Financial Reports
Motion by M'Liss Edwards to accept the financial reports for May 2022
Seconded by David Sisley
CARRIED
- 5.0 CORRESPONDENCE**
None
- 6.0 UNFINISHED BUSINESS**
None
- 7.0 NEW BUSINESS**
- 7.01** Glenda informed the Board that she had contacted 3 Health Service Providers regarding help in hiring more qualified HCAs as well as to assist in the transition from SL3 to SL4 once the new 26 units are completed. 2 companies responded to our inquiry. Glenda informed the Board that she signed a 6-month contract with Asura Health Services as they were the only company willing to customize the contract to our present needs. The 6-month contract will assist DDSF in hiring an LPN manager for Hillview. They will also assist in finding qualified health care aides, provide support to the new DSL manager, conduct clinical audit, provide monthly and weekly webinars for HCA/LPN, assist in competency assessments for HCA, and assist in contract negotiations with AHS. DDSF will also contract Asura Health Services to aid with the transfer from SL3 to SL4 lodge once the new wing is completed.
- 7.02** AB Seniors and Housing has sent out their requirements for Board Competency. After completing a DDSF Board survey, we find that DDSF will need to find someone with legal experience to sit the Board to give us a well-rounded Board of Directors. Glenda is to reach out to the community to find a volunteer with legal experience to sit on our Board. DDSF will then require a revised Ministerial Order which will include a lay person to be allowed to sit on the Board. Presently only elected officials are permitted to sit on the Board due to the Municipal Requisitioning requirements.

7.03 AHS services sent out a Home Care Request for Expression of Interest. AHS is looking to improve continuing care options for Albertans. This includes expanding the number of continuing care beds in the province. No changes to Home Care are being made at this time and clients and families will continue to receive the best possible care no matter if they are receiving care from AHS or a contracted provider. This is about looking into the future to ensure AHS clients continue to receive the same high-quality services for years to come. This request for expression of interest allows contracted providers to submit proposals to AHS which are evaluated and considered for home care contracts in the future. Proponents have 8 weeks to submit proposals and the evaluation will take 6 weeks. Glenda contacted AHS to see if this would affect our residents. She has been assured that residents at both Sunshine and Hillview Lodges will NOT be affected.

8.01 **Motion by Bob Sargent to go in Camera at 4:53pm**
Seconded by David Sisley

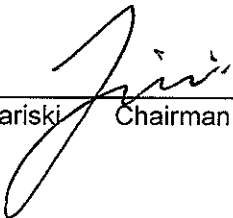
CARRIED

Motion by Bob Sargent to return to regular meeting at 5:07pm
Seconded by M'Liss Edwards

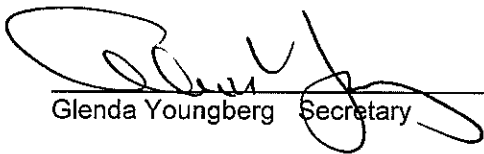
CARRIED

98.0 **Motion to adjourn by Bob Sargent**

NEXT MEETING July 27, 2022, at 4:00pm



Tom Zariski Chairman



Glenda Youngberg Secretary

**Municipal Planning Commission
MINUTES
Meeting of Thursday June 2, 2022**

Present: Darryl Drohomerski, CAO/Development Officer
Antonia Knight, Development Officer in Training, Recording Secretary
Shelley Rymal, Member
Tony Lacher, Councillor/Member
Art Erickson, Acting Chair, Member
Andrew Luger, Member
Kirk Mclean, Member
Devin Diano – CEO, Palliser Regional Municipal Services – entered 12:06

Absent: Tom Zariski, Councillor/Member

Attendees: Nate Sereda – Applicant – T00046-22D MV
Crystal Sereda – Representative – T00046-22D MV
Nick Sereda – Representative – T00140-21D & T00141-21D

1.0 CALL TO ORDER – 12:00 pm

A. Erickson presented the Agenda for the June 2, 2022 meeting.

2.0 ADDITIONS TO THE AGENDA

Additions, Deletions or Amendments

Addition – none

Deletion - none

Amendment – none

3.0 ADOPTION OF THE AGENDA

Motion: S. Rymal moved to accept the agenda as amended for the June 2, 2022 meeting

Second: K. McLean – All in favour - Carried

4.0 MINUTES FROM PREVIOUS MEETINGS

4.1 May 19, 2022

Motion: T. Lacher moved to accept the minutes of the May 19, 2022 meeting.

Second: S. Rymal - All in favour – Carried

5.0 SUMMARY OF DEVELOPMENT PERMITS

Motion: S Rymal moved to accept the Summary of Development Permits for information only

Second: T. Lacher – All in favour – Carried

6.0 DEVELOPMENT PERMITS

6.1 T00046-22D MV – Mobile Vendor – Dino Licks

D. Drohomerski presented Development Permit application T00046-22D MV submitted by Nate Sereda, for Mobile Vendor – Dino Licks located at Munchie Park, Rotary Splash Park, and Residential Routes between locations. All Mobile Vendor Permits are required to go through the Municipal Planning Commission as per Mobile Vendor Bylaw 01-18.

N. Sereda explained that his application is for an ice cream bike, to sell pre-packaged ice creams out of a cooler. Operations will be during the day however the bike is fitted with reflectors and a bell.

The Municipal Planning Commission discussed the application.

MOTION: S. Rymal moved to approve Development Permit application T00046-22D MV submitted by Nate Sereda, for Mobile Vendor – Dino Licks located at Munchie Park, Rotary Splash Park, and Residential Routes between locations as presented subject to the following conditions;

1. Vendor shall provide the Development Authority with a current Alberta Health Services Food Handling Permit.
2. A Mobile Vendor Permit/ Business License and all other required permits and licenses must be clearly visible at the Mobile Vending Unit at all times.
3. Vendor shall carry on Business daily within the hours approved on the Mobile Vending Permit.
4. The Mobile Vending Unit and business equipment must be kept in clean and presentable condition at all times
5. Vendor shall refrain from leaving the Mobile Vending Unit unattended during the operation.
6. Vendor shall operate their business within the permitted area(s) approved by the Development Authority, as indicated on the approved Mobile Vendor Permit.
7. Vendor shall not impede traffic and/or pedestrians, endanger public safety or cause and unwelcome disturbance.
8. Vendor shall conform to Town of Drumheller Land Use Bylaw 16.20.
9. Vendor shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
10. Vendor shall conform to the Town of Drumheller Mobile Vendor Bylaw 01-18.
11. Advertising or signage for a Vendor is limited to the space available on the Mobile Vending Unit at the location(s) as indicated on the approved Mobile Vendor Permit. One (1) A-Board Sign that complies with the requirements in the Town of Drumheller Land Use Bylaw 16.20. Any other signage will require an additional Development permit.
12. Vendor shall not discard water from the daily activities on the Unit site; it shall be discarded in the appropriate manner.
13. The Development Authority may suspend or revoke a permit issued under the Mobile Vendor Bylaw 01-18 should the holder of the permit, employee, agent or representative fail to comply with the provisions of the Bylaw.
14. This permit expires on December 31, 2022

SECOND: T. Lacher All in favour – Carried

6.2 T00044-22D MV – Mobile Vendor – Onkel Eis Cream

D. Drohomerski presented Development Permit application T00044-22D MV submitted by Ramesh Somasundaram, for Mobile Vendor – Onkel Eis Cream located at Rotary Splash Park, Newcastle Beach, Suspension Bridge and Residential Routes. All Mobile Vendor Permits are required to go through the Municipal Planning Commission as per Mobile Vendor Bylaw 01-18.

The Municipal Planning Commission discussed the application.

MOTION: S. Rymal moved to Development Permit application T00044-22D MV submitted by Ramesh Somasundaram, for Mobile Vendor – Onkel Eis Cream located at Rotary Splash Park, Newcastle Beach, Suspension Bridge and Residential Routes subject to the following conditions;

1. Vendor shall provide the Development Authority with a current Alberta Health Services Food Handling Permit.
2. A Mobile Vendor Permit/ Business License and all other required permits and licenses must be clearly visible at the Mobile Vending Unit at all times.
3. Vendor shall carry on Business daily within the hours approved on the Mobile Vending Permit.
4. Vendor shall operate their business within the permitted area(s) approved by the Development Authority, as indicated on the approved Mobile Vendor Permit.
5. Vendor shall not impede traffic and/or pedestrians, endanger public safety or cause and unwelcome disturbance.
6. Vendor shall conform to Town of Drumheller Land Use Bylaw 16.20.
7. Vendor shall conform to the Town of Drumheller Community Standards Bylaw 06.19.
8. Vendor shall conform to the Town of Drumheller Mobile Vendor Bylaw 01-18.
9. Advertising or signage for a Vendor is limited to the space available on the Mobile Vending Unit at the location(s) as indicated on the approved Mobile Vendor Permit. One (1) A-Board Sign that complies with the requirements in the Town of Drumheller Land Use Bylaw 16.20. Any other signage will require an additional Development permit.
10. Vendor shall provide garbage and recycling receptacles at the Mobile Vending Unit. Each night the garbage and receptacles are to be emptied and the site around the Unit is to be cleaned up.
11. Vendor shall not discard water from the daily activities on the Unit site; it shall be discarded in the appropriate manner.
12. Vendor shall place piece(s) of plywood (i.e. 2 foot by 4 foot) under any wheel(s) to displace the weight of the Unit so not to create ruts in grassy areas.
13. The Development Authority may suspend or revoke a permit issued under the Mobile Vendor Bylaw 01-18 should the holder of the permit, employee, agent or representative fail to comply with the provisions of the Bylaw.
14. This permit expires on December 31, 2022

SECOND: K. Mclean All in favour – Carried

6.3 T00067-21D Development Permit Extension Request

D. Drohomerski presented Development Permit T00067-21D submitted by M. Agianaku for a Dwelling Unit constructed out of Sea Cans located at 511 6 Avenue East. The permit was approved June 10, 2021.

There have been delays in construction and are requesting an extension to begin constructing this year.

The Municipal Planning Commission discussed the application.

Sea Containers were discussed as a construction material. When constructed well have a similar appearance as an RTM home. The construction meets the lot coverage and setbacks within the Neighbourhood District – There are no minimum width requirements within the Land Use Bylaw.

MOTION: S. Rymal moved to grant a first and final extension for Development Permit T0067-21D. No further extensions will be granted for the original permit, in accordance with Land Use Bylaw 16.20, Section 5.16.3. The time extension for the permit is until the date of June 10, 2023.

SECOND: T. Lacher All in favour – Carried

7.0 PALLISER REGIONAL MUNICIPAL SERVICES

D. Diano advised there was nothing received from Palliser to be discussed

8.0 OTHER DISCUSSION ITEMS**8.1 Proposed amendments to Development Permits T00141-21D & T00142-21D - for discussion only**

D. Drohomerski presented proposed amendments to Development Permit T00142-21D submitted by 2367489 AB LTD, for Occupancy and Renovations for a Craft Distillery including manufacturing and storage of spirits located at 298 2 Street West, Lot 38, Block 23, Plan 2089BN.

These applications were originally approved at the January 13, 2021 Municipal Planning Commission meeting, however consultation with engineers during design for construction has resulted in some changes to design to meet Safety Codes.

Proposed changes to include;

- Electrical/Mechanical addition to north of main building
- Placement of four Sea Cans on existing parking lot – Lot 36 – along North property line
- Proposed 8ft high fence to screen Sea Cans

N. Sereda, representative of 2367489 AB LTD spoke outlining the amendments. The proposed Sea Cans would be used for storage of grains, malts and other equipment for the

facility. The wooden 8ft fence would be used to screen the Sea Cans. A rolling chain-link fence would grant access to the storage area. Original plans showed the mechanical room to be located within the Basement, however Engineers have determined their mechanical room should be relocated to ensure safety. The mechanical room addition may be larger than presented on the proposed amendment plans, however will be submitted for final approval. Mechanical addition would include; boiler, RO system, air compressor and hot water. Noise from air compressor should not be an issue. There is chance of noise however as enclosed within a building should not be an issue.

