



AGENDA
TOWN OF DRUMHELLER
REGULAR MEETING

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

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

1. CALL TO ORDER

2. OPENING COMMENTS

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for November 7th, 2022 Regular Council Meeting

Proposed Motion: That Council adopt the agenda for the November 7th, 2022 Regular Council meeting as presented.

5. MEETING MINUTES

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

[Organizational Meeting – October 24 2022 – Minutes](#)

[Regular Council Meeting – October 24 2022 – Minutes](#)

Proposed Motion: Move that Council approve the minutes for the October 24, 2022, Organizational and Regular Council Meeting as presented.

6. DELEGATION

6.1 CIBC Wood Gundy Economic Update

[Presentation](#)

6.2 Drumheller Housing Administration

[Presentation](#)

7. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

7.1 Chief Administrative Officer

7.1.1 Request for Decision – Drumheller Public Library: Bylaws

[RFD + Bylaw](#)

Proposed Motions: That Council disallow the proposed Town of Drumheller Public Library Bylaws.

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

[RFD + Proposed Bylaw + Schedule](#)

Proposed Motions: That Council give first reading to 9th ST NW Road Closure Bylaw 19.22 and set the Public Hearing date for December 19, 2022.

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

[RFD + Proposed Bylaw + Schedule](#)

Proposed Motions: That Council gives first reading to East Coulee River Drive West Road Closure Bylaw 20.22 and set the Public Hearing date for December 19, 2022.

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

[RFD + Proposed Bylaw + Schedule](#)

Proposed Motions: That Council give first reading to East Coulee East End Road Closure Bylaw 21.22 and set the Public Hearing date for December 19, 2022.

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

7.2 Director of Corporate and Community Services

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

[RFD](#)

[Appendix 1 - 2023 Capital Budget](#)

[Appendix 2 - 10 Year Capital Plan](#)

[Appendix 3-5 Graphs](#)

INFRASTRUCTURE DEPARTMENT

7.3 Director Of Infrastructure

7.3.1 Drumheller Municipal Airport
Presentation: Patrick and Catherine Bonneville

[Presentation](#)

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

[RFD](#)

Proposed Motion: Move that Council discontinue the sale of private fuel at the Drumheller Municipal Airport, and no longer allow private fuel tanks onsite, effective January 1, 2023.

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

[RFD](#)

Proposed Motion: Move that Council approve the implementation of the proposed Airport Fee Schedule, approved by the Airport Commission on October 14, 2022 for inclusion in the Town's 2023 Schedule of Fees.

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

RFD

Proposed Motion: Move that Council approve the award of the Penitentiary Booster Station Project to Nitro Construction Ltd. for the amount of \$ 1,473,702 excluding GST.

8. CLOSED SESSION

8.1 Land Development and Third Party Contracts

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

FOIP 23 – Local public body confidences

FOIP 24 – Advice from Officials

Proposed Motion: Move that Council close the meeting to the public for discussions related land development and third party contracts as per FOIP 16 – Disclosure harmful to business interests of a third party, FOIP 23 – Local public body confidences and FOIP 24 – Advice from Officials

9. ADJOURNMENT

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



AGENDA
TOWN OF DRUMHELLER
ORGANIZATIONAL MEETING

TIME & DATE: 4:30 PM – Monday October 24, 2022

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

<https://www.youtube.com/watch?v=6Q1c9hQT1vo>

IN ATTENDANCE

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

Chief Administrative Officer – Darryl Drohomerski
Director of Emergency and Protective Services: Greg Peters
Director of Corporate and Community Services: Mauricio Reyes
Director of Infrastructure: Dave Brett
Flood Resiliency Project Director: Deighen Blakely
Communication Officer: Erica Crocker
Legislative Services: Denise Lines
Reality Bytes IT: David Vidal

APPROVED ABSENCE

Councillor Lisa Hansen-Zacharuk

1. **CALL TO ORDER**

The meeting was called to order at 4:30pm.

2. **ADOPTION OF AGENDA**

2.1 Agenda for October 24, 2022 Organizational Meeting

M2022.224 Moved by Councillor Zariski, Councillor Price;
that Council adopt the agenda for the October 24, 2022 Organizational meeting as presented.

Carried unanimously

3. **APPOINTMENT OF COMMITTEES AND BOARDS**

3.1 Schedule of Council Committees and Boards

Add Councillor Sereda: Policing Advisory Committee, MPC
Add Councillor Price: Community Learning Centre

Agenda attachment: Committees and Boards Schedule

M2022.225 Moved by Councillor Lacher, Councillor Price;
that Council approve the 2022 Schedule of Committees and Boards as amended.

Carried unanimously

4. DEPUTY MAYOR ROSTER

4.1 Chief Administrative Officer

4.1.1 Deputy Mayor Roster

Agenda attachment: Roster

M2022.226 Moved by Councillor Kolafa, Councillor Price;
that Council approve the 2022 – 2023 Roster for the Deputy Mayor as presented.

Carried unanimously

5. ADJOURNMENT

M2022.227 Moved by Councillor Price, Councillor Sereda;
that Council adjourn the meeting. Time 4:40pm

Carried unanimously

MAYOR

CHIEF ADMINISTRATIVE OFFICER



AGENDA
TOWN OF DRUMHELLER
REGULAR MEETING

TIME & DATE: 4:30 PM – Monday October 24, 2022

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IN ATTENDANCE

Mayor Heather Colberg
Councillor Patrick Kolafa
Councillor Crystal Sereda
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Legislative Services: Denise Lines
Reality Bytes IT: David Vidal

APPROVED ABSENCE

Councillor Lisa Hansen-Zacharuk

1. CALL TO ORDER

The Mayor called the meeting to order at 4:40pm

2. OPENING COMMENTS

Destination Development Plan: Check the Travel Drumheller website for the dates and times to participate in tourism planning for Drumheller.

Midland Community Hall Association– Ukrainian Supper & Fundraiser Saturday Nov 5, 2022.
403-820-6454

Diwali Celebrations at the Royal Canadian Legion: October 22, 2022 at 5pm

East Coulee Community Association– 1st Pancake Breakfast of the season Oct 23rd . Check the Facebook page for details.

3. ADDITIONS TO THE AGENDA

3.1.1 Swearing In Deputy Mayor for November and December, Councillor Price.

7.1.1 Information related to Human Resources

4. ADOPTION OF AGENDA

4.1 Agenda for October 24, 2022 Regular Council Meeting

M2022.228 Moved by Councillor Zariski, Councillor Lacher;
that Council adopt the revised agenda for the October 24, 2022 Regular Council
meeting as amended.

Carried unanimously

5. MEETING MINUTES

5.1 Minutes for October 3, 2022, Regular Council Meeting as presented.

Agenda attachment: Regular Council Meeting – October 3 2022 - Minutes

M2022.229 Moved by Councillor Sereda, Councillor Kolafa;
that Council approve the minutes for the October 3, 2022, Regular Council Meeting
as presented.

Carried unanimously

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Chief Administrative Officer

6.1.1 Request for Decision – Proposed Amending Bylaw 17.22 – Amending the Municipal
Development Plan Bylaw 17.20 and Setting a Public Hearing for December 5, 2022

Agenda attachments: RFD + Amending Bylaw
Municipal Development Plan - Online

M2022.230 Moved by Councillor Zariski, Councillor Lacher;
that Council gives first reading to MDP 2022 Amendments-A Bylaw 17.22
amending Municipal Development Plan Bylaw 17.20 and sets the public hearing
date for December 5, 2022

Carried unanimously

6.1.2 Request for Decision – Proposed Amending Bylaw 16.22 – Amending Land Use Bylaw
16.22 and Setting a Public Hearing for December 5, 2022

Agenda attachments: RFD + Amending Bylaw
Land Use Bylaw - Online

M2022.231 Moved by Councillor Kolafa, Councillor Lacher;
that Council gives first reading to LUB 2022 Amendments - B Bylaw 16.22
amending Land Use Bylaw 16.20 and sets the public hearing date for December 5,
2022

Carried unanimously

6.1.3 Request for Decision – Proposed Bylaw 18.22 For Land Use Change and Consolidation to
Town Owned Land - Nacmine Environmental Reserve Dedication Bylaw 18.22 Land
Consolidation Bylaw

Agenda attachments: RFD + Bylaw

M2022.232 Moved by Councillor Lacher, Councillor Sereda;
that Council give first reading to Nacmine Environmental Land Dedication Bylaw
18.22 as presented.

Carried unanimously

M2022.233 Moved by Councillor Sereda, Councillor Price;
that Council give second reading to Nacmine Environmental Land Dedication Bylaw
18.22 as presented.

Carried unanimously

M2022.234 Moved by Councillor Kolafa, Councillor Lacher;
that Council give unanimous consent for third reading of Nacmine Environment
Bylaw 18.22 as presented.

Carried unanimously

M2022.235 Moved by Councillor Lacher, Councillor Sereda;
that Council give third reading on Nacmine Environmental Land Dedication Bylaw
18.22 as presented. TL, CS,

Carried unanimously

6.2 Flood Resiliency Program – Project Director
Time Stamp: <https://youtu.be/6Q1c9hQT1vo?t=1551>

6.2.1 Request For Direction – Downtown Berm Finalizations
In attendance: Drew Scherban, Alchemy Communications

Agenda attachment: RFD + Presentation

This is an overview and highlights of the discussion between Council and Administration regarding the Downtown Berm.

- With a narrow road this may help for traffic calming but these are not flood mitigation issues they are traffic issues that should be addressed by RCMP or Bylaw.
- Most of the community that we hear from would rather have the road open. Please email Council with your opinion about whether the road should stay open or closed.
- Could we get a cost estimate of an aesthetically pleasing wall vs a concrete wall. If there is stock material used for the wall it is possible that it could be covered by the grant but if it becomes a special public art initiative that would be considered design landscaping and likely not funded.
- If Provincial and Federal funding could pay for the wall as part of the berm this would take the pressure off the community to pay for it.
- The overall program funding is fixed, if we pay more for one project (berm) there will be less funding for another. No there is not enough funding to complete all of the projects at this time. Administration is lobbying for more grant funding.
- Why would we want to create more green space that needs to be maintained when we have a difficult time maintaining the green space that we have now.
- If the width of the berm and the width of the road can be reduced, the design team could be looking at a design for a smaller wall.
- The Community Advisory Committee has a design idea for the berm, could the retaining wall be moved closer to the river and shift the berm.
- The consulting teams have been asked to come back in November with a redesign and cost estimate for the public.
- With each new design there is a cost associated.

M2022.236 A Moved by Councillor Zariski, Councillor Sereda; that Council review all available options and public feedback on the Downtown Berm project and provide direction to the Flood Office to support the completion of the final detailed design, tender and construction of the Downtown Berm.

Carried unanimously

M2022.236 B Later in the meeting another motion was put forward to have the Flood Resiliency team to come back with a cost estimate and design that would keep Riverside Drive open.
Time Stamp: <https://youtu.be/6Q1c9hQT1vo?t=4682>

Moved by Councillor Zariski, Councillor Sereda; that the Flood Team proceeds with a design of the Downtown Berm that keeps Riverside Drive open to traffic and that they provide a cost estimate and redesign to Council.

Carried unanimously

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

6.3 Manager of Community Development and Social Planning

6.3.1 Request for Decision: Funding Allocation to Recreation Fee Assistance Policy (RFAP)

Agenda attachment: RFD

M2022.237 Moved by Councillor Zariski, Councillor Price;
that Council authorize Administration to allocate an additional \$7,500 to the
Recreation Fee Assistance Policy Program for 2022.

Carried unanimously

INFRASTRUCTURE DEPARTMENT

6.4 Director Of Infrastructure

6.4.1 Request for Decision: Award - Supply and Delivery of 2022 4 Wheel Drive Backhoe Loader

Remote attendance, Kevin Blanchett; Operations Manager

- People that are hired have the qualifications to run the equipment.
- In the future Administration will be setting up “Train the Trainer” opportunities. Where members of staff will take training on equipment in order to help train other staff.
- The difference in cost between the equipment is due to one being a 2022 model and the other being a 2023 model.

Agenda attachment: RFD

M2022.238 Moved by Councillor Lacher, Councillor Zariski,
that Council award the supply and delivery of one new 2022 – Backhoe Loader to
Brandt Tractor Ltd – Option 1 for the amount of \$ 285,363.00 excluding G.S.T.

Carried unanimously

7. QUARTERLY REPORTS

Time Stamp: <https://youtu.be/6Q1c9hQT1vo?t=3960>

7.1 Chief Administrative Officer

Agenda attachment: Quarterly Report
Including information from Economic Development, Communications and Human
Resources Departments

7.2 Director of Corporate and Community Services

Agenda attachment: Quarterly Report
Including information from Finance, Recreation and Community Development and Social
Planning

Councillor Price left the meeting at 5:51pm and returned 5:54pm

Councillor Zariski left the meeting at 5:57pm and returned 6:00pm.

8. CLOSED SESSION

8.1 Third Party Contract, Land Negotiations

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

FOIP 23 – Local public body confidences

FOIP 24 – Advice from Officials

M2022.239 Moved by Councillor Sereda, Councillor Price;
that Council close the meeting to the public for discussions related to a third-
party contract and land negotiations per FOIP 16 – Disclosure harmful to
business interests of a third party, FOIP 23 – Local public body confidences and
FOIP 24 – Advice from Officials Time 6:10pm

Carried unanimously

M2022.240 Moved by Councillor Price, Councillor Lacher;
that Council open the meeting to the public. Time 7:21pm

Carried unanimously

9. ADJOURNMENT

M2022.241 Moved by Councillor Kolafa, Councillor Zariski;
that Council adjourn the meeting.

Carried unanimously

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Economic Update

November, 2022

James Hobson, CFA, Portfolio Manager
Charet Chahal, CFA, Portfolio Manager

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Key Themes

- Central Bankers
- Inflation
- Interest Rates
- GDP – Recession?
- Commodities



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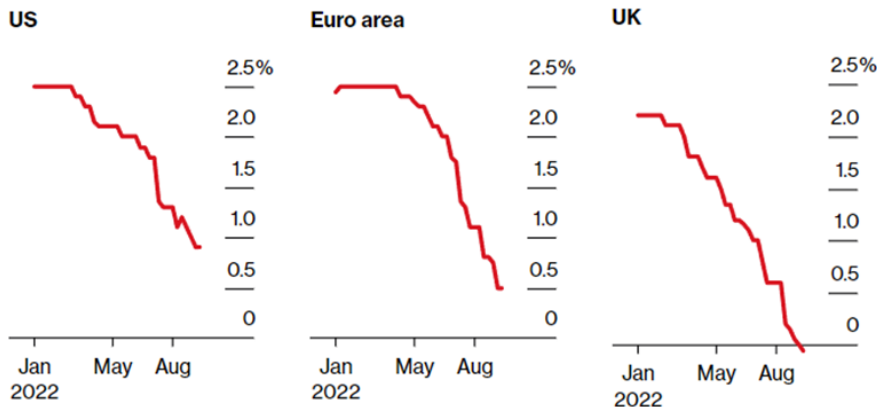
Central bankers face a touch challenge



Q1 '21		"QE wont cause inflation"
Q2 '21		"Some inflation but transitory"
Q3 '21		"Ok high inflation but we are peaking"
Q4 '21		"Ok inflation maybe not transitory but job market, wage growth very strong"
Q1 '22		"Need to hike aggressively to curb inflation but no worries economy very strong and soft landing possible"
Q2 '22		"Negative growth in Q1 but no recession risk"
Q3 '22		"Ok recession coming but you will not lose your home"



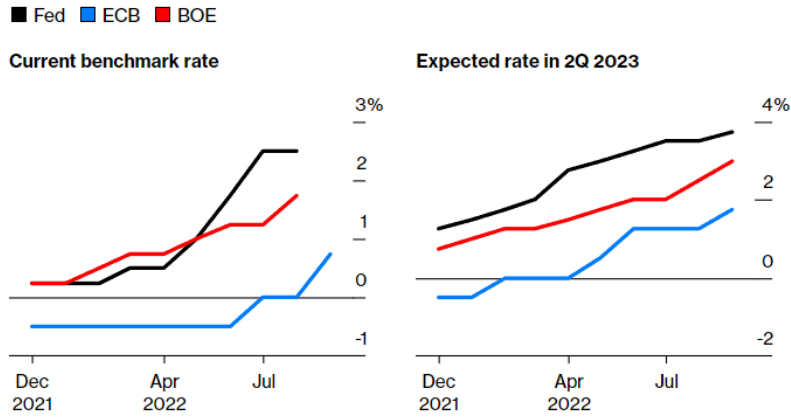
Growth forecasts for 2023 are sliding



Source: Bloomberg economist surveys



...as central banks turn hawkish



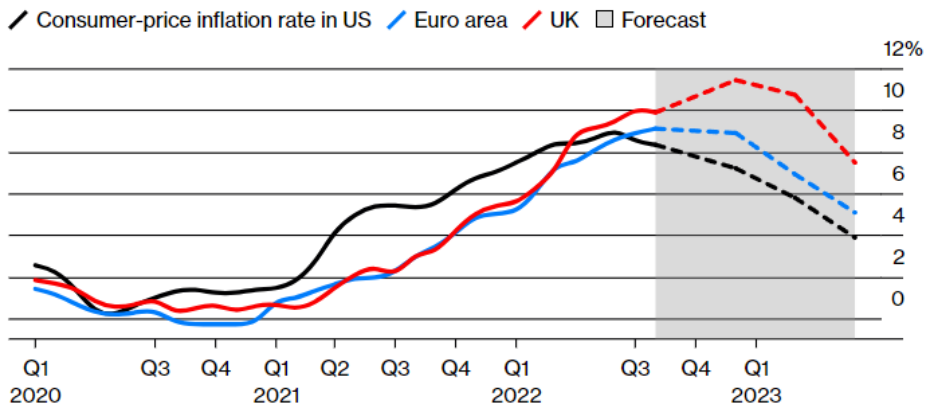
Source: Central banks, Bloomberg economist surveys



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...to fight inflation that won't go away



Source: Official data, Bloomberg economist surveys

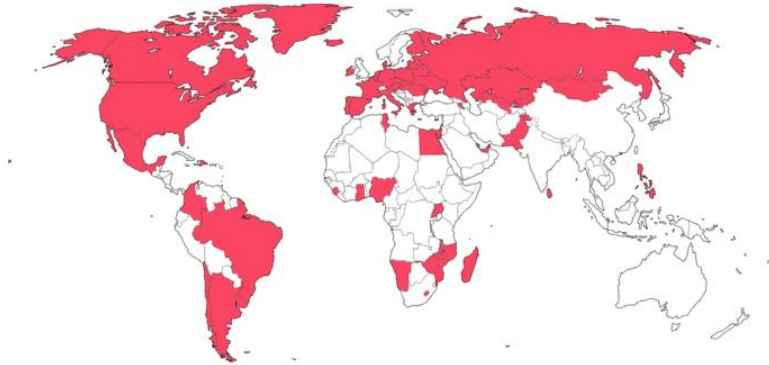


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More than 40 central banks have increased interest rates by at least 0.75% at once since the start of 2022

■ Hiked rates by 75 basis points or more in one move this year



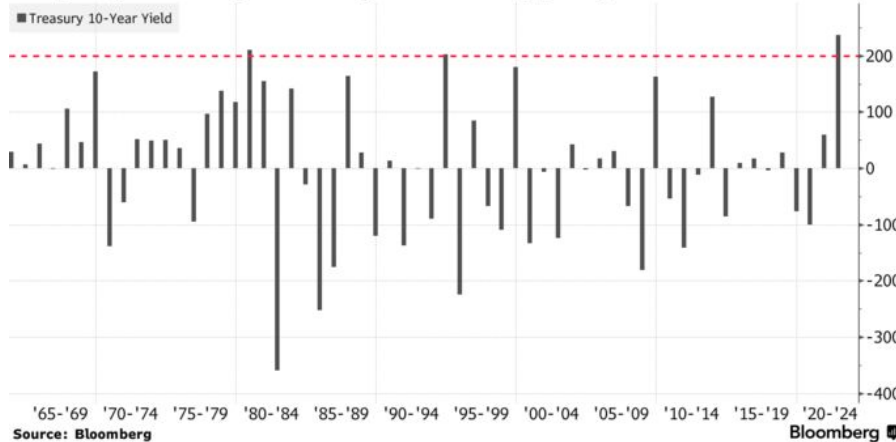
Source: Bloomberg



Yields have jumped more in 2022 than any full year since 1962

Record Surge

Ten-year yields are up in 2022 by more than any prior year

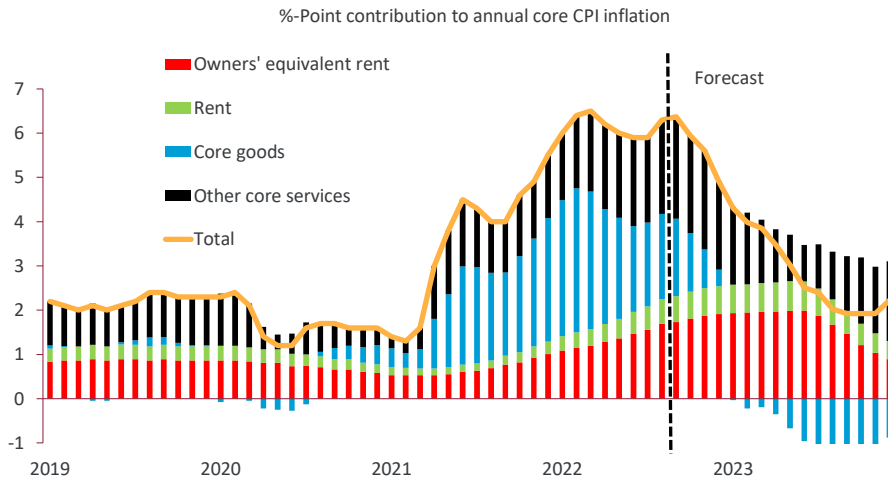


Source: Bloomberg

Bloomberg



US core CPI pressures to melt, with rent measures the last to soften



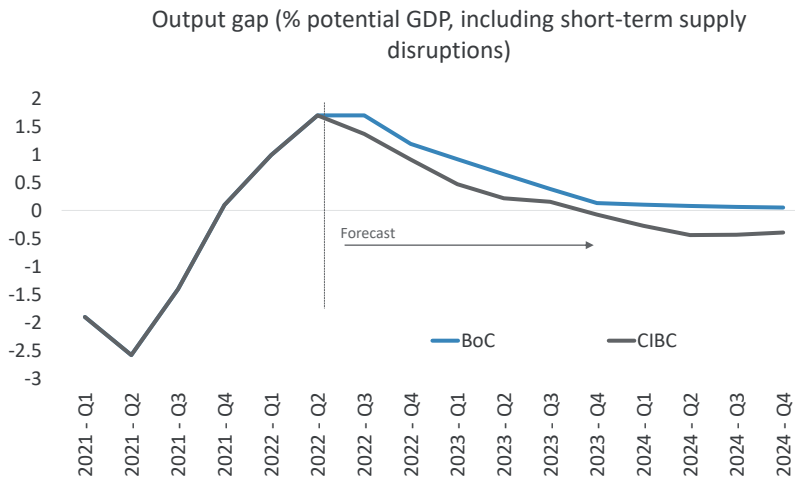
Source: BLS, CIBC



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Canada's excess demand to close by end 2023



Source: BoC, CIBC



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Supply chain problems have persisted

- “Just-in-time” makes businesses vulnerable
- The toilet paper problem
- Tight capacity makes catching up difficult
- Resistance to paying market wages
- War in Ukraine
- Covid-19: the gift that keeps on giving



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This year’s China lockdowns have had a larger impact on exports



Source: CPB, CIBC



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Short rates stay elevated in 2023 to suppress growth in 2023/24

Canada

Variable	2022 13-Sep	2022 Dec	2023 Mar	2023 Jun	2023 Sep	2023 Dec	2024 Jun	2024 Dec
Overnight target rate	3.25	3.75	3.75	3.75	3.75	3.75	3.25	2.75
98-Day Treasury Bills	3.28	3.80	3.70	3.60	3.50	3.40	3.00	2.40
2-Year Government Bond	3.75	3.60	3.50	3.25	3.10	2.90	2.60	2.45
10-Year Government Bond	3.23	3.50	3.40	3.20	3.00	2.90	2.75	2.55
30-Year Government Bond	3.19	3.40	3.30	3.10	2.95	2.80	2.50	2.45

United States

Variable	2022 13-Sep	2022 Dec	2023 Mar	2023 Jun	2023 Sep	2023 Dec	2024 Jun	2024 Dec
Federal funds rate	2.375	4.125	4.125	4.125	4.125	4.125	4.125	3.375
91-Day Treasury Bills	3.22	4.25	4.25	4.10	4.05	4.00	3.90	3.25
2-Year Government Note	3.78	4.20	4.00	3.80	3.50	3.30	2.85	2.50
10-Year Government Note	3.45	3.65	3.50	3.40	3.20	3.00	2.90	2.50
30-Year Government Bond	3.53	3.65	3.50	3.30	3.15	3.00	2.75	2.60

Source: CIBC



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Monetary tightening to address inflation sees recessions or very slow growth