Further amendments include alterations to application T00141-21D submitted by 2367489 AB LTD, for Occupancy and Renovations for a Craft Distillery including tasting room, restaurant and rooftop patio located at 180 3 Avenue West, Lot 3, Block 23, Plan 2089BN.

Proposed changes to include;

- Removal or proposed rooftop patio
- Include ground floor patio between 180 3 Avenue West and 196 3 Avenue West.

N. Sereda, representative of 2367489 AB LTD spoke outlining the amendments. The costs associated with the rooftop patio added a substantial amount to overall build. As a solution, a five-year lease agreement between the adjacent property to construct a wooden deck style patio with fencing either side through existing alley. Placement of the patio to be designed to not impede existing fire exit from 196 3 Avenue West.

The Municipal Planning Commission discussed the application.

Motion: S. Rymal to go In Camera at 12:27pm

Second: K. Mclean – Carried

Motion: T. Lacher to go out In Camera – 12:39pm

Second: K. Mclean – Carried

The Municipal Planning Commission requested the following information;

Revised drawings to include;

- Relocation of Seacans 8' to the West, against proposed Concrete Curb and remove fence in this section. Sea Can will form part of "fencing" barrier
- Addition of Mural style facade on side of Sea Can facing 2 Street West
- Reduction of all fencing to a maximum height of 6'6"

Amendments will be brought to the following Municipal Planning Commission meeting for review and acceptance.

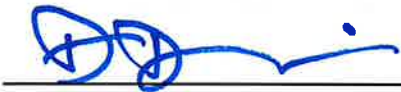
9.0 NEXT MEETING DATE – June 16, 2022

10.0 Adjournment – Meeting adjourned: S. Rymal at 12:40pm

Second: T. Lacher - Carried



Chairperson



Development Officer

Attachments:

- Agenda
- Summary of development permits
- Full meeting can be viewed at;

<https://www.youtube.com/watch?v=6GXQYMS8pys>

**Municipal Planning Commission
MINUTES
Meeting of Thursday June 16, 2022**

Present: Antonia Knight, Development Officer in Training, Recording Secretary
Shelley Rymal, Member
Tony Lacher, Councillor/Member
Art Erickson, Acting Chair, Member
Kirk Mclean, Member

Absent: Darryl Drohomerski, CAO/Development Officer
Tom Zariski, Councillor/Member
Andrew Luger, Member
Devin Diano – CEO, Palliser Regional Municipal Services

Attendees: Nick Sereda – Representative – T00141-21D & T00142-21D

1.0 CALL TO ORDER – 12:00 pm

A. Erickson presented the Agenda for the June 16, 2022 meeting.

2.0 ADDITIONS TO THE AGENDA

Additions, Deletions or Amendments

Addition – none

Deletion - none

Amendment – none

3.0 ADOPTION OF THE AGENDA

Motion: S. Rymal moved to accept the agenda as amended for June 16, 2022 meeting

Second: K. McLean – All in favour - Carried

4.0 MINUTES FROM PREVIOUS MEETINGS

4.1 June 2, 2022

Motion: S. Rymal moved to accept the minutes of the June 2, 2022 meeting.

Second: T. Lacher - All in favour – Carried

5.0 SUMMARY OF DEVELOPMENT PERMITS

Motion: S Rymal moved to accept the Summary of Development Permits for information only

Second: T. Lacher – All in favour – Carried

6.0 DEVELOPMENT PERMITS

Amendments to Development Permits T00141-21D & T00142-21D

A. Knight presented the applications for T00141-21D & T00142-21D simultaneously. The applications were originally approved by the Municipal Planning Commission in January 13, 2022.

At the June 16, 2022 meeting, the applicants presented proposed amendments to the Municipal Planning Commission after discussion, the following alterations to the proposed amendments were requested;

Revised drawings to include;

- Relocation of Seacans 8' to the West, against proposed Concrete Curb and remove fence in this section. Sea Can will form part of "fencing" barrier
- Addition of Mural style facade on side of Sea Can facing 2 Street West
- Reduction of all fencing to a maximum height of 6'6"

6.1 T00141-21D – Craft Distillery – Tasting Room, Restaurant and ground floor Patio

A. Knight presented amendments to Development Permit T00141-21D submitted by 2367489 AB LTD, for Occupancy and Renovations for a Craft Distillery including tasting room, restaurant and ground floor patio located at 180 3 Avenue West, Lot 3, Block 23, Plan 2089BN.

Municipal Planning Commission discussed the application.

Motion: T. Lacher moved to approve amendments to Development Permit T00141-21D submitted by 2367489 AB LTD, for Occupancy and Renovations for a Craft Distillery including tasting room, restaurant and ground floor patio at 180 3 Avenue West, Lot 3, Block 23, Plan 2089BN presented subject to the following additional condition;

- Applicant to ensure authorization from the adjacent property owner is obtained prior to any placement/installation of patio. If property owner for 198 3 Street West changes, authorization for continued use must be provided. Authorizations to be provided to the satisfaction of the Development Authority.

Second: S. Rymal - All in favour – Carried

6.2 T00142-21D – Craft Distillery – Manufacturing and storage of spirits, addition for mechanical room, placement of four Sea Cans and installation of 6'6" high fence

A. Knight presented amendments to Development Permit T00142-21D submitted by 2367489 AB LTD, for Occupancy and Renovations for a Craft Distillery including manufacturing and storage of spirits, addition for mechanical room, placement of four Sea Cans and installation of 6'6" high fence located at 298 2 Street West, Lot 36-38, Block 23, Plan 2089BN

Municipal Planning Commission discussed the application.

Motion: S. Rymal moved to approve amendments to Development Permit T00142-21D submitted by 2367489 AB LTD, for Occupancy and Renovations for a Craft Distillery including manufacturing and storage of spirits, addition for mechanical room, placement of four Sea Cans and installation of 6'6" high fence located at 298 2 Street West, Lot 36-38, Block 23, Plan 2089BN as presented subject to the following additional condition;

- Developer/Property owner to consolidate all three lots (Lot 36-38, Block 23, Plan 2089BN) of the proposed development into one, and register consolidation with the Alberta Government Land Titles Office.

Second: T. Lacher - All in favour – Carried

7.0 PALLISER REGIONAL MUNICIPAL SERVICES

A. Knight advised there was nothing received from Palliser to be discussed

8.0 OTHER DISCUSSION ITEMS

9.0 NEXT MEETING DATE – June 30, 2022

10.0 **Adjournment – Meeting adjourned:** S. Rymal at 12:08pm

Second: T. Lacher - All in favour – Carried



Chairperson



Development Officer

Attachments:

- Agenda
- Summary of development permits
- Full meeting can be viewed at;

<https://www.youtube.com/c/townofdrumheller>

REQUEST FOR DIRECTION

TITLE:	Remuneration and Expense Allowance for Mayor and Council – Council Policy C-01-19 - Revision
DATE:	August 2, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT	Remuneration and Expense Allowance for Mayor and Council - Council Policy C-01-19

RECOMMENDATION:

Administration is recommending that the review of Council Policy C-01-19 Remuneration and Expense Allowance for Mayor and Council take place in year three (3) of their term instead of in year one (1). This means that the current Council would be setting the Remuneration and Expense Allowance Policy prior to the 2025 General Municipal Election for the next Council to follow.

If Council decided to make changes to the Policy, Administration suggests updating the Base honorarium chart under 3.1 of the Policy to reflect the changes from January 1, 2019 to January 1, 2022:

Position	2019 Honorarium	2022 Honorarium
Mayor	\$41, 945. 09	\$45, 138. 08
Councillor	\$21, 976.76	\$23, 649.86

BACKGROUND:

The Town of Drumheller has an elected Mayor and Council comprised of local residents who represent the interests of the Town and aid in governing its operations. Council Policy C-01-19 is intended to clarify the remuneration and benefits available to elected officials.

Currently the Policy states that after each Municipal Election, the Remuneration and Expense Allowance for Mayor and Council is reviewed by an independent committee composed of Town of Drumheller residents. This committee's purpose is to review the current remuneration structure and the competitiveness of total remuneration for elected officials in the Town of Drumheller.

Policy Article No. 1.0 Remuneration Review reads that:

“Council shall appoint an independent committee composed of Drumheller residents to review this Policy and report back to Council with recommendations. The appointment of the committee and the committee’s report shall be completed within one (1) year following a General Municipal Election.”

In previous years, this committee of engaged residents was formed the same year as the Municipal Election. This committee would meet, review and compare the remuneration data and make a presentation to Council. After the Task Force presents the report, Council then decides on whether to accept, reject or modify the recommendations of the Remuneration Task Force. This determines their remuneration for the remainder of their term.

DISCUSSION:

In previous years, the review of the Remuneration and Expense Allowance took place in the first year of Council’s term. Administration is recommending that the Remuneration and Expense Allowance review be done in the third year of Council’s term ahead of the municipal elections. A review in the third year of Council’s term would allow residents to participate in a meaningful dialogue with the Council about a fair and reasonable level of remuneration for the next Council members.

Reviewing the Policy in the third year of Council’s term is a similar schedule to other municipalities, including: Banff, Taber and Olds.

FINANCIAL IMPACT:

Changing the schedule of the Remuneration Review would not change the current payment schedule or structure. Annual increases are currently tied to the Canadian Union of Public Employees Local 4604 and Local 135 agreements. Both agreements expire at the end of 2022, with negotiations starting this year for the next agreements.

The 3.0 Annual Remuneration Payments section of the Policy states:

“The Mayor and Council, for the remaining term of service, shall receive annual increases as set out in the negotiated (Canadian Union of Public Employees) Union Agreements for Local 4604 and Local 135. Should the increases between the two Unions vary, the Council shall receive the average of the Union Agreement settlements.”

STRATEGIC POLICY ALIGNMENT:

This recommendation aligns strategically with the intention of the remuneration committee – public participation and community engagement. Both public participation and community engagement increases transparency and two-way communication between residents and Council.

COMMUNICATION STRATEGY:

The Policy C-01-19 will be posted online and will be available to the public.

COUNCIL MOTION:

MOTION:

Councillor: _____ moves that Council directs Administration to bring a revised version of Council Policy C-01-19 for approval at the August 15, 2022, Council meeting.

Seconded:

Bret Crowle

Prepared by:
Bret Crowle
Marketing and Social Media
Coordinator

Denise Lines

Reviewed by:
Denise Lines
Senior Administrative Assistant



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



DRUMHELLER

COUNCIL POLICY



COUNCIL POLICY #C-01-19

Supersedes #C-04-14

REMUNERATION AND EXPENSE ALLOWANCE FOR MAYOR AND COUNCIL

THE PURPOSE OF THIS POLICY IS TO:

Establish a fair and equitable basis of remuneration for time, duties, responsibilities and compensation for expenses incurred by the Mayor and members of Town Council for attendance at meetings and conferences or other related business on behalf of the Town whether within the Town or out of Town.

POLICY STATEMENT:

The Mayor and members of Town Council will receive remuneration for time and compensation for expenses incurred for attendance at meetings, conferences and business relating to Town operations.

1.0 REMUNERATION REVIEW

Council shall appoint an independent committee composed of Drumheller residents to review this Policy and report back to Council with recommendations. The appointment of the committee and the committee's report shall be completed within one (1) year following a General Municipal Election.

2.0 REMUNERATION AND COMPENSATION ARE HEREINAFTER OUTLINED

Effective January 1, 2019, as prescribed by Canada Revenue Agency, all compensation will be taxed as full income and be subject to deductions for Canada Pension Plan contributions.

3.0 ANNUAL REMUNERATION PAYMENTS

3.1 Base honorarium of Council as of January 1, 2019

POSITION	HONORARIUM
Mayor	\$41,945.09
Councilors	\$21,976.76

The Mayor and Council, for the remaining term of service, shall receive annual increases as set out in the negotiated Union Agreements for Local 4604 and Local 135. Should the increases between the two Unions vary, the Council shall receive the average of the Union Agreement settlements.