Real GDP Growth (Y/Y % change)						
Region	2019A	2020A	2021A	2022F	2023F	2024F
World ¹	2.9	-3.1	6.1	2.8	2.2	2.7
United States	2.3	-3.4	5.7	1.8	0.7	0.8
Canada	1.9	-5.2	4.5	3.1	0.6	1.4
Eurozone	1.6	-6.2	5.2	2.7	-0.1	1.8
United Kingdom	1.7	-9.3	7.4	2.9	-0.4	1.9
Australia	2.0	-2.1	4.9	3.8	1.6	1.8
Japan	-0.4	-4.6	1.7	1.6	1.7	1.2
China	6.0	2.2	8.1	2.9	5.1	5.5

¹ At purchasing power parity

Source: IMF, CIBC



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Prairies lead growth ahead, but 2022 was a year to remember for nominal GDP

	Real GDP Y/Y % Chg				Nominal GDP Y/Y % Chg			
	2021E	2022F	2023F	2024F	2021F	2022F	2023F	2024F
BC	5.9	2.8	0.6	1.1	13.4	7.8	2.3	3.3
Alta	5.1	4.2	1.3	1.7	22.1	23.2	1.1	4.5
Sask	0.0	4.3	1.6	1.9	13.0	22.3	1.4	4.9
Man	1.5	3.4	1.1	1.4	7.5	8.7	2.6	3.4
Ont	4.4	2.8	0.3	1.3	10.9	8.8	2.0	3.5
Qué	5.6	2.9	0.5	1.2	12.1	8.9	2.2	3.4
NB	5.3	1.9	0.6	1.1	11.3	6.9	2.1	3.1
NS	5.8	1.7	0.8	1.3	11.8	6.7	2.3	3.3
PEI	6.6	1.5	1.1	1.4	12.6	6.5	2.6	3.4
N&L	1.2	3.3	0.9	1.5	14.2	21.3	1.1	4.0
Canada	4.5	3.1	0.6	1.4	13.0	11.3	1.9	3.7



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For US and Canada, a close brush with recession, and a higher jobless rate

CANADA	22Q2A	22Q3F	22Q4F	23Q1F	23Q2F	23Q3F	23Q4F	2022F	2023F	2024F
Real GDP Growth (AR)	3.3	0.5	0.0	-0.2	0.6	1.4	1.3	3.1	0.6	1.4
Real Final Domestic Demand (AR)	2.9	0.6	0.7	0.6	0.5	1.4	1.3	3.1	0.9	1.6
Household Consumption (AR)	9.7	2.7	1.2	0.7	0.2	1.7	1.1	5.5	1.6	1.1
All Items CPI Inflation (Y/Y)	7.5	7.1	6.2	4.8	2.1	1.8	2.2	6.7	2.7	2.0
Unemployment Rate (%)	5.1	5.1	5.2	5.4	5.7	5.9	5.9	5.3	5.7	5.7
U.S.	22Q2A	22Q3F	22Q4F	23Q1F	23Q2F	23Q3F	23Q4F	2022F	2023F	2024F
Real GDP Growth (AR)	-0.6	1.9	1.6	-0.2	0.3	1.4	0.7	1.8	0.7	0.8
Real Final Sales (AR)	1.3	1.7	1.4	0.2	1.0	1.8	0.9	1.0	1.1	1.0
All Items CPI Inflation (Y/Y)	8.6	8.3	6.9	4.9	2.5	1.8	1.8	7.9	2.7	2.0
Core CPI Inflation (Y/Y)	6.0	6.2	5.5	4.0	3.0	2.1	2.0	6.0	2.8	2.1
Unemployment Rate (%)	3.6	3.6	3.7	4.0	4.2	4.1	4.2	3.7	4.1	4.4

Source: CIBC



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Locked out

Housing affordability now at worst level since 1985



Source: Black Knight Inc.

Footnote: Data based on median income needed to cover payments on median-priced home bought with 30-year mortgage and 20% down. September level based on last week's Freddie Mac 30-year rate.

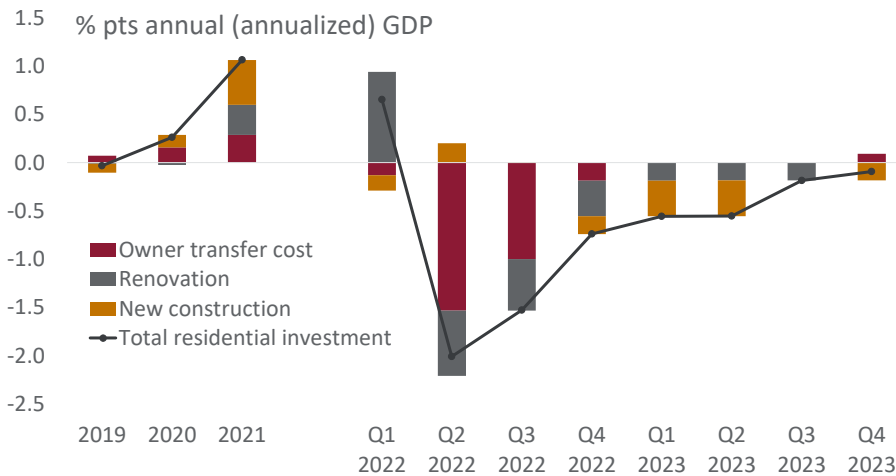
Bloomberg



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Housing takes the first big hit from Canadian rate hikes



Source: Statistics Canada, CIBC

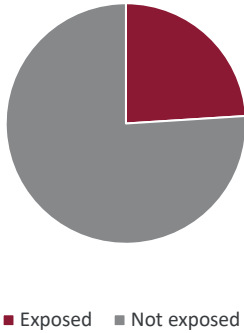


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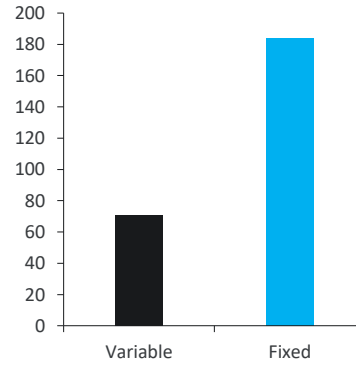
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**Only a quarter of debt has been hit so far (L), but that will grow over time
For mortgages, the increase is steep (R)**

Share of household debt



Current rate minus 2017 rates (bps)



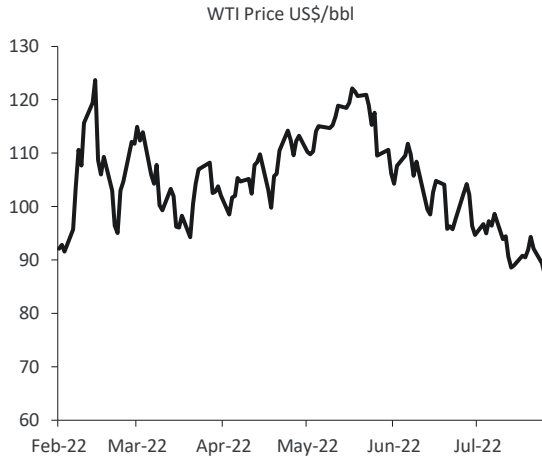
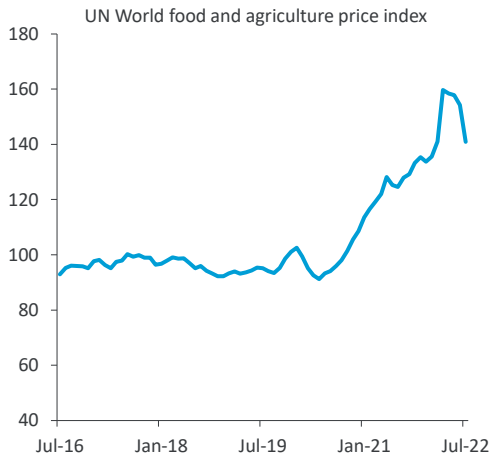
Source: Statistics Canada, CIBC



Currency – Flight to the US Dollar



Commodity prices showing signs of levelling off amid global growth concerns

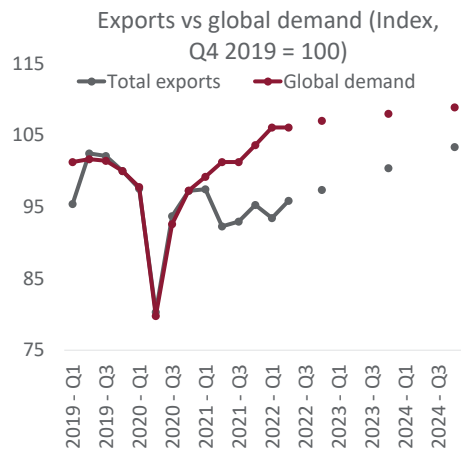
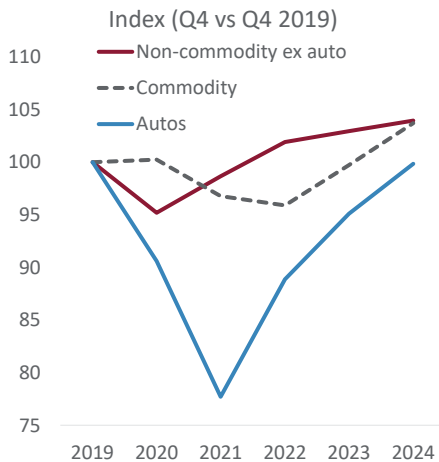


Source: Bloomberg, CIBC



20

A recovery in autos and strength in commodities (L), Allows exports to catch up to earlier global growth (R)



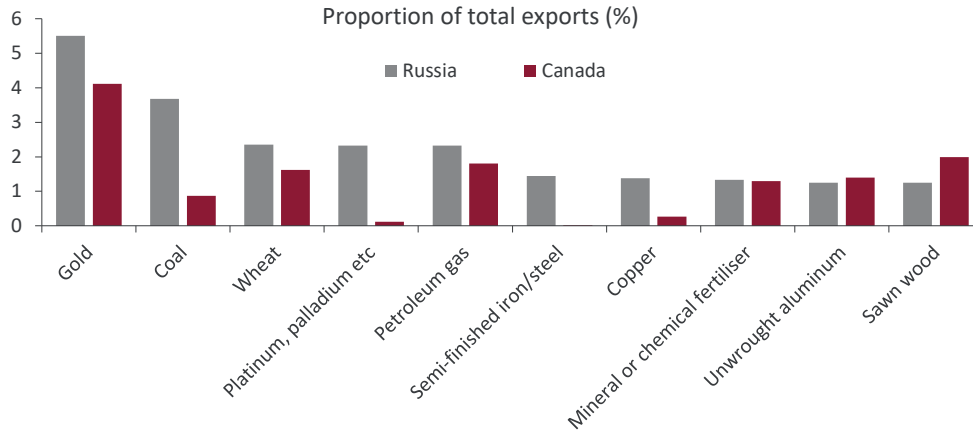
Source: Statistics Canada, CIBC



21

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Beyond Oil: Canada and Russia compete for market share; Volume gains for Canadian potash, uranium, but not wood



Source: ITC Trademap, CIBC



22

22

Where the recession monster lurks

- Excessive rate hikes by central banks
- A spike in oil price to \$150+
- Financial markets and wealth effect
- Inflation expectations build or supply chain issues deepen
- The war in Ukraine spreads; China-Taiwan
- We're hit with a pi in the face



23

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Summing up...

- Sluggish economic growth in Canada and US in 2023/24. Recession risks are elevated. Alberta a growth leader
- Europe likely sees a recession
- Slower growth, and some supply chain improvements necessary to cool inflation
- Inflation to cool in 2023, wages to follow suit



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Questions?



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Drumheller Housing Admin

**Managing 50 Subsidized units & 20 Affordable Units
on behalf of the Town of Drumheller**

October 2022

Drumheller Housing Admin Managing Subsidized and Affordable Housing

DHA was created by Ministerial Order April 1, 1995 by the ministers of municipal affairs.

Ray page started managing in 1971 and he managed until 2005. The current Management Body took over in 2009.

Greentree 1.3 acres for 26 units in 1967

Hunts .57 acres for 24 units in 1971

Sandstone 20 units in 2009 (14 two bedrooms and 6 one bedrooms) Rent is fixed.

Online Rental App, accept etransfers, communicate with tenants via text, email, social media - at their choice.

Use one color of paint to speed up turnovers. Durable Flooring.

Two maintenance shops. 6 part time contractors.

Always seeking Expansion lands nearby and assessing new grant programs.

2022

Paving to accentuate drainage away from 45 Juniper



Canada Post

In 2022 we brought the mailboxes inside the warmth of the building and worked with Canada Post to add a parcel box inside Sandstone Manor



Upgraded Basements

Almost all Basements are now painted (3 year project) as the units are turned over.



Coordination

DHA Assists occupants by coordinating the Fall cleanup including assistance with lifting heavy items for those in need.