3.2 The remuneration is in payment for:

- Regular council meetings
- Special council meetings
- Preparation of all meetings
- Public or "Town Hall" meetings

- Attendance at Community Events
- Meeting with individual ratepayers and community organizations
- In-Town travel and car expense
- In-Town entertaining or committee responsibilities
- Incidental related to job descriptions and normal execution of duties.

3.3 Each councilor shall be compensated an annual allowance of

- \$600 for use of personal cell phone
- \$100 for use of personal office and stationary supplies

A T-2200 declaration will be issued on an annual basis in conjunction with T-4's.

3.4 Remuneration shall also include an RRSP contribution equivalent to 3% for members of Council with matching contributions.

3.5 The Town shall pay 80% Medical and 80% Dental, Life, AD&D and Critical Illness.

4.0 PER DIEMS

4.1 A Per Diem shall be paid to Members of Council for Meetings authorized by Council as follows:

- \$260 per full day (subject to income tax).

A Full Day is defined as work in excess of 4 continuous hours to attend meeting or business on behalf of the Town.

The per diem is for Full Day meetings as authorized in advance by Council or vicariously through committee appointments where attendance is mandatory to fulfill responsibilities of committee appointments and excludes meetings as outlined in Clause 3.2. Per diems do not include meals.

4.2 A Per Diem of up to seven (7) days annually per Councillor and twelve (12) days annually for the Mayor shall be paid for attendance at meetings, conventions or other business on behalf of the Town, but specifically includes Council orientation and strategic and business planning sessions; this may include but is not limited to meetings associated with committee assignments or meetings with Federal and Provincial Governments. The balance of the annual per diem allotment is to be used to attend meetings, conventions, etc. at the individuals' discretion. Per Diems are not carried forward into the following year.

The annual per diem allotment shall be increased by two (2) days per elected official in an election year to allow for additional training required in the first year of an election term.

4.3 For the purpose of the allocation of per diem as outlined in 4.2 above, "annually" is defined by election term, with year one (1) being initiated by the Organizational Meeting of Council in which Councillors are assigned to Committees.

4.4 In such case as a Local State of Emergency is declared by Council, the Mayor and Councilors duties relating specifically to emergency operations and coordination, in excess of four (4) hours per day shall qualify the parties for per diem, subject to approval from Council. Any per diem days related to a Local State of Emergency shall not count against the maximum per diem days allowed per year.

5.0 ADDITIONAL EXPENSES

5.1 Additional expenses will be reimbursed for items related to:

- Education
- Conventions registrations
- Out of Town travel and accommodation

At the first organizational meeting following election, a tablet or other electronic device (as determined by the Director of Corporate Services) will be issued to elected officials for agenda distribution and other Town related business. At the start of each term and annually thereafter, the Mayor and each Councillor will be allocated a budget for discretionary education and/or travel expenditures eligible for reimbursement once a report to Council has been submitted. Unused budget allocations will carry forward each year throughout the term and will expire at the end of term.

5.2 Mileage shall be paid in accordance with the Government of Alberta mileage rate, as revised from time to time. Travel rates are in accordance with the Town's Human Resource Policy.

5.3 Non receipted meal allowances shall be reimbursed as follows:

Breakfast	\$10.00
Lunch	\$15.00
Dinner	\$25.00

with a maximum cap for meals of \$150.00 per day, including up to 15% gratuity and GST, when receipts are provided. Alcoholic beverages are not deemed an eligible expense and will not be reimbursed.

Reimbursed expenses are paid by submission of an Expense Claim Form with receipts attached, and must be approved by the Mayor.

Expenses incurred and per diems requested by Council in relation to conferences, conventions and courses are only eligible for reimbursement / payment once a report to Council has been presented.

6.0 REPEAL

6.1 Policy C-04-14 is hereby repealed.

Adopted: September __, 2019
M209._____

REQUEST FOR DECISION

TITLE:	DRFM Newcastle Berm Tender Award
DATE:	July 27, 2022
PRESENTED BY:	Deighen Blakely, P.Eng., Project Director
ATTACHMENTS:	Site Plan

SUMMARY:

As part of the Flood Mitigation Program the Town has tendered four (4) projects for construction the Fall of 2022. These projects include:

- Newcastle Berm
- Midland Berm
- North Drumheller Grove Plaza Berm C
- Willow Estates Berm

The Newcastle Berm project involves construction of approximately 400m of new berm on the west and east side of the community and raising the existing berm along the north side by +/1.0m. The Riverside Avenue W section, between 1 Avenue W and 2 Avenue W and entrance to Newcastle Beach has been identified for adaptive fill measures. Tree clearing within the berm footprint was completed earlier this year. The project area will be relandscaped with topsoil and hydroseeding with vegetation planting being done under separate tender in Spring 2023.

On June 21, 2022, a Request for Tender for the construction of the Newcastle Berm was advertised on the Town website and on the Alberta Purchasing Connection. Tenders closed on July 20, 2022, with three (3) bids being received. The bid results are as follows:

Contractor	Tendered Amount (excluding GST)
Pidherney's Inc	\$ 2,269,114.16
Kichton Contracting Ltd	\$ 2,901,989.00 ¹
Wilco Contractors Southwest Inc	\$ 2,989,750.00
Engineering Pre-Tender Estimate	\$ 2,732,479.00

Note 1.0 Corrected tender value due to arithmetic errors.

Construction is scheduled to commence mid-September and be completed by end of November with final cleanup and landscaping being completed by the end of May 2023. The work will not impact the ball tournament planned at the Newcastle ball diamonds over the September long weekend. Construction of the berm along the four Riverside Ave W properties west of 12 St W will be delayed until property negotiations are finalized.

Klohn Crippen Berger has reviewed the bid and found it to be compliant with the tender requirements and is recommending award to Pidherney's Inc. Pidherney's is a larger contractor with the experiences and resources to undertake the project.

FINANCIAL IMPACT:

The Berm construction is funded under the \$55.0M DRFM project grant funding program. In an effort to reduce project cost and berm footprint, at the June 6 meeting, Council approved reducing the berm width and freeboard from 6.0m to 4.0m and 0.75m to 0.5m respectively. These changes resulted in a cost savings of approximately 10% for the Newcastle project through berm fill material.

RECOMMENDATION:

Administration recommends that the Newcastle Berm tender be awarded to Pidherney's Inc. in the amount of \$2,269,114.16 excluding GST.

STRATEGIC POLICY ALIGNMENT:

Awarding the project to Pidherney's Inc. Inc aligns with Council's strategic priority to protect Drumheller from future flooding through a proactive, sustainable, flood-mitigation strategy. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment, and our cultural heritage.

COMMUNICATION STRATEGY:

An extensive public communication strategy has been employed for the work. The strategy includes:

- Utility bill mailout
- "Construction Notice" on bulletins around town
- Construction sign at each project site that includes the project name, budget, and timeline
- News page & latest updates page on the flood readiness website
- Social media posts (2x per week)
- July email newsletter
- August newspaper ad
- Biweekly construction meetings
- Full time design team personnel on site during construction

In addition, the Contractor is required to have their own communication program to keep residents informed of project schedule and potential impacts.

MOTION: Councilor: _____

Moves that the Newcastle Berm tender be awarded to Pidherney's Inc. in the amount of \$2,269,114.16 excluding GST.

Seconder: _____



Prepared by:
Mark Steffler, P. Eng
DRFM Project Advisor

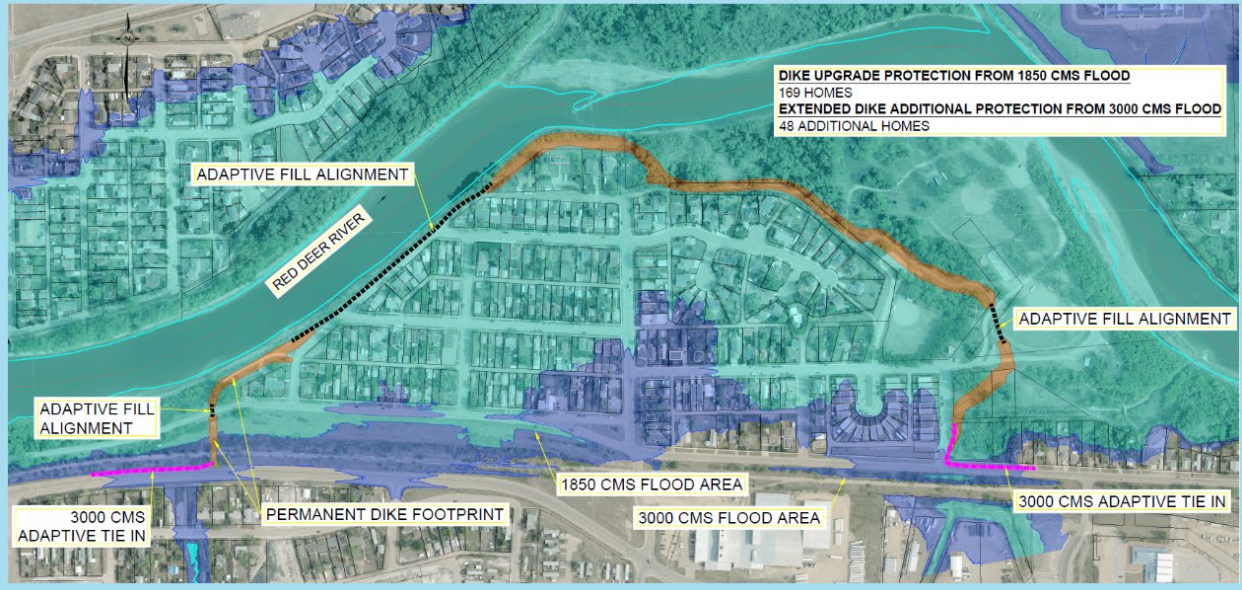


Reviewed By:
Deighen Blakely, P. Eng
DRFM Project Director



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

Newcastle Proposed Dike Alignment



REQUEST FOR DECISION

TITLE:	DRFM Midland Berm Tender Award
DATE:	July 27, 2022
PRESENTED BY:	Deighen Blakely, P.Eng., Project Director
ATTACHMENTS:	Site Plan

SUMMARY:

As part of the Flood Mitigation Program the Town has tendered four (4) projects for construction the Fall of 2022. These projects include:

- Newcastle Berm
- Midland Berm
- North Drumheller Grove Plaza Berm C
- Willow Estates Berm

The project involves, raising approximately 720m of the existing berm by +/-1.0m from 17 St. NW. to lane east of 1 Ave. NW. and 250m of berm from 23 St. NW. west to the Midland CN embankment. The tender included construction of 200m of a new berm parallel to 25 St, NW., from the railway embankment to Hwy. 838. The design team is currently completing additional geotechnical assessment of the CN embankment to determine if it is of suitable condition to allow the berm to tie-in to the CN embankment and not construct this portion of proposed berm adjacent to 25 St. NW. The project area will be relandscaped with topsoil and hydroseeding with vegetation planting being done under separate tender in Spring 2023.

On June 21, 2022, a Request for Tender for the construction of the Midland Berm was advertised on the Town website and on the Alberta Purchasing Connection. Tenders closed on July 19, 2022, with three (3) bids being received. The bid results are as follows:

Contractor	Tendered Amount (excluding GST)
Wilco Contractors Southwest Inc.	\$ 3,786,125.00
Pidherney's Inc.	\$ 4,392,472.00
Kichton Contracting Ltd.	\$ 4,470,382.33
Engineering Pre-Tender Estimate	\$ 3,850,424.00

Construction is anticipated to start mid-August and will take approximately 16 weeks to complete. Berm construction, and storm sewer improvements will be completed this year with final cleanup and landscaping being completed by the end of May 2023. During construction there will be restricted access to existing trail systems in the area.

Klohn Crippen Berger has reviewed the bid and found it to be compliant with the tender requirements and is recommending award to Wilco Contractors Southwest Inc. (Wilco). Wilco is very familiar with similar type projects, having recently completed the Bragg Creek Flood Mitigation and South Highfields Bank Restoration for the City of Calgary. Wilco was low bid on the North Drumheller Grove Plaza and Willow Estates projects. Administration has met with Wilco and have been reassured that Wilco has the resources to complete the three projects within the identified schedules.

FINANCIAL IMPACT:

The berm construction is funded under the \$55.0M DRFM project grant funding program. In an effort to reduce project cost and berm footprint, at the June 6 meeting, Council approved reducing the berm width and freeboard from 6.0 m to 4.0 m and 0.75 m to 0.5 m respectively. These changes resulted in a cost savings of approximately 10% to the Midland berm through reduction of berm fill material.

RECOMMENDATION:

Administration recommends that the Midland Berm tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$3,786,125.00 excluding GST.

STRATEGIC POLICY ALIGNMENT:

Awarding the project to Wilco Contractors Southwest Inc aligns with Council’s strategic priority to protect Drumheller from future flooding through a proactive, sustainable, flood-mitigation strategy. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage.

COMMUNICATION STRATEGY:

An extensive public communication strategy has been employed for the work. The strategy includes:

- Utility bill mailout
- “Construction Notice” on bulletins around town
- Construction sign at each project site that includes the project name, budget, and timeline
- News page & latest updates page on the flood readiness website
- Social media posts (2x per week)
- July email newsletter
- August newspaper ad
- Biweekly construction meetings
- Full time design team personnel on site during construction

In addition, the Contractor is required to have their own communication program to keep residents informed of project schedule and potential impacts.

MOTION: Councilor: _____

Moves that the Midland Berm tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$3,786,125.00 excluding GST.

Seconder: _____



Prepared by:
Mark Steffler, P. Eng
DRFM Project Advisor

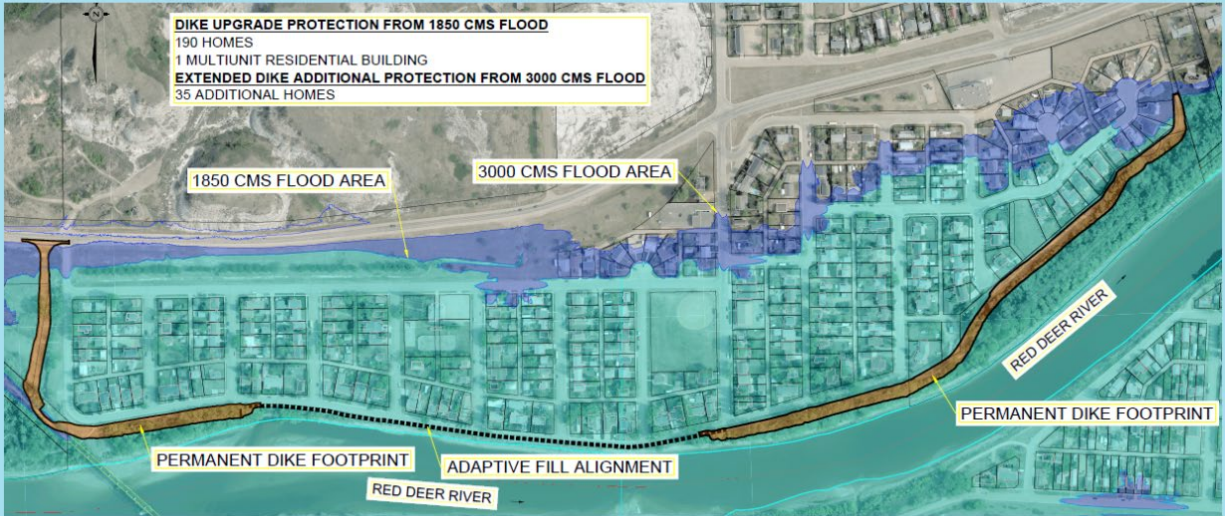


Reviewed By:
Deighen Blakely, P. Eng
DRFM Project Director



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

Midland Proposed Dike Alignment



REQUEST FOR DECISION

TITLE:	DRFM Berm C – North Drumheller Grove Plaza Tender Award
DATE:	July 27, 2022
PRESENTED BY:	Deighen Blakely, P.Eng., Project Director
ATTACHMENTS:	Site Plan

SUMMARY:

As part of the Flood Mitigation Program the Town has tendered four (4) projects for construction the Fall of 2022. These projects include:

- Newcastle Berm
- Midland Berm
- North Drumheller Grove Plaza Berm C
- Willow Estates Berm

Berm C involves construction of approximately 350m from the Hwy 9 Gordon Taylor Bridge east along the Travelodge and 240 Grove Plaza Canalta property. The existing berm is being raised by about 0.5m to meet the Alberta Environment 1850m³/s design flow. The project includes modification to the concrete block wall along the Grove Place Mall, storm sewer upgrades and regrading of the pathway under the Gordon Taylor Bridge. The area will be relandscaped with topsoil and hydroseeding with vegetation planting being done under separate tender in Spring 2023.

On June 21, 2022, a Request for Tender for the construction of the North Drumheller Berm C at Grove Plaza (Travelodge) was advertised on the Town website and on the Alberta Purchasing Connection. Tenders closed on July 12, 2022, with only one submission being received. The bid results are as follows:

Contractor	Tendered Amount (excluding GST)
Wilco Contractors Southwest Inc	\$ 786,350.00
<i>Engineering Pre-Tender Estimate</i>	<i>\$ 645,640.00</i>

To facilitate the work, temporary working easements are being obtained with Travelodge and Canalta. Construction is anticipated to take approximately 8 weeks and be completed by early November 2022. The pathway at the northeast side of Gordon Taylor bridge will be impacted during construction.

While only one bid was received and is more than the engineering estimate, it has been compared against the other submitted Flood project tenders and have found the rates to be comparable. Kerr Wood Leidal has reviewed the bid and found it to be compliant with the tender requirements and is recommending award to Wilco Contractors Southwest Inc.

(Wilco). Wilco is very familiar with similar type projects, having recently completed the Bragg Creek Flood Mitigation and South Highfields Bank Restoration for the City of Calgary. Administration has met with Wilco and have been reassured that Wilco has the resources to complete the three projects within the identified schedules.

FINANCIAL IMPACT:

The Berm construction is funded under the \$55.0M DRFM project grant funding program. In an effort to reduce project cost and berm footprint, at the June 6 meeting, Council approved reducing the berm width and freeboard from 6.0m to 4.0m and 0.75m to 0.5m respectively. These changes resulted in a cost savings of approximately 15% to the Berm C project.

RECOMMENDATION:

Administration recommends that the Berm C - North Drumheller Grove Plaza tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$786,350.00 excluding GST.

STRATEGIC POLICY ALIGNMENT:

Awarding the project to Wilco Contractors Southwest Inc. aligns with Council's strategic priority to protect Drumheller from future flooding through a proactive, sustainable, flood-mitigation strategy. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment, and our cultural heritage.

COMMUNICATION STRATEGY:

An extensive public communication strategy has been employed for the work. The strategy includes:

- Utility bill mailout
- "Construction Notice" on bulletins around town
- Construction sign at each project site that includes the project name, budget, and timeline
- News page & latest updates page on the flood readiness website
- Social media posts (2x per week)
- July email newsletter
- August newspaper ad
- Biweekly construction meetings
- Full time design team personnel on site during construction

In addition, the Contractor is required to have their own communication program to keep residents informed of project schedule and potential impacts.

MOTION: Councilor: _____

Moves that the North Drumheller Grove Plaza Berm C Tender be awarded to Wilco Contractors Southwest Inc in the amount of \$786,350.00 excluding GST.

Secunder: _____



Prepared by:
Mark Steffler, P. Eng
DRFM Project Advisor

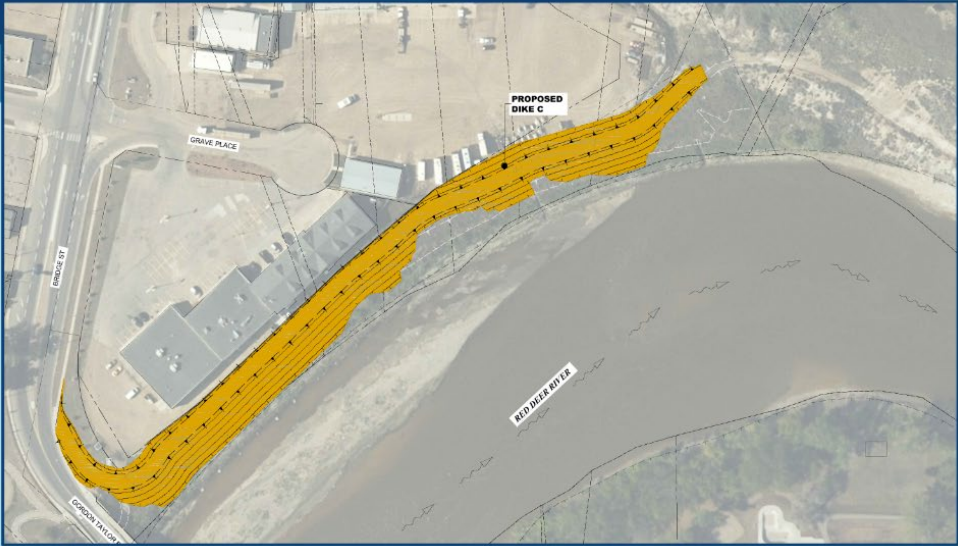


Reviewed By:
Deighen Blakely, P. Eng
DRFM Project Director



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

North Drumheller – Grove Plaza Dike Flood Mitigation Upgrades



REQUEST FOR DECISION

TITLE:	DRFM Willow Estates Berm Tender Award
DATE:	July 27, 2022
PRESENTED BY:	Deighen Blakely, P.Eng., Project Director
ATTACHMENTS:	Site Plan

SUMMARY:

As part of the Flood Mitigation Program the Town has tendered four (4) projects for construction the Fall of 2022. These projects include:

- Newcastle Berm
- Midland Berm
- North Drumheller Grove Plaza Berm C
- Willow Estates Berm

Currently the Willow Estates community has no overall flood protection and is susceptible to flooding in a 1:100-year flood event. The project involves; tree clearing along the river, construction of approximately 675 m of flood protection berm around the north and east perimeter of the community, raising of 7 Avenue E along the south, and installation of erosion protection riprap along the Red Deer River. The area will be relandscaped with topsoil and hydroseeding with vegetation planting being done under separate tender in Spring 2023.

On June 21, 2022, a Request for Tender for the construction of the Willow Estates Berm was advertised on the Town website and on the Alberta Purchasing Connection. Tenders closed on July 14, 2022, with two (2) bids being received. The bid results are as follows:

Contractor	Tendered Amount (excluding GST)
Wilco Contractors Southwest Inc	\$ 2,950,925.00
Kichton Contracting Ltd	\$ 3,677,904.00
Engineering Pre-Tender Estimate	\$ 3,310,000.00

Construction is anticipated to take approximately 20 weeks to complete. The berm construction, riprap erosion protection placement and topsoil/seeding along the north and east sides are planned to be completed in 2022. Work along the south side and final cleanup/landscaping is to be completed by end of May 2023.

Wood PLC has reviewed the bid and found it to be compliant with the tender requirements and is recommending award to Wilco Contractors Southwest Inc. (Wilco). Wilco is very familiar with similar type projects, having recently completed the Bragg Creek Flood Mitigation and South Highfields Bank Restoration for the City of Calgary. Wilco was also low bid on the

North Drumheller Grove Plaza and Midland Berm projects. Administration has met with Wilco and have been reassured that Wilco has the resources to complete the three projects within the identified schedules.

FINANCIAL IMPACT:

The Berm construction is funded under the \$55.0M DRFM project grant funding program. In an effort to reduce project cost and berm footprint, at the June 6 meeting, Council approved reducing the berm width and freeboard from 6.0m to 4.0m and 0.75m to 0.5m respectively. These changes resulted in a cost savings of approximately 35% to the Willow Estates project through reduction in river work, riprap erosion protection and berm fill material.