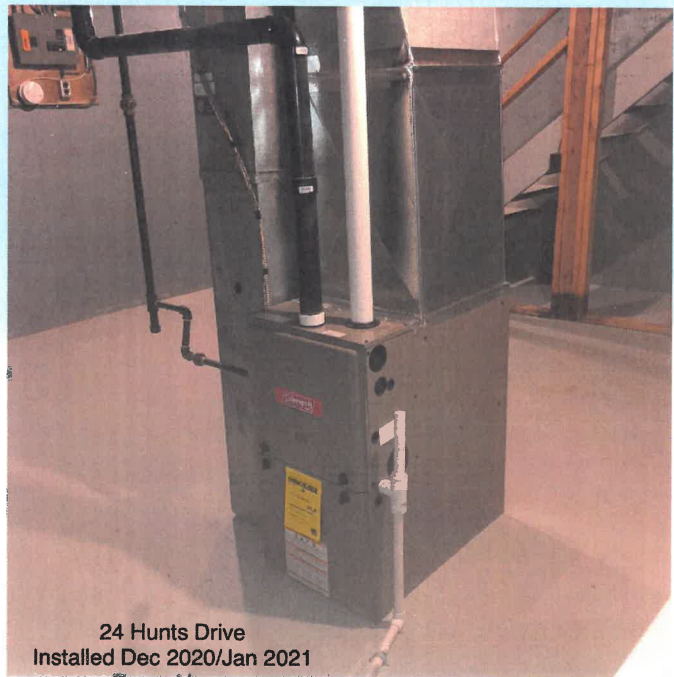
Sidewalk Project

DHA received a grant to complete the replacement of sidewalks for 5 units in 2021. These sidewalks are now properly sloping away from the buildings.



High Efficiency

All Hunts and Greentree properties now have high efficient furnaces.



24 Hunts Drive
Installed Dec 2020/Jan 2021

Supply Chain

To ensure minimal disruption to our occupants, we now stock appliances. This ensures that Supply Chain delays don't interrupt the replacement of a dead fridge



Hunts Sidewalks

Hunts sidewalks is a long standing project where the Town and DHA partnered to find a contractor who would assist. Because the job is inaccessible by vehicles the breakup, prep, forms and pour all had to be done by hand.



Constant upgrades

The management body is constantly upgrading the units and doing proactive maintenance during regular maintenance inspections.



REQUEST FOR DECISION

TITLE:	Drumheller Public Library – Bylaw
DATE:	November 7, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	2022 Bylaws

SUMMARY:

As stated in the Provincial Libraries Act; The council of a municipality may, by bylaw, establish a municipal library board.

The [Libraries Act](#) provides the legal framework for public library service in Alberta and creates library boards at the municipal, intermunicipal and system levels.

Under Section 36 of the Libraries Act, the Board can create bylaws regarding the safety and use of library facilities. Once the bylaws have been passed, Section 37 requires the Board to forward the bylaws to the municipal council.

Section 38 - Bylaw invalidated states:

The council of a municipality may disallow a bylaw passed by a municipal board it has appointed.

The Library Board has completed an update of their Bylaws and forwarded the approved Bylaws to Council.

RECOMMENDATION:

Administration recommends that Council disallow the proposed Town of Drumheller Public Library Bylaws in order to allow the Library Board to make changes as discussed.

DISCUSSION:

The Bylaws were on the September 12, 2022 Committee of the Whole meeting. At that time Councillors requested a copy of the original Bylaws and to have representatives from the Board come to a meeting to discuss the changes. There specific concerns about the wording under Admittance to/Conduct in the Building and on the Grounds, Section d).

Executive Director, Emily Hollingshead, Secretary Cheryl McNeil and Chair, Samantha Haddon attended the October 17th Committee of the Whole meeting to explain the changes and discuss the concerns. It was suggested that the Library board alter the wording around Section d) to be more in line with Alberta Health recommendations and to research how other municipal libraries that are located within a larger facility address health related bylaws.

Library Board representatives agreed to take the suggestions into consideration, do some research into other municipalities and bring back the updated Bylaws to a Council meeting.

FINANCIAL IMPACT:

N/A

WORKFORCE AND RESOURCES IMPACT:

n/A

STRATEGIC POLICY ALIGNMENT:

This project is in alignment with the strategic goals of Drumheller of good governance

COMMUNICATION STRATEGY:

The Drumheller Public Library will be informed of the decision

PROPOSED MOTION:

Move that Council disallow the proposed Town of Drumheller Public Library Bylaws.

Seconded:

Denise Lines

Prepared by:
Denise Lines
Legislative Services



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

The Town of Drumheller Library Board enacts the following by-laws pursuant to The Libraries Act, R.S.A. Chapter L-11, 2000:

Interpretation

- a) For the purposes of this by-law the expression:
- i. "Act" refers to The Libraries Act, R.S.A., Chapter L-11, 2000.
 - ii. "Board" refers to the Town of Drumheller Library Board.
 - iii. "Borrower" means the person to whom a library membership card has been issued.
 - iv. "Good Standing" means a borrower with no outstanding account charges.
 - v. "Library" means the Drumheller Public Library.
 - vi. "Library materials" include any materials, regardless of format, held in the collection of the Drumheller Public Library or lent by the Drumheller Public Library.

Admittance to/Conduct in the Building and on the Grounds

- a) The portion of the Badlands Community Facility building used for public library purposes is open to any member of the public **free of charge** during the hours of opening as set out by the Town of Drumheller Library Board from time to time.
- b) Charges and requirements for the use of library premises not normally used for public library purposes, i.e., meeting rooms, are set out in Schedule B.
- c) No person using the building shall:
 - i. Cause unnecessary disturbance to other library users and/or violate library board policies.
 - ii. Remove any library item from the Library unless the item has been properly checked out in accordance with the procedures established for checking out library items.
 - iii. Enter or remain in the library building except during those periods designated as open for public use.
 - iv. Solicit other library users and staff for personal, commercial, religious, or political purposes.
 - v. Smoke any type of material or consume any product that may be considered an illicit drug while on the premises.
- d) Persons entering the building used for public library purposes must abide by any measures put in place to protect the health of library users and staff.
- e) Persons who do not conduct themselves in accordance with 2(c) or 2(d) shall be asked to discontinue their actions. If the action continues or the severity of the action warrants it, the person will be asked to leave the Library for the day and/or staff members may seek outside assistance.

Procedure for Acquiring a Membership

- a) Any resident of the geographical region covered by the Marigold Library System is eligible to apply for a membership card.
- b) Any resident of another part of Alberta will be encouraged to register for a card at their local library and join ME Libraries to use their card at the Drumheller Public Library.
- c) Any individual whose permanent residence is outside of Alberta or who lives in Alberta but is unable to fulfill (b) may be permitted to register for a visitor library card as defined in Schedule B.
- d) A library membership card is issued upon:
 - a. Completion of a Drumheller Public Library registration form (online or in person).
 - b. Signing of the registration form by the borrower or a parent/guardian if the borrower is under age 18.
 - c. Presentation of one piece of photo identification bearing the borrower's current address or an alternative piece of identification **plus** a piece of mail recently delivered via Canada Post to the borrower's current address. A parent/guardian must present ID if the card is for a minor.

- e) Library membership cards are valid for one year from the date of registration or renewal.

Responsibilities of a Member

- a) A membership card may only be used by the person to whom it is issued, by the parent or guardian of the person to whom it is issued, or a designate as defined in Schedule C.
- b) A member shall notify the library of any change of address, email, and/or telephone number.
- c) A member is responsible for the library materials borrowed and will compensate the Library for any items damaged or lost while borrowed on their card.
- d) A member is responsible for returning library materials to the library on or before the due date as set out in Schedule C. In the case of a due date falling on a day when the Library is closed to the public the date shall be extended to the next open day.

Loan of Materials

- a) In accordance with The Libraries Act s.36 (3) there shall be no charge for the use of library materials. This includes materials used on the premises or materials loaned.
- b) The loan periods for various materials are set out in Schedule C.
- c) Library materials may be reserved or renewed in accordance with policy established by the Library.
- d) Borrowers may use library cards issued by other Marigold libraries to borrow materials from the Drumheller Public Library only if their home library account is in good standing.

Penalty Provisions

- a) When library material is kept beyond its due date, the borrower will be charged overdue fines as set out in Schedule D.
- b) Replacement charges for damaged or lost materials will be charged according to Schedule B.
- c) The circumstances resulting in suspension of borrowing privileges are as set out in Schedule D.
- d) The cost of lost or damaged items may be reduced or waived by the owning library at the discretion of the owning library's director or manager.

Prosecution

- a) In cases of serious dereliction, the Board may prosecute an offense under The Libraries Act, s.41. Such an offense is punishable under The Libraries Act, s.41. The penalty applying on conviction for such an offense is set out in Schedule B.
- b) Any fine or penalty imposed pursuant to an offense under these bylaws inures to the benefit of the Town of Drumheller Library Board in accordance with The Libraries Act, s.42.

2022 Revision

Read a first time on this **22** day of **June, 2022**

Read a second time on this **10** day of **August, 2022**

Read a third time on this **10** day of **August, 2022**

Board Chair

Board Vice-Chair

Schedule A – Library Operating Hours

Open Hours (as of January 2022):

Monday	9:00am - 5:00pm
Tuesday	9:00am - 8:00pm
Wednesday	9:00am - 8:00pm
Thursday	9:00am - 8:00pm
Friday	9:00am - 5:00pm
Saturday	9:00am - 5:00pm
Sundays & Holidays	Closed

Schedule B – Fees

1. Library Card Fees (as of 2017) – The library shall issue library cards free of charge to any resident of the Town of Drumheller and any individual living in an area served by the Marigold Library System.

Outside of Marigold Library System boundaries: Alberta residents with a membership at their home library may borrow from the Drumheller Public Library's physical collection after registering with ME Libraries.

Temporary residents of Drumheller (less than 3 months) who are not able to use the ME Libraries service may register for a visitor library card with a deposit of \$40, refundable on return of all borrowed materials in satisfactory condition and payment of any outstanding fines.

Registration paperwork for institution cards must be signed annually by an individual with suitable authority in the member institution.

A library card entitles its bearer to borrowing privileges and the use of library eResources. There is no charge for use of library materials on the premises.

2. Lost Cards – A fee of \$3.00 will be charged to replace a lost card. No replacement fees will be charged for replacing a lost card at the time of renewal.

3. Lost Items – If an item is deemed lost or destroyed*, late fees will be waived and the borrower (or the borrower's parent/guardian) will be charged the replacement cost of the item. If a lost item is found and returned in satisfactory condition before the replacement fee is paid, the patron will be responsible only for late charges (capped at \$3.00 per item). If the item is returned after the patron has paid for replacement and the patron meets the following conditions, the replacement charge will be refunded less applicable late fees.

- a) The item is returned in satisfactory condition
- b) The patron provides the receipt for the replacement charge
- c) The item is returned within 30 days of payment

5. If there is high demand for certain subject matter (e.g. seasonal titles), the library may temporarily set an earlier return date and/or a maximum number of items borrowed per patron on that subject.

6. With the exception of point 5, patrons may borrow up to 100 items at a time unless the patron demonstrates a chronic problem of extensive overdues or lost materials. Library staff will bring such situations to the attention of the Director of Library Services, who will decide what, if any, restriction is appropriate, and when the restriction will be lifted.

7. Loans may only be made on accounts which do not exceed maximum fine limits. **One** exception may be made per patron, per calendar year to check out or renew items on an account that exceeds the stated fine limit. The exception will be noted, and the patron will be required to pay their fines before the card may be used again. If the patron requests further exceptions, they will be provided with a copy of the Request for Waiver of Fines form and the completed form will be submitted to the Director for decision.

Schedule D – Fines

1. A one-day grace period shall be implemented for library materials on loan. Fines will start accruing the second day an item is late. Any item returned while the library is closed will be assumed to have been returned the last open day before the closure.

2. Unless otherwise specified for a particular item, late items will accrue fines of \$0.10 per day. Late charges on an item will be capped at \$3.00 (30 days). Items not returned before these deadlines will be considered lost, and the patron's account will be charged the replacement cost (see Schedule B point 3).

3. Borrowing privileges will be suspended if accumulated charges on an account exceed \$10. If a late item is reported Lost, proceed according to Schedule B above.

Waiver of Fines

Under special circumstances, circulation-related fines may be waived with the consent of the Director. If a patron requests a waiver, staff members will provide them with a Request of Waiver of Fines form and submit the completed form to the Director for decision within two business days. No staff member may waive fines listed here without completing this procedure.