RECOMMENDATION:

Administration recommends that the Willow Estates tender be awarded to Wilco Contractors Southwest Inc. in the amount of \$ 2,950,925.00 excluding GST.

STRATEGIC POLICY ALIGNMENT:

Awarding the project to Wilco Contractors Southwest Inc aligns with Council’s strategic priority to protect Drumheller from future flooding through a proactive, sustainable, flood-mitigation strategy. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage.

COMMUNICATION STRATEGY:

An extensive public communication strategy has been employed for the work. The strategy includes:

- Utility bill mailout
- “Construction Notice” on bulletins around town
- Construction sign at each project site that includes the project name, budget, and timeline
- News page & latest updates page on the flood readiness website
- Social media posts (2x per week)
- July email newsletter
- August newspaper ad
- Biweekly construction meetings
- Full time design team personnel on site during construction

In addition, the Contractor is required to have their own communication program to keep residents informed of project schedule and potential impacts.

MOTION: Councilor: _____

Moves that the Willow Estates Tender be awarded to Wilco Contractors Southwest Inc in the amount of \$2,950,925.00 excluding GST.

Secunder: _____



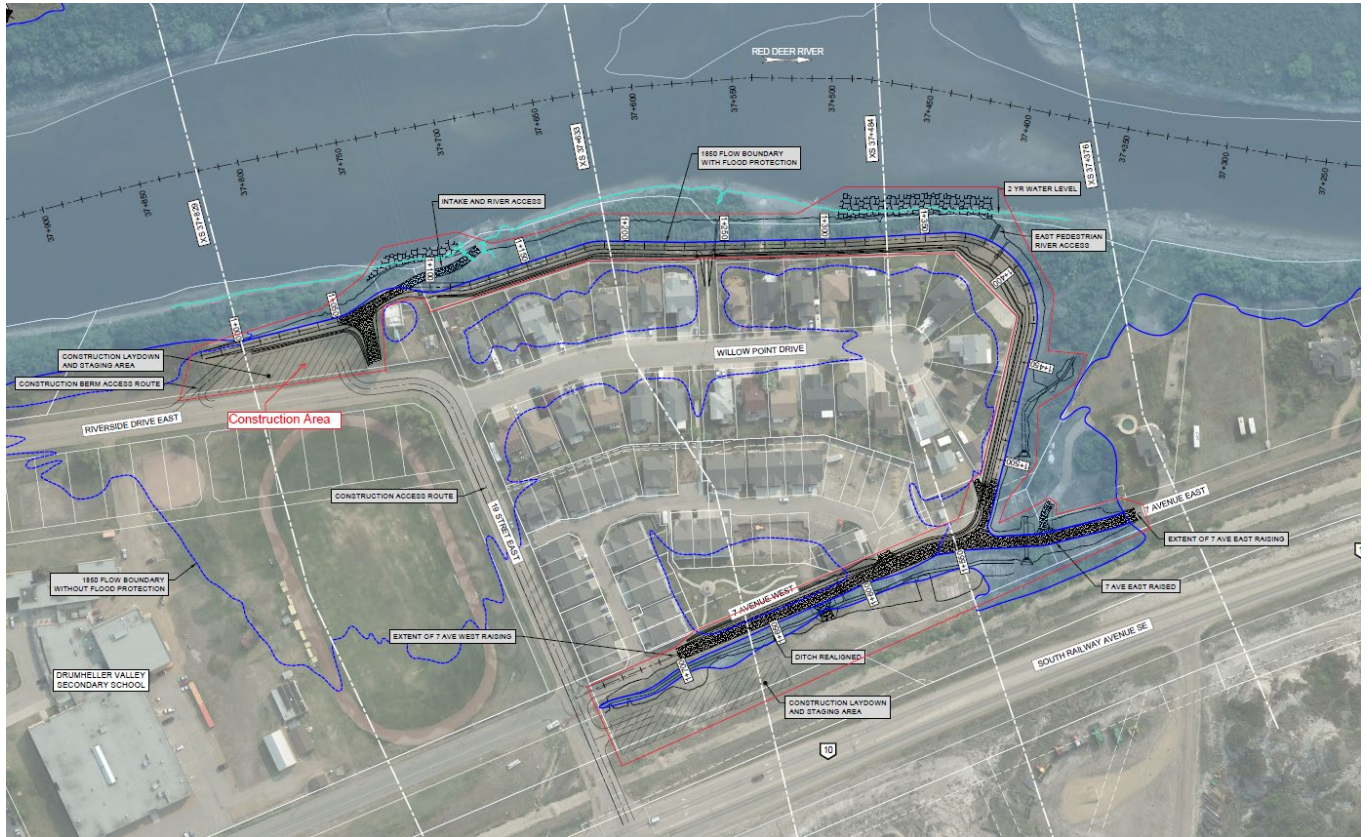
Prepared by:
Mark Steffler, P. Eng
DRFM Project Advisor



Reviewed By:
Deighen Blakely, P. Eng
DRFM Project Director



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



BRIEFING NOTE

DATE:	July 26, 2022
TITLE:	Drumheller Memorial Arena – Changing Room Number 5
DEPARTMENT:	Infrastructure Services
PRESENTED BY:	Dave Brett, P.Eng., PMP., Director of Infrastructure Services
ATTACHMENT:	N/A

INTRODUCTION / PURPOSE / PRIORITY

The Drumheller Memorial Arena – Changing Room Number 5 project was identified in the fall of 2021 by Council. The purpose of the project is to construct a fifth changing room for the user groups of the Arena to allow for multi-gender teams to have effective changing rooms. Project estimates were based on the design and construction of an extra room from previous work done. In addition to the fifth changing room, the replacement and extension of the skate safe flooring in the building was included in the project to reduce weekly maintenance activities. Council allocated \$ 150,000 in the fall of 2021 to this project.

BACKGROUND / PROBLEM

A Request for Proposals for engineering services was released and the work was awarded to Beirsto & Associates for \$ 57,000. Conceptual work has been completed. As a result, we have updated costs estimates. The current asphalt skate safe flooring has been tested and it does not contain asbestos or lead, which we originally believed was the case.

Due to the supply chain issues and inflation, costs for the project have escalated significantly. Current project estimates are \$ 130,000 for the skate safe flooring and \$ 300,000 for the 5th changing room construction.

KEY POINTS / STATUS

Administration received the conceptual drawings, confirmed the scope of work, and met with user group stakeholders to review the design proposal and have received buy in from them for the design.

IMPLICATIONS / CONSEQUENCES

This project has a significant project budget shortfall at this time. In addition, there are schedule constraints as it is not likely that construction can be completed in time for the start of the upcoming hockey season.

Administration recommends renting a temporary trailer for the 2022/2023 season for use as the fifth changing room. In addition, we would complete engineering design and tender document creation, and release for tender in December/January. As there is no spring ice in 2023 due to required compressor replacement work, we can schedule the changing room and flooring work to be done at the same time. This will allow time for Administration and stakeholders to continue seeking applicable grant opportunities to reduce the project costs. There is also an opportunity for the supply chain issues to become stabilized by that time.

FINANCIAL

The current total project cost is \$ 57,000 + \$ 130,000 + \$ 300,000 for a total of \$ 487,000.

The current unallocated project amount is \$ 330,000. There are grant funding opportunities that can be pursued, and additional funds can be requested as part of the 2023 Capital Budget.

COMMUNICATIONS

Stakeholders will be informed of the situation, and Administration will work with them to secure grant funding.

A project update will be provided to the public.

REQUEST FOR DECISION

TITLE:	Proposed West Newcastle Road Closure Bylaw 11.22
DATE:	June 22, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 11.22; Schedule 1

SUMMARY:

As part of the Town’s Flood Mitigation Project and provincial funding agreement, the Province is transferring the ownership of several berms that currently sit on Public road rights-of-way. A portion of these rights-of-way need to be closed for the construction of the new berms. This Bylaw deals with closing a portion of the right of way along Riverside Avenue West in West Newcastle.

RECOMMENDATION:

That Council gives First Reading to Bylaw 11.22 West Newcastle Road Closure and sets the Public Hearing date for August 2, 2022.

DISCUSSION:

When the Province of Alberta constructed berms in Drumheller, the berms were largely built on their lands by way of road rights-of-way, especially if adjacent to an existing road. Under the funding agreement between the Town and Alberta Environment, the ownership of the berms is transferred to the Town and as such, the lands they sit on shall also be owned by the Town of Drumheller. This road closure bylaw will accomplish that task for the West Newcastle Berm.

There is a difference between a right of way and a road. A road is the surface that is contained within the right of way and is generally 7-9 meters wide. A right of way is a legal entity under the ownership of the Province and it varies from 6 meters (for an alley) to 20-40 meters for a street or avenue. Many rights of way, at least in Drumheller area, may not have a road contained within the boundary. In the case of rights of way adjacent to the Red Deer River, the right of way extends to the water’s edge as shown in the attached drawings.

The closures in this Bylaw are outlined as thus:

- Parcels ‘A’ and ‘B’ – This is surplus land from the closure that will be made available to the two property owners at fair market value. Parcel ‘B’ is smaller as they had previously acquired some of the right of way from the Town in 2018. Both properties have or had extended their fence line well into the right of way many years ago.
- Parcel ‘C’ – This berm is currently an alley behind two homes. Both homes have front drives, and it appears the garbage truck is the main user of the alley. It is the intent to remove this alley surface when closing the right of way.
- Parcel ‘D’ - There is no change to Riverside Avenue West as the right of way will be closed from the river edge to a line 2 meters from the existing retaining wall to allow for repairs of the wall in the future. There is no physical change to this roadway.

- Parcel 'E' – This right of way is behind four properties on Riverside Avenue West. Closing this legally allows the town to prevent public access to the berm unlike now where it exists as a public road right of way.
- Parcel 'F' – This is a right of way with drainage utilities located within the boundary including a gate structure for flood control.

The land where the berms are being placed or rights of way are being closed will be converted into Public Utility Lots to align with the other land in the valley that berms currently or will reside upon.

FINANCIAL IMPACT:

The costs to convert this land is included with the Flood Mitigation project and is a requirement of the provincial funding agreement.

STRATEGIC POLICY ALIGNMENT:

Flood Mitigation is the key strategic priority of this Council and Administration.

COMMUNICATION STRATEGY:

A notice of the proposed Road Closure and Public hearing will be provided via;

- Newspaper ads in the Drumheller Mail will run on July 20 and July 27
- Letters to properties in the adjacent area will be mailed out by July 6
- Posting on the Town Website, DrumhellerOnline Community Events Page.

MOTION:

That Council gives First Reading to West Newcastle Road Closure Bylaw 11.22 and sets the Public Hearing date for August 2, 2022.