REQUEST FOR DECISION

TITLE:	Proposed 9 th St NW Road Closure Bylaw 19.22
DATE:	November 2, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 19.22; Schedule 6

SUMMARY:

As part of the Town's Flood Mitigation Project and provincial funding agreement, the Province is requiring the Town of Drumheller owns the land that current or proposed berms will be placed, including those berms that currently or would 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 at the south end of 9th St NW to facilitate berm placement.

RECOMMENDATION:

That Council gives First Reading to Bylaw 19.22 9th St NW Road Closure and sets the Public Hearing date for December 19, 2022.

DISCUSSION:

Under the funding agreement between the Town and Alberta Environment, the construction of any new berms shall be placed on land owned by the Town of Drumheller, including any road rights of way. This road closure bylaw will accomplish that task for the Hospital Berm that crosses 9th St NW.

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 drawing.

As this closure is the embankment and south end of the street, there is no change to access to adjacent properties from this road closure, nor is 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 November 30 and December 7
- Letters to properties in the adjacent area will be mailed out by November 25
- Posting on the Town Website, DrumhellerOnline Community Events Page.

MOTION:

That Council give first reading to 9th ST NW Road Closure Bylaw 19.22 and set the Public Hearing date for December 19, 2022.

SECONDED:

Prepared By:



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

Reviewed By:

Denise Lines

Denise Lines
Legislative Services

Approved By:



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

**TOWN OF DRUMHELLER
BYLAW NUMBER 19.22
DEPARTMENT: FLOOD MITIGATION / DEVELOPMENT**

9th Street NW

THIS IS A BYLAW of the TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of closing a portion of an undeveloped original road allowance as depicted on attached:

SCHEDULE – 6; being a portion of the Original Road Allowance (9th. Street N.W.) lying between the S.E. 1/4 Section 10 and the S.W. 1/4 Sec. 11, 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 berms 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 berms in the subject area is impossible without encroaching upon and using part of the undeveloped original road allowance (9th. Street N.W.) and

WHEREAS; the parties to this flood mitigation project have agreed that land used for berm 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 this undeveloped road allowance closure 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 that portion of the undeveloped road allowance (9th. Street N.W.) as shown depicted on the attached Schedule – ‘6’ which is more particularly described as:

PLAN

AREA - A

EXCEPTING THEREOUT ALL MINES AND MINERALS

to public travel and acquiring title 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.

SHORT TITLE

This Bylaw may be cited as 9th Street NW Road Closure Bylaw 19.22

TRANSITIONAL

This Bylaw takes effect on the day of the third and final reading.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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 OF DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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

READ AND PASSED THE THIRD TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS ___ DAY OF ___, 2022.

MAYOR: HEATHER COLBERG

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

draft - first reading - 2022 Nov 7

REQUEST FOR DECISION

TITLE:	Proposed East Coulee River Drive West Road Closure Bylaw 20.22
DATE:	November 2, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 20.22; Schedule 7

SUMMARY:

As part of the Town's Flood Mitigation Project and provincial funding agreement, the Province is requiring the Town of Drumheller owns the land that current or proposed berms will be placed, including those berms that currently or would 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 at the west end of River Drive in East Coulee to facilitate berm placement.

RECOMMENDATION:

That Council gives First Reading to East Coulee River Drive West Road Closure Bylaw 20.22 and sets the Public Hearing date for December 19, 2022.

DISCUSSION:

Under the funding agreement between the Town and Alberta Environment, the construction of any new berms shall be placed on land owned by the Town of Drumheller, including any road rights of way. This road closure bylaw will accomplish that task for the East Coulee Berm that parallels River Drive.

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 drawing.

As this closure is the embankment, existing berm and a portion of the south end of the street, there is no change to access to adjacent properties from this road closure, nor is 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 November 30 and December 7
- Letters to properties in the adjacent area will be mailed out by November 25
- Posting on the Town Website, DrumhellerOnline Community Events Page.

MOTION:

That Council gives first reading to East Coulee River Drive West Road Closure Bylaw 20.22 and set the Public Hearing date for December 19, 2022.

SECONDED:

Prepared By:



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

Reviewed By:

Denise Lines

Denise Lines
Legislative Services

Approved By:



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

**TOWN OF DRUMHELLER
BYLAW NUMBER 20.22
DEPARTMENT: FLOOD MITIGATION / DEVELOPMENT**

East Coulee River Drive West Road Closure

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

SCHEDULE – ‘7’ ; being a portion of River Drive on Plan 4128 E.Q. and Extra Road ‘A’ on Plan 961 1270 within the North Half of Section 29 and the South West Quarter of Section 32, In Township 27, Range 18, 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 berms 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 berms in the subject area is impossible without encroaching upon and using parts of the aforementioned undeveloped roads, and

WHEREAS; the parties to this flood mitigation project have agreed that land used for berm 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 this undeveloped road closure 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 19th day of December, 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 portions of River Drive on Plan 4128 E.Q. and Extra Road ‘A’ on Plan 961 1270 as shown depicted on the attached Schedule – ‘7’ which is more particularly described as:

PLAN
AREAS ‘ A’ and ‘B’
EXCEPTING THEREOUT ALL MINES AND MINERALS

to public travel and acquiring two 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.

SHORT TITLE

This Bylaw may be cited as East Coulee River Drive West Road Closure Bylaw 20.22

TRANSITIONAL

This Bylaw takes effect on the day of the third and final reading.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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 OF DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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

READ AND PASSED THE THIRD TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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

draft - first reading - 2022 Nov 7

EAST COULEE DISTRICT
DRUMHELLER, ALBERTA

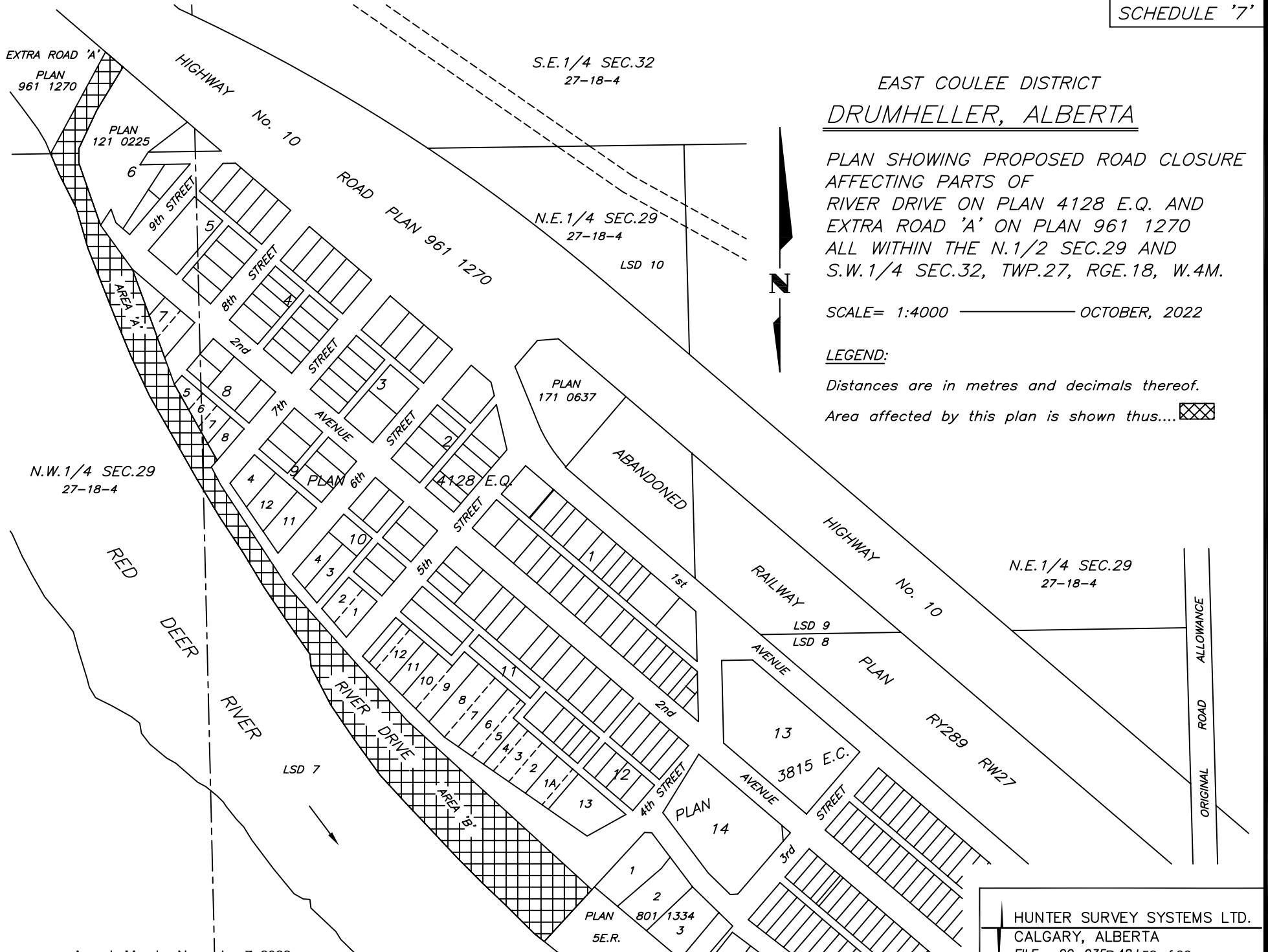
PLAN SHOWING PROPOSED ROAD CLOSURE
AFFECTING PARTS OF
RIVER DRIVE ON PLAN 4128 E.Q. AND
EXTRA ROAD 'A' ON PLAN 961 1270
ALL WITHIN THE N.1/2 SEC.29 AND
S.W.1/4 SEC.32, TWP.27, RGE.18, W.4M.

SCALE= 1:4000 ————— OCTOBER, 2022

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus... 



REQUEST FOR DECISION

TITLE:	Proposed East Coulee East End Road Closure Bylaw 21.22
DATE:	November 2, 2022
PRESENTED BY:	Darryl Drohomerski, C.E.T., CAO
ATTACHMENT:	Bylaw 21.22; Schedule 8

SUMMARY:

As part of the Town's Flood Mitigation Project and provincial funding agreement, the Province is requiring the Town of Drumheller owns the land that current or proposed berms will be placed, including those berms that currently or would 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 at the west end of River Drive in East Coulee to facilitate berm placement.

RECOMMENDATION:

That Council gives first reading to East Coulee East End Road Closure Bylaw 21.22 and sets the Public Hearing date for December 19, 2022.

DISCUSSION:

Under the funding agreement between the Town and Alberta Environment, the construction of any new berms shall be placed on land owned by the Town of Drumheller, including any road rights of way. This road closure bylaw will accomplish that task for the East Coulee Berm that parallels River Drive at the east end of East Coulee as well as closes a portion of an unnamed original road allowance.

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 drawing.

These portions of road closures are necessary in order to wrap the berm around, and protect, the east end of East Coulee.

The lands 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 November 30 and December 7
- Letters to properties in the adjacent area will be mailed out by November 25
- Posting on the Town Website, DrumhellerOnline Community Events Page.

MOTION:

That Council give first reading to East Coulee East End Road Closure Bylaw 21.22 and set the Public Hearing date for December 19, 2022.

SECONDED:

Prepared By:



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

Reviewed By:

Denise Lines

Denise Lines
Legislative Services

Approved By:



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

**TOWN OF DRUMHELLER
BYLAW NUMBER 21.22
DEPARTMENT: FLOOD MITIGATION / DEVELOPMENT**

East Coulee East End Road Closure

THIS IS A BYLAW of the TOWN OF DRUMHELLER, in the Province of Alberta for the purpose of closing portions of undeveloped roads and undeveloped original road allowance as depicted on the attached:

SCHEDULE – ‘8’; being a portion of the Original Road Allowance between the S.W. ¼ Section 28 and the S.E.1/4 Sec. 29 and portions of 1st. and 2nd. Streets on Plan 801 1334 all within Township 27, Range 18, 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 berms 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 berms in the subject area is impossible without encroaching upon and using parts of the aforementioned undeveloped roads, and

WHEREAS; the parties to this flood mitigation project have agreed that land used for berm 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 this undeveloped road closure 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 a portion of the Original Road Allowance between the S.W. ¼ Section 28 and the S.E.1/4 Sec. 29 and portions of 1st. and 2nd. Streets on Plan 801 1334 all within Township 27, Range 18, West of the 4th. Meridian as shown depicted on the attached Schedule – ‘8’ which is more particularly described as:

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

to public travel and acquiring three 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.

SHORT TITLE

This Bylaw may be cited as East Coulee East End Road Closure Bylaw 21.22

TRANSITIONAL

This Bylaw takes effect on the day of the third and final reading.

READ AND PASSED THE FIRST TIME BY THE COUNCIL OF THE TOWN OF DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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 OF DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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

READ AND PASSED THE THIRD TIME BY THE COUNCIL OF THE TOWN OF
DRUMHELLER, THIS __ DAY OF __, 2022.

MAYOR: HEATHER COLBERG

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

draft - first reading - 2022 NOV 7

EAST COULEE DISTRICT
DRUMHELLER, ALBERTA

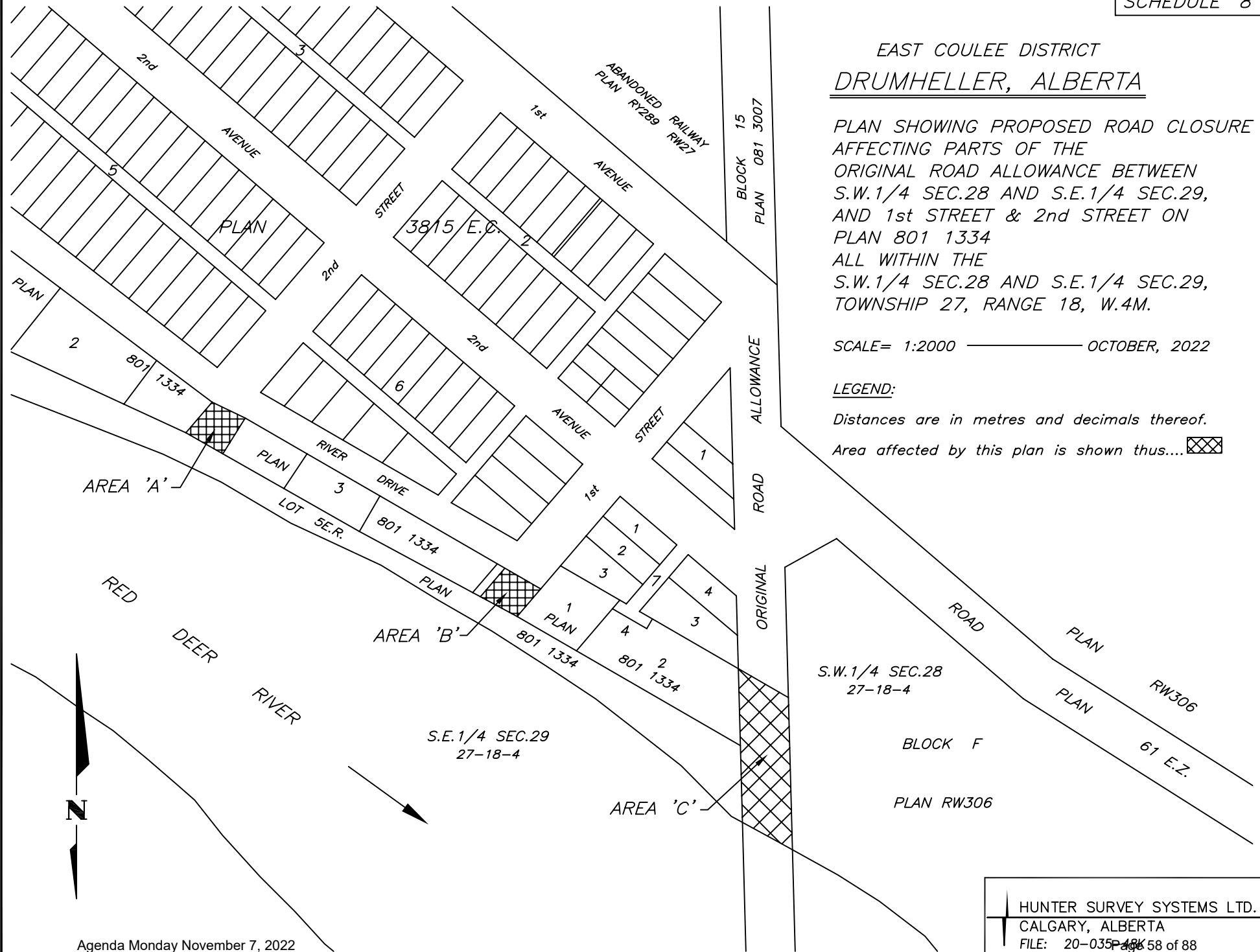
PLAN SHOWING PROPOSED ROAD CLOSURE
AFFECTING PARTS OF THE
ORIGINAL ROAD ALLOWANCE BETWEEN
S.W.1/4 SEC.28 AND S.E.1/4 SEC.29,
AND 1st STREET & 2nd STREET ON
PLAN 801 1334
ALL WITHIN THE
S.W.1/4 SEC.28 AND S.E.1/4 SEC.29,
TOWNSHIP 27, RANGE 18, W.4M.

SCALE= 1:2000 ————— OCTOBER, 2022

LEGEND:

Distances are in metres and decimals thereof.

Area affected by this plan is shown thus... 



REQUEST FOR DIRECTION

TITLE:	2023 Capital Budget and 10-Year Capital Plan
DATE:	November 7, 2022
PRESENTED BY:	Mauricio Reyes, CPA, CMA, CAMP Director of Corporate and Community Services
ATTACHMENT:	Appendix 1 - 2023 Capital Budget – Proposed Appendix 2 – 10 Year Capital Plan Appendix 3 - Investments in Capital Assets – Historical and Projected Appendix 4 – Municipal Reserves – Historical and Projected Appendix 5 – Net Reserve Contributions – Historical and Projected Appendix 6 – Long-Term Debt

SUMMARY:

Administration is seeking Council direction regarding the 2023 Capital Budget.

RECOMMENDATION:

Administration requests that Council direct any desired amendments to the proposed 2023 Capital Budget.

DISCUSSION:

Section 245 of the MGA states that *"Each council must adopt a capital budget for each calendar year."*

The proposed 2023 capital budget comprises 39 projects totaling \$8.3 million. The presented projects have been identified as priorities to either deliver current levels of service or enhance current levels.

The budget, as presented, also sets out the method of funding for each of the capital projects. Once Council has reviewed and provided direction, Administration will be in a position to bring the proposed 2023 capital budget for adoption.

FLOOD MITIGATION PROJECT

The proposed 2023 capital budget does not include the Flood Mitigation project, as this multi-year project was approved by Council in 2020. In 2023, no capital projects have been identified that need to be done in conjunction with the Flood Mitigation project.

CAPITAL INVESTMENTS

Since 2011, the Town has made \$76.9 million in capital investments, as seen in graph 1. This represents an average of about \$7.0 million per year. However, in the five years preceding 2020, the Town invested approximately \$4 million per year. Not including the Flood Mitigation Project, this amount is projected to increase to approximately \$10 million annually within the next ten years. To fund capital investments, the Town will need to maximize grant funding and rely heavily on its reserves and borrowing capacity.

MUNICIPAL RESERVES

For municipalities, reserves are significant and represent one of the best ways to measure the organization's financial health. As shown in appendix 3, since 2011, the Town has been growing its reserves at an annual rate of approximately 14%. This has been achieved due to most years' positive net contributions to reserves.

At the end of 2021, the total reserve balance stands at approximately \$30.3 million. Municipal reserve balances are impacted by operating surpluses/deficits and funding allocations to capital projects.

In the foreseeable future, reserve balances are expected to decrease as the Town uses reserves to fund capital projects. Projected balances in appendix 4 are shown for illustration purposes. From year to year, actual reserve balances will depend on annual operating results of municipality, whether additional funds are allocated to capital projects and whether the Town is able to secure other sources of funding, such as grants, to reduce its reliance on the use of municipal reserves.

CAPITAL GRANT FUNDING

From 2011 to 2021, the Town funded nearly \$48.8 million of its capital additions using grant funds from other levels of government. This figure included Flood Mitigation funding in 2020 & 2021.

However, a closer review reveals that in the absence of any significant grants, such as Flood Mitigation, capital grants vary between \$2 million and \$3 million annually. Although capital grants are uncertain, in the future, it is reasonable to expect that the Town would receive an average of \$2.5 million annually (not including any major grants).

In 2019, the Provincial government announced changes to the Municipal Sustainability Initiative (MSI) grant. One of the changes included replacing the program with the Local Government Fiscal Framework Initiative, which will begin in 2024. According to Municipal Affairs' estimates, the Town is expected to receive approximately \$825,000 in 2023 and 2024.

In 2022, the Town received approximately \$478,000 from the Canada Community-Building Fund (formerly Gas Tax Fund). In the foreseeable future, the Town expects to receive approximately \$500,000 yearly from this program.

LONG-TERM DEBT

At the end of 2021, the Town had a legal capacity to borrow up to \$32 million, while its total debt was \$7.1 million. Although the town did not take any additional debt in 2022, it is important to note that the Town intends to borrow an additional \$6.2 million in 2023.

In the upcoming years, the Town may use borrowing to fund important infrastructure projects. Consequently, the Town debt levels are expected to be higher in the second half of this decade than they have been in the last decade as shown on appendix 6.

10 YEAR CAPITAL PLAN

Administration has prepared the 10-Year Capital Plan (“the Capital Plan”) for years starting 2023 and ending in 2032. The Capital Plan provides Council with a forecast of capital expenditures coming up in the next ten years, including 2023, based on the current and future needs of the organization and the community as a whole. By looking at the Capital Plan, Council can take a long-term view before approving the 2023 Capital Budget.

It is essential to know that the Capital Plan does not provide a complete picture of the capital needs of the community and the organization as certain capital expenditures are added when they become known by Administration. In addition, certain capital expenditures are a by-product of other capital expenditures (as explained in the Flood Mitigation Project section) and are added to the Capital Plan or capital budget when they become known.

FINANCIAL IMPACT:

Capital Funding

Sources of funding for the proposed capital expenses include:

Grant funding – Ongoing	\$1.20 M
Grant Funding – One-time	\$0.20 M
Other	\$0.02 M
Municipal Reserves – Tax Supported	\$4.54 M
Municipal Reserves – Utility Supported	<u>\$2.36 M</u>
Total	\$8.32 M

Capital Expenses

The proposed 2023 Capital Budget will consist of the following:

New Assets	\$ 1.64 M
Infrastructure Replacements	\$ 3.47 M
Infrastructure Upgrades/Renovations	\$ 1.73 M
Vehicle, Machine, and Equipment Replacements	\$ 1.20 M
Other	<u>\$ 0.28 M</u>
Total	\$8.32 M

The proposed 2023 Capital Budget will be invested in the following service areas:

Utilities - Wastewater	\$0.89 M
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Utilities - Water	\$ 1.56 M
Stormwater	\$ 0.57 M
Parks & Recreation	\$ 1.58 M
Road Transportation	\$ 2.40 M
Common Services	\$ 1.07 M
Fire Services	\$ 0.14 M
Administration and Enforcement	<u>\$ 0.11 M</u>
Total	\$8.32 M

STRATEGIC POLICY ALIGNMENT:

Once adopted, the 2023 capital budget will ensure fiscal accountability and provide Administration with the legal authority to carry out the capital work identified for 2023.

COMMUNICATION STRATEGY:

Communication of the adopted budget will include a media release, distribution on social media platforms, and a copy will be uploaded to the Town website at www.drumheller.ca.