SECONDED:

Prepared By:

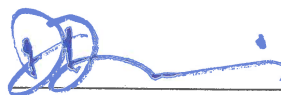
Darryl Drohomerski, C.E.T.
Chief Administrative Officer

Reviewed By:

Denise Lines

Denise Lines
SR. Administrative Assistant

Approved By:



Darryl Drohomerski, C.E.T.
Chief Administrative Officer

**TOWN OF DRUMHELLER
BYLAW NUMBER 11.22**

West Newcastle Road Closure

THIS IS A BYLAW of the TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of closing portions of underdeveloped Streets as depicted on:

SCHEDULE - 1 AREAS – ‘A’, ‘B’, ‘C’, ‘D’, ‘E’ and ‘F’

being “Riverside Avenue” created by Plan 2773 G.T. (now Riverside Avenue and 12th Street W.) and parts of “Avenue” (now Riverside Avenue W.) created by Plan 6561 C.O. and “14th Street W.” (now Riverside Avenue W.) created by Plan 229 L.K.

all within the West Half of Section 10 in Township 29, Range 20, West of the 4th Meridian

to public travel and acquiring title to these lands in the name of the TOWN OF DRUMHELLER pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

WHEREAS; the Town of Drumheller, the Province of Alberta and the Government of Canada have entered into an agreement to construct flood mitigation dikes along portions of the Red Deer River in the Town of Drumheller to protect properties and the citizens of Drumheller from the ravages of flood waters, and

WHEREAS; it has been found that construction of flood mitigation dikes in the subject areas is impossible without encroaching upon and using parts of the adjacent public streets, and

WHEREAS; the existing dikes already occupy portions of undeveloped streets, and the proposed new dikes and enhancement thereto will continue to occupy portions of undeveloped streets, and

WHEREAS; the parties hereto have agreed that land used for dike construction must be in the name of the Town of Drumheller, and

WHEREAS; the Council of the Town of Drumheller is satisfied that this activity is in the best public interest, and no one will be adversely affected by this road closure By-Law; and

WHEREAS; a notice of these Road closures was published in the Drumheller Mail once a week for two consecutive weeks; on _____ and again on _____ the last of such publications being at least five days before the day fixed for the passing of this Bylaw; and

WHEREAS; the Council of the Town of Drumheller held a public hearing on the _____ day of _____, 2022 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard;

NOW THEREFORE; be it resolved that the COUNCIL of the TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to close those portions of the undeveloped Streets shown depicted on the attached Schedule – 1 which are more particularly describe as:

PLAN

AREAS – ‘A’, ‘B’, ‘C’, ‘D’, ‘E’ and ‘F’
EXCEPTING THEREOUT ALL MINES AND MINERALS

TITLE

This Bylaw may be cited as West Newcastle Road Closure Bylaw 11.22

TRANSITIONAL

This Bylaw takes effect on the day of final passing thereof.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN DRUMHELLER.
this day of 2022.

MAYOR: HER WORSHIP; HEATHER COLBERG

Seal

DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER

APPROVED BY: ALBERTA INFRASTRUCTURE and TRANSPORTATION

Seal

MINISTER OF ALBERTA INFRASTRUCTURE AND TRANSPORTATION
ROOM 425, LEGISLATIVE BUILDING,
10800 97TH. AVENUE, EDMONTON, ALBERTA. T5K 2B6

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN
DRUMHELLER.

this day of 2022.

MAYOR: HER WORSHIP; HEATHER COLBERG

Seal

DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER

READ AND PASSED THE THIRD TIME BY THE COUNCIL OF THE TOWN DRUMHELLER.

this day of 2022.

MAYOR: HER WORSHIP; HEATHER COLBERG

Seal

DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER


NEWCASTLE DISTRICT
— DRUMHELLER, ALBERTA —

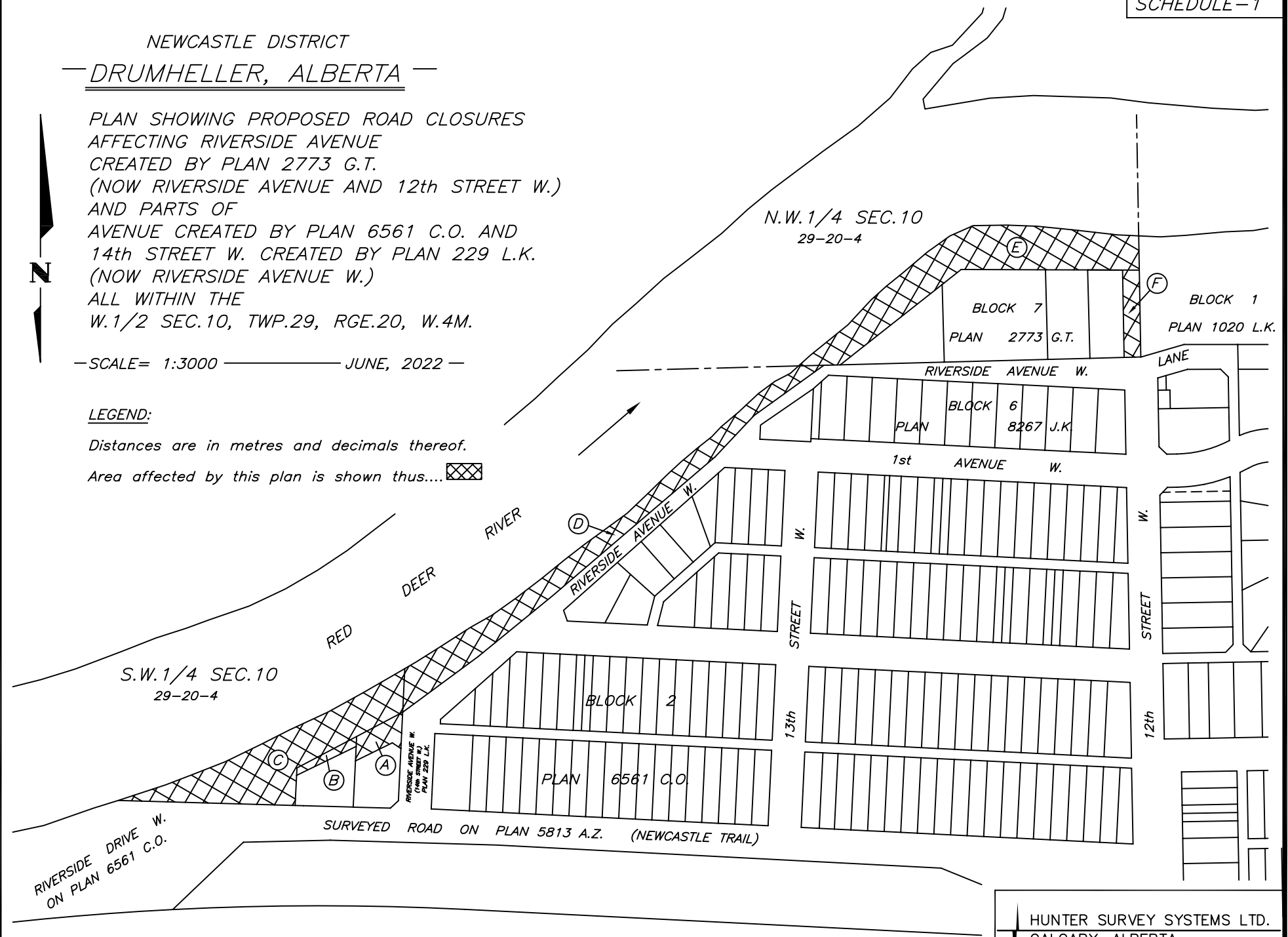
PLAN SHOWING PROPOSED ROAD CLOSURES
AFFECTING RIVERSIDE AVENUE
CREATED BY PLAN 2773 G.T.
(NOW RIVERSIDE AVENUE AND 12th STREET W.)
AND PARTS OF
AVENUE CREATED BY PLAN 6561 C.O. AND
14th STREET W. CREATED BY PLAN 229 L.K.
(NOW RIVERSIDE AVENUE W.)
ALL WITHIN THE
W.1/2 SEC.10, TWP.29, RGE.20, W.4M.



— SCALE= 1:3000 — JUNE, 2022 —

LEGEND:

Distances are in metres and decimals thereof.
Area affected by this plan is shown thus... 



REQUEST FOR DECISION

TITLE:	Proposed East Newcastle Road Closure Bylaw 12.22
DATE:	June 22, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 12.22; Schedule 2

SUMMARY:

As part of the Town’s Flood Mitigation Project and provincial funding agreement, the Province is transferring the ownership of several berms that currently sit on Public road rights-of-way. A portion of these rights-of-way need to be closed for the construction of the new berms. This Bylaw deals with closing a portion of the right of way along 10th Street West and 2nd Avenue West in East Newcastle. This Bylaw also deals with some ‘housekeeping’ of road rights of way that exist in Newcastle Park as shown on Schedule 2.

RECOMMENDATION:

That Council gives First Reading to Bylaw 12.22 East Newcastle Road Closure and sets the Public Hearing date for August 2, 2022.

DISCUSSION:

When the Province of Alberta constructed berms in Drumheller, the berms were largely built on their lands by way of road rights-of-way, especially if adjacent to an existing road. Under the funding agreement between the Town and Alberta Environment, the ownership of the berms is transferred to the Town and as such, the lands they sit on shall also be owned by the Town of Drumheller. This road closure bylaw will accomplish that task for the East Newcastle Berm.

There is a difference between a right of way and a road. A road is the surface that is contained within the right of way and is generally 7-9 meters wide. A right of way is a legal entity under the ownership of the Province and is varies from 6 meters (for an alley) to 20-40 meters for a street or avenue. Many rights of way, at least in Drumheller area, may not have a road contained within the boundary. In the case of rights of way adjacent to the Red Deer River, the right of way extends to the water’s edge as shown in the attached drawings.

The closures in this Bylaw are outlined as thus:

- Parcels ‘G’ – The existing and proposed berms are on the existing 10th St W right of way. The road actually extends on lots R-16 and R-17 (both Town owned) so closing a portion of this right of way will not affect the travelled road surface.
- Parcel ‘H’ and ‘K’ – This portion of 2nd Avenue West has the existing and proposed berm bisecting the right of way. This road will be closed to vehicular traffic because of the height of the new berm. The remainder of ‘K’ will be closed to clean up the land parcels within the park.
- Parcel ‘J’ – This is an alley right of way that contains utility services but no road and has a portion of the berm bisecting the right of way. There is no change to the water and sewer servicing from these pipes, nor change in access to this area.

- Parcel 'L' – This right of way is being closed as housekeeping only. This large parcel includes some utility lines and is a large natural area. There will be no changes to this area once converted to a utility lot

The land where the berms are being placed or rights of way are being closed will be converted into Public Utility Lots to align with the other land in the valley that berms currently or will reside upon.

FINANCIAL IMPACT:

The costs to convert this land is included with the Flood Mitigation project and is a requirement of the provincial funding agreement.

STRATEGIC POLICY ALIGNMENT:

Flood Mitigation is the key strategic priority of this Council and Administration.

COMMUNICATION STRATEGY:

A notice of the proposed Road Closure and Public hearing will be provided via;

- Newspaper ads in the Drumheller Mail will run on July 20 and July 27
- Letters to properties in the adjacent area will be mailed out by July 6
- Posting on the Town Website, DrumhellerOnline Community Events Page.

MOTION:

That Council gives First Reading to East Newcastle Road Closure Bylaw 12.22 and sets the Public Hearing date for August 2, 2022.

SECONDED:

Prepared By:


Darryl Drohomerski, C.E.T.
Chief Administrative Officer

Reviewed By:

Denise Lines

Denise Lines
SR. Administrative Assistant

Approved By:



Darryl Drohomerski, C.E.T.
Chief Administrative Officer

**TOWN OF DRUMHELLER
BYLAW NUMBER 12.22**

East Newcastle Road Closure

THIS IS A BYLAW of the TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of closing portions of underdeveloped Streets as depicted on:

SCHEDULE - 2 ... AREAS – ‘G’, ‘H’, ‘J’, ‘K’ and ‘L’

being the “Lane” in Block 51, created by Plan 2193 C.C. and parts of 10th Street West created by Plans 2193 C.C. and 8267 J.K., “Road” created by Plan 2290 B.M. (now 2nd Avenue W.) and “Riverside Avenue” created by Plan 2193 C.C. all within the S.E.1/4 Section 10 in Township 29, Range 20, West of the 4th Meridian to public travel and acquiring title to these lands in the name of the TOWN OF DRUMHELLER pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

WHEREAS; the Town of Drumheller, the Province of Alberta and the Government of Canada have entered into an agreement to construct flood mitigation dikes along portions of the Red Deer River in the Town of Drumheller to protect properties and the citizens of Drumheller from the ravages of flood waters, and

WHEREAS; it has been found that construction of flood mitigation dikes in the subject areas is impossible without encroaching upon and using parts of the adjacent public streets, and

WHEREAS; the existing dikes already occupy portions of undeveloped streets and the proposed new dikes and enhancement thereto will continue to occupy portions of undeveloped streets, and

WHEREAS; the parties hereto have agreed that land used for dike construction must be in the name of the Town of Drumheller, and

WHEREAS; the Council of the Town of Drumheller is satisfied that this activity is in the best public interest and no one will be adversely affected by this road closure Bylaw; and

WHEREAS; a notice of these Road closures was published in the Drumheller Mail once a week for two consecutive weeks; on _____ and again on _____ the last of such publications being at least five days before the day fixed for the passing of this Bylaw; and

WHEREAS; the Council of the Town of Drumheller held a public hearing on the _____ day of _____, 2022 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard;

NOW THEREFORE; be it resolved that the COUNCIL of the TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to close those portions of the undeveloped Streets shown depicted on the attached Schedule – 2 which are more particularly describe as:

PLAN
AREAS – ‘G’, ‘H’, ‘J’, ‘K’, and ‘L’
EXCEPTING THEREOUT ALL MINES AND MINERALS

to public travel and acquiring titles to these lands in the name of the TOWN OF DRUMHELLER with a mailing address of; 224 Centre Street, DRUMHELLER, Alberta T0J 0Y4 pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 200, as amended.

TITLE

This Bylaw may be cited as East Newcastle Road Closure Bylaw 12.22

TRANSITIONAL

This Bylaw takes effect on the day of final passing thereof.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN DRUMHELLER.
this day of , 2022.

MAYOR: HER WORSHIP; HEATHER COLBERG

Seal

DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER

APPROVED BY: ALBERTA INFRASTRUCTURE and TRANSPORTATION

Seal

MINISTER OF ALBERTA INFRASTRUCTURE AND TRANSPORTATION
ROOM 425, LEGISLATIVE BUILDING,
10800 97TH. AVENUE, EDMONTON, ALBERTA. T5K 2B6

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN
DRUMHELLER.
this day of , 2022.

MAYOR: HER WORSHIP; HEATHER COLBERG

Seal

DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER

NEWCASTLE DISTRICT
DRUMHELLER, ALBERTA

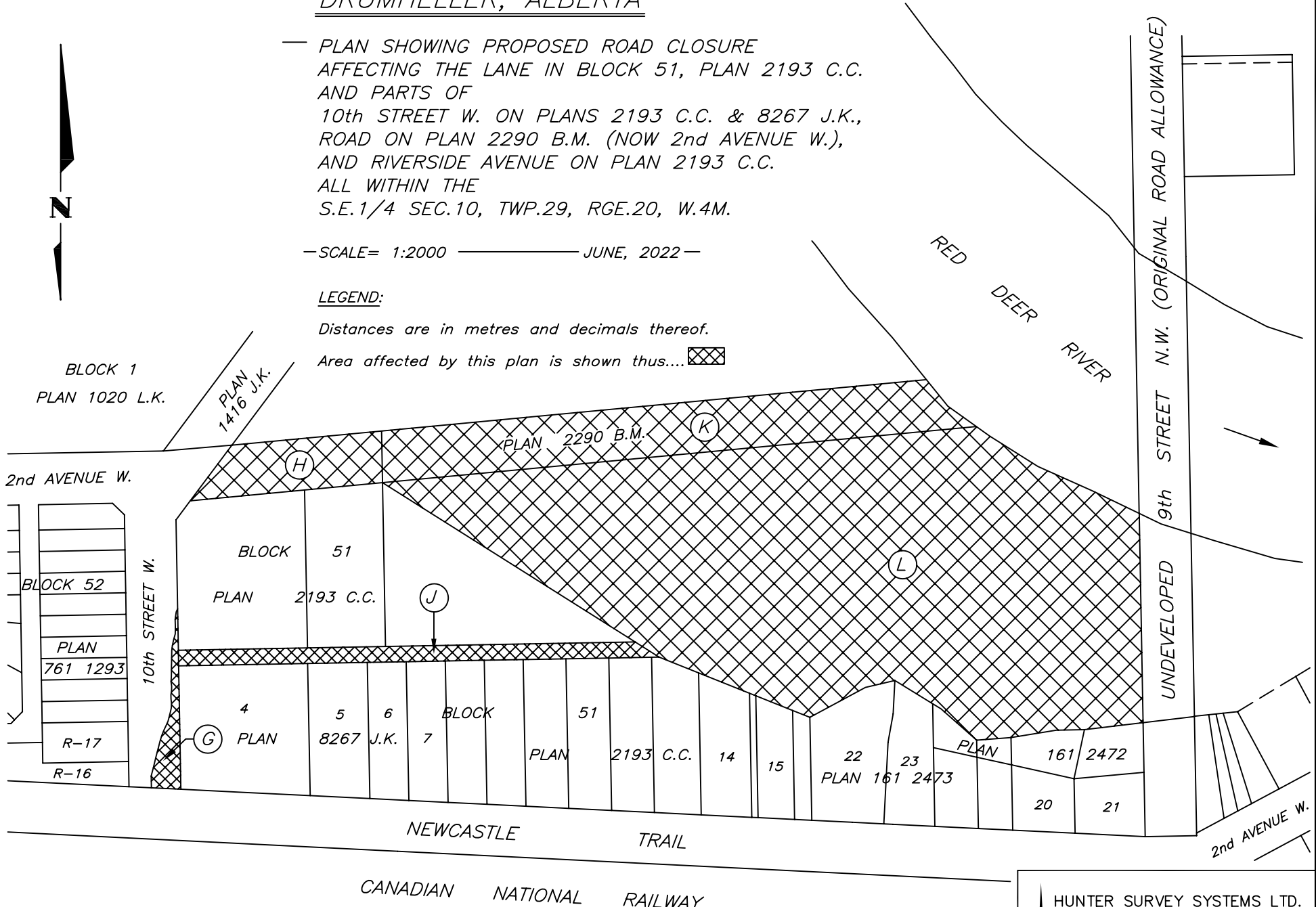
— PLAN SHOWING PROPOSED ROAD CLOSURE
 AFFECTING THE LANE IN BLOCK 51, PLAN 2193 C.C.
 AND PARTS OF
 10th STREET W. ON PLANS 2193 C.C. & 8267 J.K.,
 ROAD ON PLAN 2290 B.M. (NOW 2nd AVENUE W.),
 AND RIVERSIDE AVENUE ON PLAN 2193 C.C.
 ALL WITHIN THE
 S.E.1/4 SEC.10, TWP.29, RGE.20, W.4M.

—SCALE= 1:2000 ————— JUNE, 2022 —

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus.... 



REQUEST FOR DECISION

TITLE:	Proposed Midland Road Closure Bylaw 13.22
DATE:	June 22, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 13.22; Schedule 3, 4 and 5

SUMMARY:

As part of the Town’s Flood Mitigation Project and provincial funding agreement, the Province is transferring the ownership of several berms that currently sit on Public road rights-of-way. A portion of these rights-of-way need to be closed for the construction of the new berms. This Bylaw deals with closing a portion of the right of way along North River Drive in Midland.

RECOMMENDATION:

That Council gives First Reading to Bylaw 13.22 Midland Road Closure and sets the Public Hearing date for August 2, 2022.

DISCUSSION:

When the Province of Alberta constructed berms in Drumheller, the berms were largely built on their lands by way of road rights-of-way, especially if adjacent to an existing road. Under the funding agreement between the Town and Alberta Environment, the ownership of the berms is transferred to the Town and as such, the lands they sit on shall also be owned by the Town of Drumheller. This road closure bylaw will accomplish that task for the Midland Berm.

There is a difference between a right of way and a road. A road is the surface that is contained within the right of way and is generally 7-9 meters wide. A right of way is a legal entity under the ownership of the Province and is varies from 6 meters (for an alley) to 20-40 meters for a street or avenue. Many rights of way, at least in Drumheller area, may not have a road contained within the boundary. In the case of rights of way adjacent to the Red Deer River, the right of way extends to the water’s edge as shown in the attached drawings.

There is no change to North River Drive, nor 25th St NW, other than the road right-of-way on paper will be reduced to south and west edges of the pavement, respectfully. There is no physical change to the roadways in this area.

The land where the berm is being placed will be converted into Public Utility Lot to align with the other land in the valley that berms currently or will reside upon.

FINANCIAL IMPACT:

The costs to convert this land is included with the Flood Mitigation project and is a requirement of the provincial funding agreement.

STRATEGIC POLICY ALIGNMENT:

Flood Mitigation is the key strategic priority of this Council and Administration.

COMMUNICATION STRATEGY:

A notice of the proposed Road Closure and Public hearing will be provided via;

- Newspaper ads in the Drumheller Mail will run on July 20 and July 27
- Letters to properties in the adjacent area will be mailed out by July 6
- Posting on the Town Website, DrumhellerOnline Community Events Page.

MOTION:

That Council gives First Reading to Midland Road Closure Bylaw 13.22 and sets the Public Hearing date for August 2, 2022.

SECONDED:

Prepared By:


Darryl Drohomerski, C.E.T.
Chief Administrative Officer

Reviewed By:

Denise Lines

Denise Lines
SR. Administrative Assistant

Approved By:



Darryl Drohomerski, C.E.T.
Chief Administrative Officer

**TOWN OF DRUMHELLER
BYLAW NUMBER 13.22**

Midland Road Closure

THIS IS A BYLAW of the TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of closing portions of underdeveloped Streets as depicted on:

SCHEDULE – 3 AREAS – ‘A’, ‘B’ and ‘C’

being part of “Street” created by Plan 7291 C.G. (now North River Drive) and “25th Street” created by Plan 811 0811 and all of “Street” created by Plan 811 0811, and

SCHEDULE – 4 AREA – ‘D’

being part of “Street” created by Plan 7291 C.G. (now North River Drive) all within the W.1/2 Section 9 and the S.E.1/4 Section 9 in Township 29, Range 20, W.4th Meridian, and

SCHEDULE – 5 AREA – ‘E’

being part of “River Drive” created by Plan 1561 J.K. (now North River Drive) and part of the “Original Road Allowance” between the S.E.1/4 Section 9 and the S.W.1/4 Section 10, to public travel and acquiring title to these lands in the name of the TOWN OF DRUMHELLER pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

WHEREAS; the Town of Drumheller, the Province of Alberta and the Government of Canada have entered into an agreement to construct flood mitigation dikes along portions of the Red Deer River in the Town of Drumheller to protect properties and the citizens of Drumheller from the ravages of flood waters, and

WHEREAS; it has been found that construction of flood mitigation dikes in the subject areas is impossible without encroaching upon and using parts of the adjacent public streets, and

WHEREAS; the existing dikes already occupy portions of undeveloped streets and the proposed new dikes and enhancement thereto will continue to occupy portions of undeveloped streets, and

WHEREAS; the parties hereto have agreed that land used for dike construction must be in the name of the Town of Drumheller, and

WHEREAS; the Council of the Town of Drumheller is satisfied that this activity is in the best public interest, and no one will be adversely affected by this road closure Bylaw; and

WHEREAS; a notice of these Road closures was published in the Drumheller Mail once a week for two consecutive weeks; on _____ and again on _____ the last of such publications being at least five days before the day fixed for the passing of this Bylaw; and

WHEREAS; the Council of the Town of Drumheller held a public hearing on the _____ day of _____, 2022 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard;

NOW THEREFORE; be it resolved that the COUNCIL of the TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to close those portions of the undeveloped Streets shown depicted on the attached Schedules - 3, 4 and 5 which are more particularly describe as:

PLAN
AREAS – ‘A’, ‘B’, ‘C’, ‘D’, and ‘E’
EXCEPTING THEREOUT ALL MINES AND MINERALS

to public travel and acquiring titles to these lands in the name of the TOWN OF DRUMHELLER with a mailing address of; 224 Centre Street, DRUMHELLER, Alberta T0J 0Y4 pursuant to Sections 22 and 23 of the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

TITLE

This Bylaw may be cited as Midland Road Closure Bylaw 13.22

TRANSITIONAL

This Bylaw takes effect on the day of final passing thereof.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN DRUMHELLER.
this day of ,2022.