Mauricio Reyes

Prepared by:
Mauricio Reyes, CPA, CMA, CAMP
Director of Corporate & Community Services



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



2023 Capital Budget - Draft

New Assets	Department	Criticality	Amount	Grant	Other	Reserves - Tax	Reserves - Utility	Borrowing - Tax	Borrowing - Utility	Total
DARP - Downtown Vehicle Access	Public Works	H	\$ 1,000,000			\$ 1,000,000				\$ 1,000,000
East Coulee Snow Dump Site	Public Works	H	\$ 200,000			\$ 200,000				\$ 200,000
New Trail Development	Public Works	H	\$ 160,000			\$ 160,000				\$ 160,000
Conversion of CN Bridges to Pedestrian Bridges	Public Works	H	\$ 100,000			\$ 100,000				\$ 100,000
Town Beautification	Public Works	H	\$ 75,000			\$ 75,000				\$ 75,000
Irrigation Meters and Backflow Prevention	Water Department	M	\$ 75,000			\$ -	\$ 75,000			\$ 75,000
Rectangular Rapid Flashing Beacon	Public Works	H	\$ 22,000			\$ 22,000				\$ 22,000
Network/Server Upgrades	Administration	H	\$ 10,000			\$ 10,000				\$ 10,000
Total New Assets			\$ 1,642,000	\$ -	\$ -	\$ 1,567,000	\$ 75,000	\$ -	\$ -	\$ 1,642,000

Infrastructure Replacements	Department	Criticality	Amount	Grant	Other	Reserves - Tax	Reserves - Utility	Borrowing - Tax	Borrowing - Utility	Total
North Drum Lift Station/Foremain Connection	Wastewater Department	H	\$ 800,000			\$ -	\$ 800,000			\$ 800,000
Drumheller Water Treatment Plant UV Replacement	Water Department	H	\$ 600,000			\$ -	\$ 600,000		\$ -	\$ 600,000
Pen Booster Station -New building and equipment	Water Department	H	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000			\$ 500,000
Street Rehabilitation Program	Transportation	H	\$ 850,000	\$ 850,000	\$ -	\$ -		\$ -	\$ -	\$ 850,000
Sidewalk Rehabilitation Program	Transportation	H	\$ 350,000	\$ 350,000	\$ -	\$ -		\$ -	\$ -	\$ 350,000
Water Tower Program	Water Department	H	\$ 100,000			\$ -	\$ 100,000			\$ 100,000
Culvert Bridge Program Development	Transportation	H	\$ 100,000			\$ 100,000				\$ 100,000
Low Lift Pump Program	Water Department	M	\$ 65,000			\$ -	\$ 65,000			\$ 65,000
THM Control Program	Water Department	M	\$ 55,000			\$ -	\$ 55,000			\$ 55,000
Dry Pond Cleaning Program	Storm Water	M	\$ 50,000			\$ 50,000				\$ 50,000
Total Infrastructure Replacements			\$ 3,470,000	\$ 1,200,000	\$ -	\$ 150,000	\$ 2,120,000	\$ -	\$ -	\$ 3,470,000

Infrastructure Upgrades/Renovations	Department	Criticality	Amount	Grant	Other	Reserves - Tax	Reserves - Utility	Borrowing - Tax	Borrowing - Utility	Total
Stirling Ditch - Nacmine	Stormwater	H	\$ 525,000	\$ 175,000	\$ -	\$ 350,000				\$ 525,000
Arena 5th Dressing Room Addition	Parks & Recreation	H	\$ 350,000	\$ -	\$ -	\$ 350,000				\$ 350,000
Rotary Spray Park - Drainage Reroute	Parks & Recreation	H	\$ 320,000	\$ -	\$ -	\$ 320,000				\$ 320,000
Arena Flooring - Lobby	Parks & Recreation	H	\$ 140,000	\$ -	\$ -	\$ 140,000				\$ 140,000
Aquaplex Boiler Replacement	Parks & Recreation	H	\$ 125,000	\$ -	\$ -	\$ 125,000				\$ 125,000
BCF Boiler Replacement	Parks & Recreation	H	\$ 95,000	\$ -	\$ -	\$ 95,000				\$ 95,000
Water Treatment Plan Make Up Air Handling	Water Department	H	\$ 95,000	\$ -	\$ -	\$ -	\$ 95,000			\$ 95,000
PW Building Energy Conservation Upgrade (LED)	Public Works	H	\$ 45,000	\$ 22,500	\$ -	\$ 22,500				\$ 45,000
Heaters for Chemical Rooms	Water Department	H	\$ 35,000	\$ -	\$ -	\$ -	\$ 35,000			\$ 35,000
Total Facility Upgrades/Renovations			\$ 1,730,000	\$ 197,500	\$ -	\$ 1,402,500	\$ 130,000	\$ -	\$ -	\$ 1,730,000



2023 Capital Budget - Draft

Lifecycle Replacements	Department	Criticality	Amount	Grant	Other	Reserves - Tax	Reserves - Utility	Borrowing - Tax	Borrowing - Utility	Total
Lifecycle Heavy Equipment and Machinery Replacements	Public Works	H	\$ 853,000			\$ 853,000				\$ 853,000
Lifecycle vehicle replacements - Fire Department	Fire Department	H	\$ 140,000			\$ 140,000				\$ 140,000
Lifecycle Equipment Replacement	All Departments	H	\$ 134,500		\$ 19,750	\$ 114,750				\$ 134,500
Lifecycle Light vehicle Replacements	All Departments	M	\$ 73,000			\$ 73,000				\$ 73,000
Total Equipment and Vehicle Replacements			\$ 1,200,500	\$ -	\$ 19,750	\$ 1,180,750	\$ -	\$ -	\$ -	\$ 1,200,500

Other	Department	Criticality	Amount	Grant	Other	Reserves - Tax	Reserves - Utility	Borrowing - Tax	Borrowing - Utility	Total
Wastewater Treatment Plant Master Plan	Water Department	H	\$ 85,000			\$ 85,000				\$ 85,000
Asset Retirement Obligation Study	Corporate Services	H	\$ 80,000			\$ 80,000				\$ 80,000
Parks and Recreation Master Plan Outcomes	Parks & Recreation	M	\$ 50,000			\$ 50,000				\$ 50,000
Water Treatment Rebranding	Water Department	M	\$ 25,000			\$ -	\$ 25,000			\$ 25,000
East Coulee Water Station Billing System Update	Water Department	M	\$ 12,000			\$ -	\$ 12,000			\$ 12,000
BCF External Window Branding and Wraps	Parks & Recreation	M	\$ 12,000			\$ 12,000	\$ -			\$ 12,000
BCF Office Space	Parks & Recreation	M	\$ 10,000			\$ 10,000				\$ 10,000
Total Other			\$ 274,000	\$ -	\$ -	\$ 237,000	\$ 37,000	\$ -	\$ -	\$ 274,000

Grand Total	\$ 8,316,500	\$ 1,397,500	\$ 19,750	\$ 4,537,250	\$ 2,362,000	\$ -	\$ -	\$ 8,316,500
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2023 - 2032 Capital Plan

v.NOV07

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
General Administration										
Network/Server Upgrades	\$ 10,000	\$ 10,200	\$ 50,000	\$ 11,000	\$ 66,000	\$ 11,000	\$ 11,000	\$ 54,000	\$ 12,000	\$ 20,000
Plotter Replacement			\$ 20,000							\$ 20,000
Photocopier					\$ 18,000				\$ 12,000	
Townhall elevator replacement					\$ 200,000					
Asset Retirement Obligation Study	\$ 80,000									
Total General Administration	\$ 90,000	\$ 10,200	\$ 70,000	\$ 11,000	\$ 284,000	\$ 11,000	\$ 11,000	\$ 54,000	\$ 24,000	\$ 20,000
Enforcement Services										
new truck mun enf 1/2 ton 4x4					\$ 77,000					
unit 665 mun enforcement truck 1/2 ton 4x4			\$ -			\$ -	\$ 77,000	\$ -		
unit 667 mun enforcement truck 1/2 ton 4x4		\$ 75,000							\$ 78,000	
Outfitting of New Mun Enf Truck	\$ 23,000									
Total Enforcement Services	\$ 23,000	\$ 75,000	\$ -	\$ -	\$ 77,000	\$ -	\$ 77,000	\$ -	\$ 78,000	\$ -
Fire Protection Services										
East Coulee Fire Hall Renos	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drumheller Fire Hall pumper unit	\$ 600,000									
East Coulee Fire Hall pumper unit			\$ 600,000							\$ 600,000
Fire Response Vehicle							\$ 600,000			\$ 600,000
Drumheller Fire Hall -fire chief truck replace			\$ 60,000						\$ 60,000	
Rosedale Fire Hall Renos	\$ 50,000									
Drumheller Fire Hall SCBA replacement 30 x \$14000					\$ 420,000					
Medium Duty Fire Rescue Unit- Additional Funding	\$ 140,000									
Total Fire Protection Services	\$ 140,000	\$ 780,000	\$ -	\$ 660,000	\$ 420,000	\$ -	\$ 600,000	\$ -	\$ 60,000	\$ 600,000
Common Services										
Light Fleet Vehicles - Program	\$ 50,000	\$ 125,000	\$ 60,000	\$ 227,000	\$ 100,000	\$ 50,000	\$ 130,000	\$ 110,000	\$ 100,000	\$ 100,000
Heavy Equipment - Program	\$ 775,000	\$ 357,500	\$ 572,500	\$ 329,000	\$ 69,500	\$ 395,000	\$ 679,500	\$ 55,000	\$ 578,500	\$ 279,000
PW Building LED Upgrade	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Photocopier Public Works			\$ 10,000							
PW Building - Shop A - Roof Repair/Replacement							\$ 250,000			
PW Building - Shop B - Roof Repair/Replacement								\$ 250,000		
PW Building - Women's Locker			\$ 100,000							
PW Building - EOC Upgrade	\$ 100,000									
PW Building - Shop B - Office Space for Facility Staff					\$ 50,000					
PW Building - Shop B						\$ 200,000				
PW Building - Fabric Building 1									\$ 100,000	
PW Building - Cold Storage Building 2	\$ 225,000								\$ 100,000	
PW Building - Cold Storage Building 2 - Clay liner and convert for salt	\$ 100,000									
Valley Bus Society - Grant to Purchase Bus	\$ 80,000				\$ 120,000			\$ 80,000		
East Coulee Snow Dump Site	\$ 200,000									
Total Common Services	\$ 1,070,000	\$ 987,500	\$ 642,500	\$ 656,000	\$ 339,500	\$ 645,000	\$ 1,059,500	\$ 495,000	\$ 878,500	\$ 379,000
DARP- Downtown Area Revitalization Plan										
DARP - Downtown Vehicle Access	\$ 1,000,000	\$ 1,150,000								
DARP - Street Beautification Program			\$ 600,000	\$ 500,000	\$ 500,000	\$ 500,000				
Replacement of Decorative Street Lights	\$ 375,000	\$ 375,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DARP Park Improvements	\$ 50,000	\$ 500,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000		\$ 200,000		
DARP Other Utilities			\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000				
Road Transport	\$ 1,000,000	\$ 1,575,000	\$ 1,875,000	\$ 1,100,000	\$ 900,000	\$ 900,000	\$ -	\$ 200,000	\$ -	\$ -



2023 - 2032 Capital Plan

v.NOV07

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Road Transport										
Street Improvement Program	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000	\$ 850,000
Sidewalk Rehabilitation Program	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Town Beautification	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Highway 10X Bridges Deck Rehab and coating Program	\$	\$ 78,000	\$ 486,000	\$	\$ 86,500	\$ 77,000	\$	\$ 87,000	\$ 77,500	\$
Bridge #10 (BF08934) - Strip Deck Replacement (4yrs starting in	\$ -									
Bridge 10 Replacement- (Provincial Grant Dependant)			\$ 8,000,000							
Bridge 9 Replacement- (Provincial Grant Dependant)									\$ 9,000,000	
Culvert Bridge Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
South Dinosaur Trail Sound Barrier				\$ 900,000						
Rectangular Rapid Flashing Beacon	\$ 22,000									
Raymond Hill Road - Repair slide area	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Transport	\$ 1,397,000	\$ 2,203,000	\$ 9,861,000	\$ 2,275,000	\$ 1,461,500	\$ 1,452,000	\$ 1,425,000	\$ 1,512,000	\$ 10,502,500	\$ 1,425,000
Air Transportation										
Riding Mower				\$ 30,000				\$ 30,000		
Fuel Tank Farm	\$	\$ 475,000								
Fuel POS System Upgrade In conjunction with EC Bulk Water Billing	\$	\$ 10,000								
Hangars			\$ 50,000							
Taxiway - Lengthen - Grant Dependent						\$ 750,000				
Total Air Transportation	\$ -	\$ 485,000	\$ 50,000	\$ 30,000	\$ -	\$ 750,000	\$ -	\$ 30,000	\$ -	\$ -
Water Supply & Distribution										
High Lift Pump Program	\$ 65,000	\$	\$ -	\$	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ -
Low Lift pump Program	\$	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Treatment Plan Make Up Air Handling	\$ 95,000	\$ 95,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
THM Control	\$ 55,000	\$ 55,000	\$ 55,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SCADA Upgrade	\$	\$ 500,000								
WTP Master Plan	\$		\$ 90,000							
Heaters for the Four Chemical Rooms	\$ 35,000									
Water Treatment Plant Rebranding	\$ 25,000									
Drumheller WTP UV replacement	\$ 600,000									
Water Treatment Chlorine System Replacement							\$ 500,000			
Water Tower Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 100,000	
Water Tower - Security Improvements	\$	\$ 100,000								
Water Tower Bankview - Slope Protection					\$ 1,000,000					
Pen Booster Station -New building and equipment	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Huntington Booster Station - Upgrade/Replacement			\$ 500,000							
Bankview Booster Station - New Construction			\$ 750,000							
Rosedale Pump Building Demolition	\$	\$ 200,000								
RWR - Security Upgrades			\$ 100,000							
Raw Water Reservoir Cleaning Program			\$ 100,000						\$ 100,000	
RWR to Low Lift Pipe Twinning							\$ 750,000			
River Crossing - Midland Water Main	\$ -	\$	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Main Replacement Program	\$	\$ 500,000	\$	\$ 500,000	\$	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Water Tower Newcastle					\$	\$ -	\$ -	\$ -	\$ -	\$ -
Water Tower Greentree	\$				\$	\$ -	\$ -	\$ -	\$ -	\$ -
Water Tower Central	\$				\$	\$ -	\$ -	\$ -	\$ -	\$ -
Water Tower Bankview	\$				\$	\$ -	\$ -	\$ -	\$ -	\$ -
Pen Watermain			\$ 100,000	\$ 1,000,000						
EC Bulk Water Station - Billing System Update	\$ 12,000									
Irrigation meters and backflow prevention	\$ 75,000	\$ 75,000	\$ 75,000							
Total Water Supply & Distribution	\$ 1,562,000	\$ 1,670,000	\$ 2,220,000	\$ 1,600,000	\$ 1,100,000	\$ 532,000	\$ 1,750,000	\$ 600,000	\$ 600,000	\$ 500,000