MAYOR: HER WORSHIP; HEATHER COLBERG

Seal

DARRYL E. DROHOMERSKI, C.E.T.
CHIEF ADMINISTRATIVE OFFICER

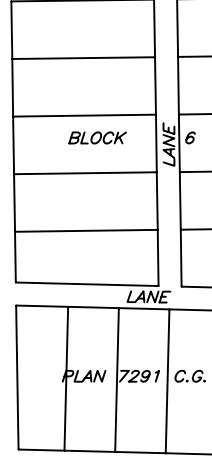
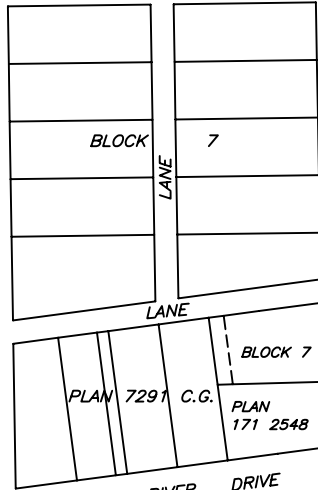
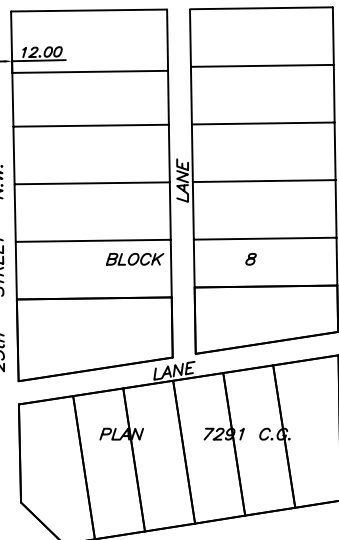
APPROVED BY: ALBERTA INFRASTRUCTURE and TRANSPORTATION

Seal

MINISTER OF ALBERTA INFRASTRUCTURE AND TRANSPORTATION
ROOM 425, LEGISLATIVE BUILDING,
10800 97TH. AVENUE, EDMONTON, ALBERTA. T5K 2B6

NORTH DINOSAUR DRIVE

1st AVENUE N.W.



ABANDONED RAILWAY

PLAN 2085 J.K.
PLAN RY 428



MIDLAND DISTRICT

DRUMHELLER, ALBERTA

PLAN SHOWING PROPOSED ROAD CLOSURES
 AFFECTING PARTS OF
 STREET CREATED BY PLAN 7291 C.G.
 (NOW NORTH RIVER DRIVE) AND
 25th STREET CREATED BY PLAN 811 0811
 AND ALL OF STREET CREATED BY PLAN 811 0811
 ALL WITHIN THE
 S.E.1/4 & W.1/2 SEC.9, TWP.29, RGE.20, W.4M.

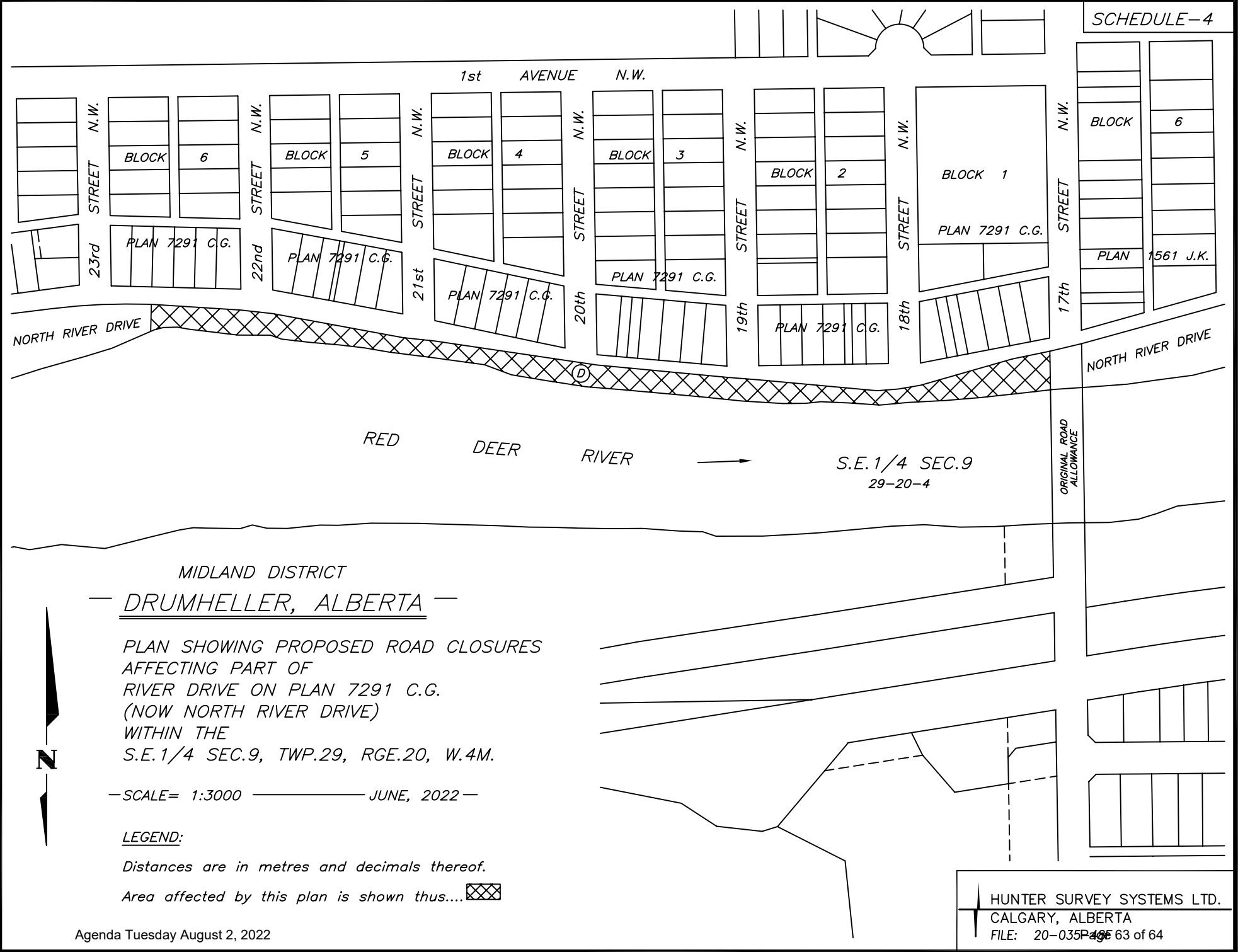
—SCALE= 1:2000 — JUNE, 2022 —

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus... 

RED DEER RIVER



NORTH RIVER DRIVE

RED DEER RIVER

S.E. 1/4 SEC. 9
29-20-4

ORIGINAL ROAD ALLOWANCE

MIDLAND DISTRICT


DRUMHELLER, ALBERTA

PLAN SHOWING PROPOSED ROAD CLOSURES
 AFFECTING PART OF
 RIVER DRIVE ON PLAN 7291 C.G.
 (NOW NORTH RIVER DRIVE)
 WITHIN THE
 S.E. 1/4 SEC. 9, TWP. 29, RGE. 20, W. 4M.

—SCALE= 1:3000 — JUNE, 2022 —

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus... 

HUNTER SURVEY SYSTEMS LTD.
 CALGARY, ALBERTA
 FILE: 20-035P405 63 of 64

MIDLAND DISTRICT

— DRUMHELLER, ALBERTA —

PLAN SHOWING PROPOSED ROAD CLOSURES AFFECTING PART OF RIVER DRIVE ON PLAN 1561 J.K. (NOW NORTH RIVER DRIVE) AND PART OF ORIGINAL ROAD ALLOWANCE BETWEEN S.E.1/4 SEC.9 AND S.W.1/4 SEC.10 ALL WITHIN THE S.E.1/4 SEC.9 AND THE S.W.1/4 SEC.10, TWP.29, RGE.20, W.4M.

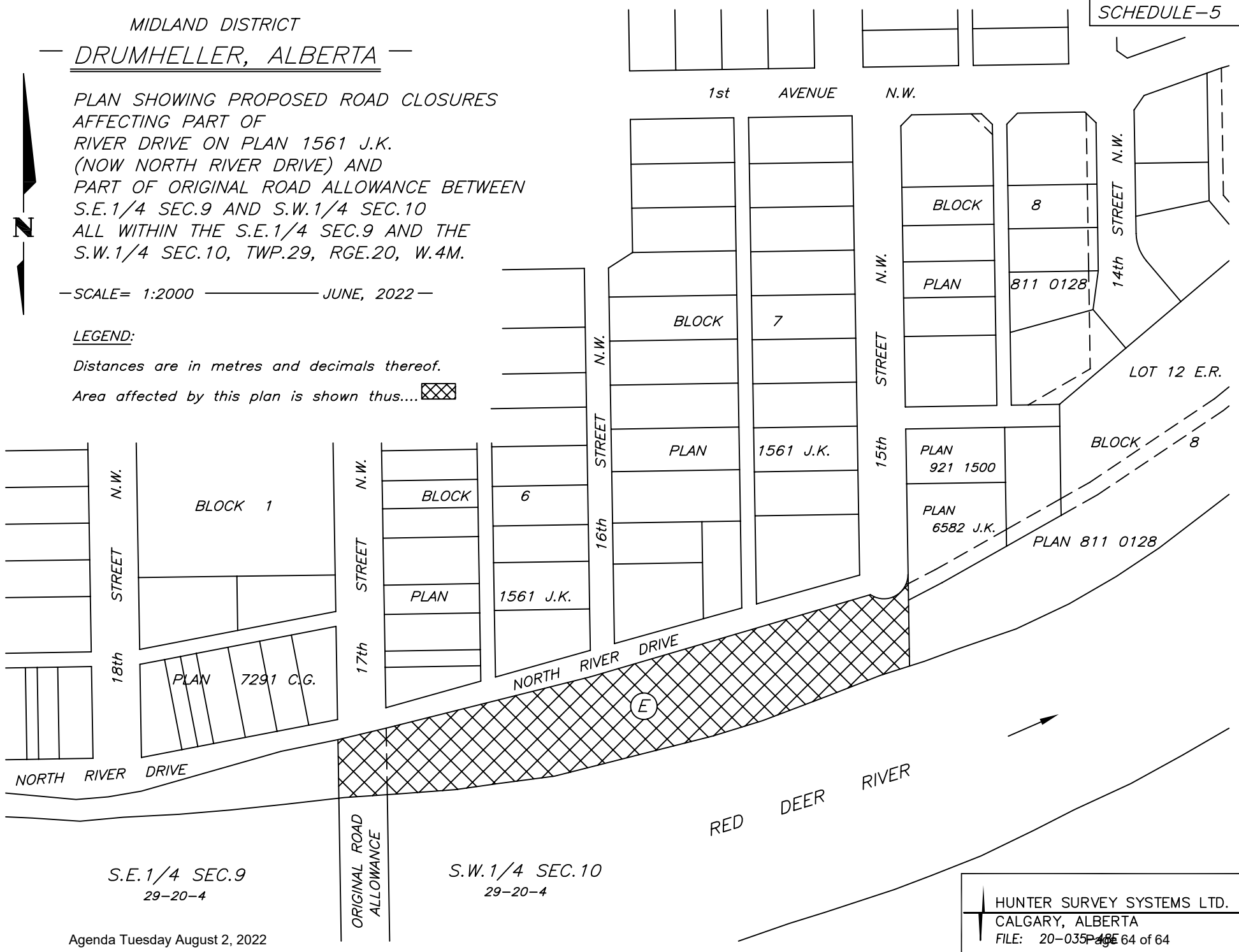


—SCALE= 1:2000 — JUNE, 2022 —

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus... 



S.E.1/4 SEC.9
29-20-4

S.W.1/4 SEC.10
29-20-4

ORIGINAL ROAD ALLOWANCE