2023 - 2032 Capital Plan

v.NOV07

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Wastewater										
WWTP Master Plan	\$ 85,000									
Drumheller WWTP - Septic Receiving Station						\$ 750,000				
Drumheller WWTP - Pen Lift Station		\$ 40,000		\$ 700,000	\$ 600,000					
Drumheller WWTP - Site Improvements		\$ 100,000								
Drumheller WWTP - Centrifuge Upgrade							\$ 500,000			
Drumheller WWTP - MAU Replacement				\$ 85,000	\$ 85,000					
Lagoons Cleaning Program		\$ 200,000					\$ 200,000			
Lift Station; North Drum/Forecmain Connection Including new	\$ 800,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5th Street Lift Station assessment/rebuild/replace		\$ 40,000	\$ 750,000	\$ 6,000,000						
Lift Station Upgrade (place specific location identified)								\$ 300,000	\$ 3,000,000	
Sewer Main Replacement program		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		\$ 500,000		\$ 500,000
Total Wastewater	\$ 885,000	\$ 880,000	\$ 1,250,000	\$ 7,285,000	\$ 1,185,000	\$ 1,250,000	\$ 700,000	\$ 800,000	\$ 3,000,000	\$ 500,000
Stormwater										
Dry Pond Cleaning Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000			\$ 50,000	\$ 50,000	\$ 50,000	
Stirling Ditch - Nacmineln conjunction with Flood Project	\$ 525,000									
Total Stormwater	\$ 575,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Cemeteries										
Purchase of new columbarium (Full cost recovery)		\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Cemetery Expansion				\$ 150,000				\$ 150,000		
Total Cemeteries and Columbariums	\$ -	\$ -	\$ 50,000	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 60,000
Recreation and Parks										
Arena Improvements - Flooring - Lobby	\$ 140,000	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -		
Arena - 5th Dressing Room Addition	\$ 350,000									
Arena - Ice Plant Upgrades			\$ 500,000	\$ 500,000						
Arena - Zamboni									\$ 120,000	
Arena - Floor Scrubber	\$ 30,000									
Arena - Sound system	\$ 39,500									
Arena - Lifecycle projects				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	\$ 200,000	\$ 200,000
Aquaplex Boiler replacement - Indoor & outdoor	\$ 125,000									
Aquaplex - Office and Lobby Renovations		\$ 10,000	\$ 50,000							
Aquaplex lifecycle projects				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Angel Park - Landscape Upgrades		\$ 50,000								
Rotary Spray Park - Drainage Reroute	\$ 320,000									
Baseball Diamond - New Construction		\$ 1,000,000								
New Trail Development	\$ 160,000	\$ 210,000	\$ 105,000	\$ 275,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Conversion CN Bridges to Pedestrian Bridges	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000				
Parks - Ride On mowers		\$ 56,000		\$ 56,500		\$ 57,000		\$ 58,000		
Parks - Wide angle mowers	\$ 78,000	\$ -	\$ -	\$ -	\$ 80,000	\$ -	\$ -	\$ -	\$ 82,000	
Tractor and Wing Mower for cutting grass on the new Dikes		\$ 325,000								
Total Recreation and Parks	\$ 1,392,500	\$ 2,401,000	\$ 1,630,000	\$ 1,181,500	\$ 755,000	\$ 457,000	\$ 575,000	\$ 458,000	\$ 877,000	\$ 400,000

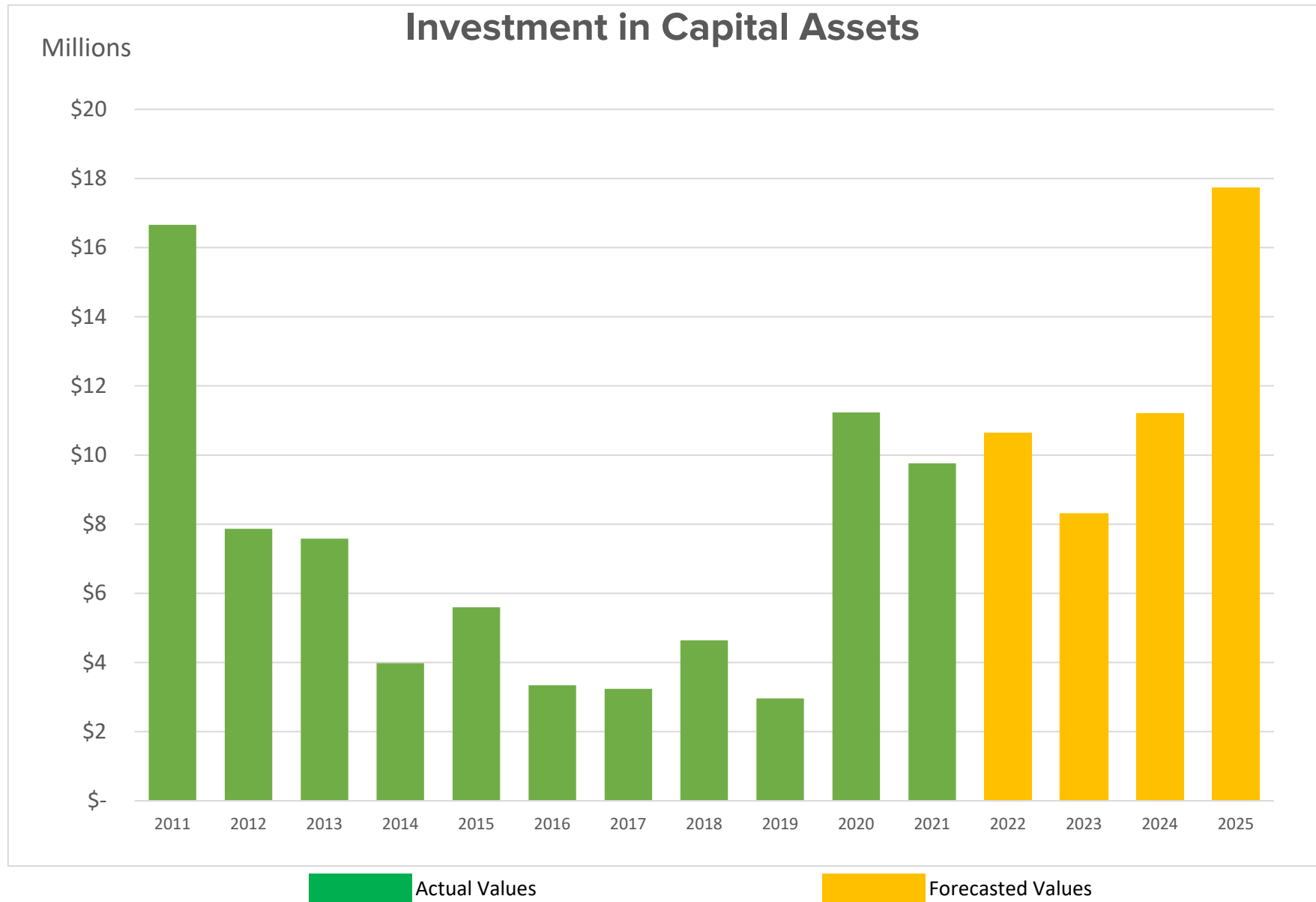


2023 - 2032 Capital Plan

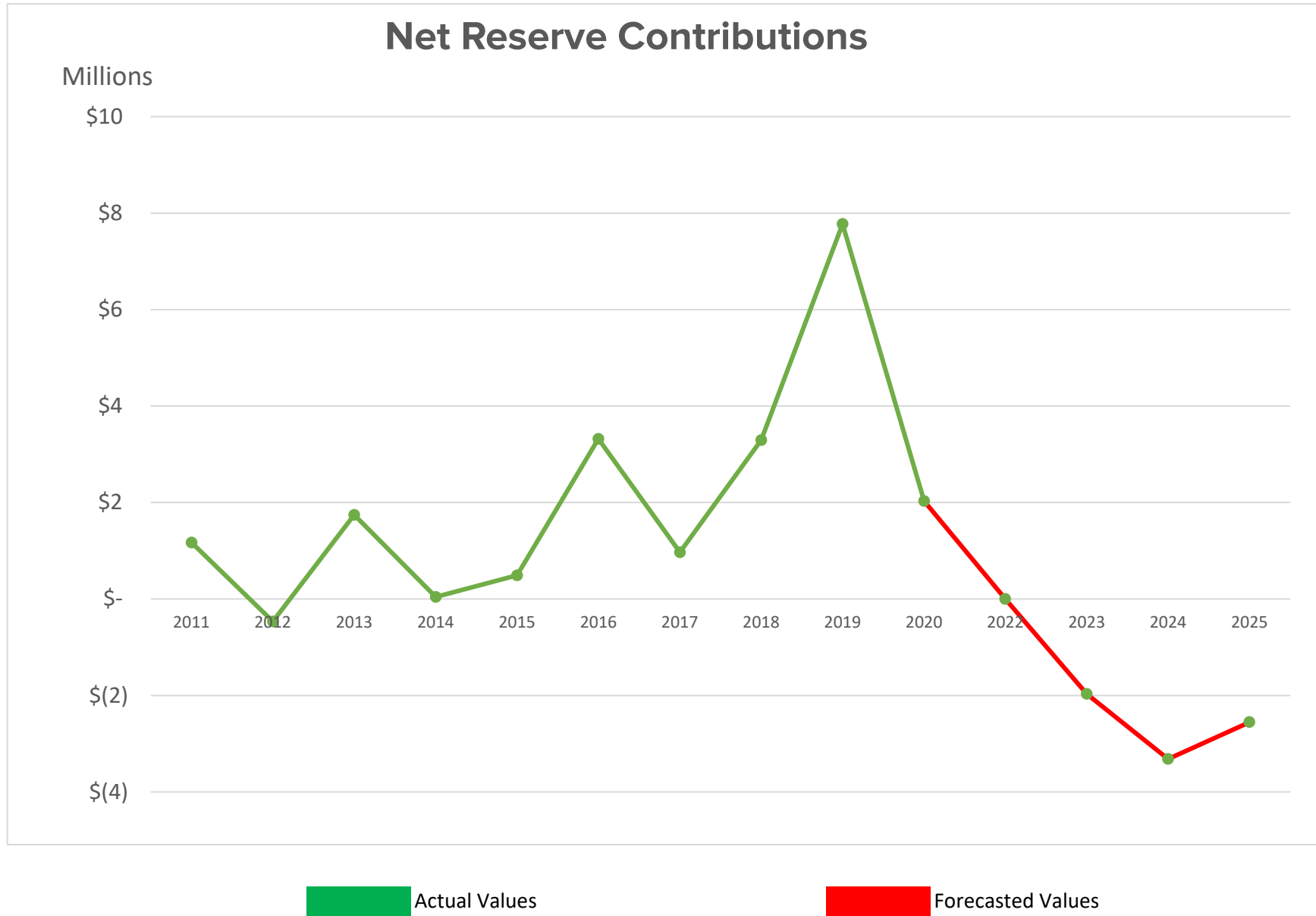
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	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Badlands Community Facility										
Office Space	\$ 10,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Outdoor Furniture for Terrace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -
Fitness Equipment Replacement	\$ 35,000	\$ 30,000	\$ 35,000	\$ 30,000	\$ 35,000	\$ 30,000	\$ 35,000	\$ 30,000	\$ 35,000	\$ 35,000
Photocopier - BCF	\$ 20,000						\$ 25,000			
BCF Boiler Replacement	\$ 95,000									
BCF External Window Branding and Wraps	\$ 12,000									
BCF Field House and Play Equipment Replacement	\$ 10,000									\$ 12,000
BCF - Banquet Hall and Upstairs Carpet				\$ 100,000						
BCF Lifecycle Projects							\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Total Badlands Community Facility	\$ 182,000	\$ 80,000	\$ 35,000	\$ 130,000	\$ 35,000	\$ 40,000	\$ 60,000	\$ 230,000	\$ 235,000	\$ 247,000
Grand Total	\$ 8,316,500	\$ 11,196,700	\$ 17,733,500	\$ 15,128,500	\$ 6,557,000	\$ 6,037,000	\$ 6,307,500	\$ 4,579,000	\$ 16,305,000	\$ 4,131,000

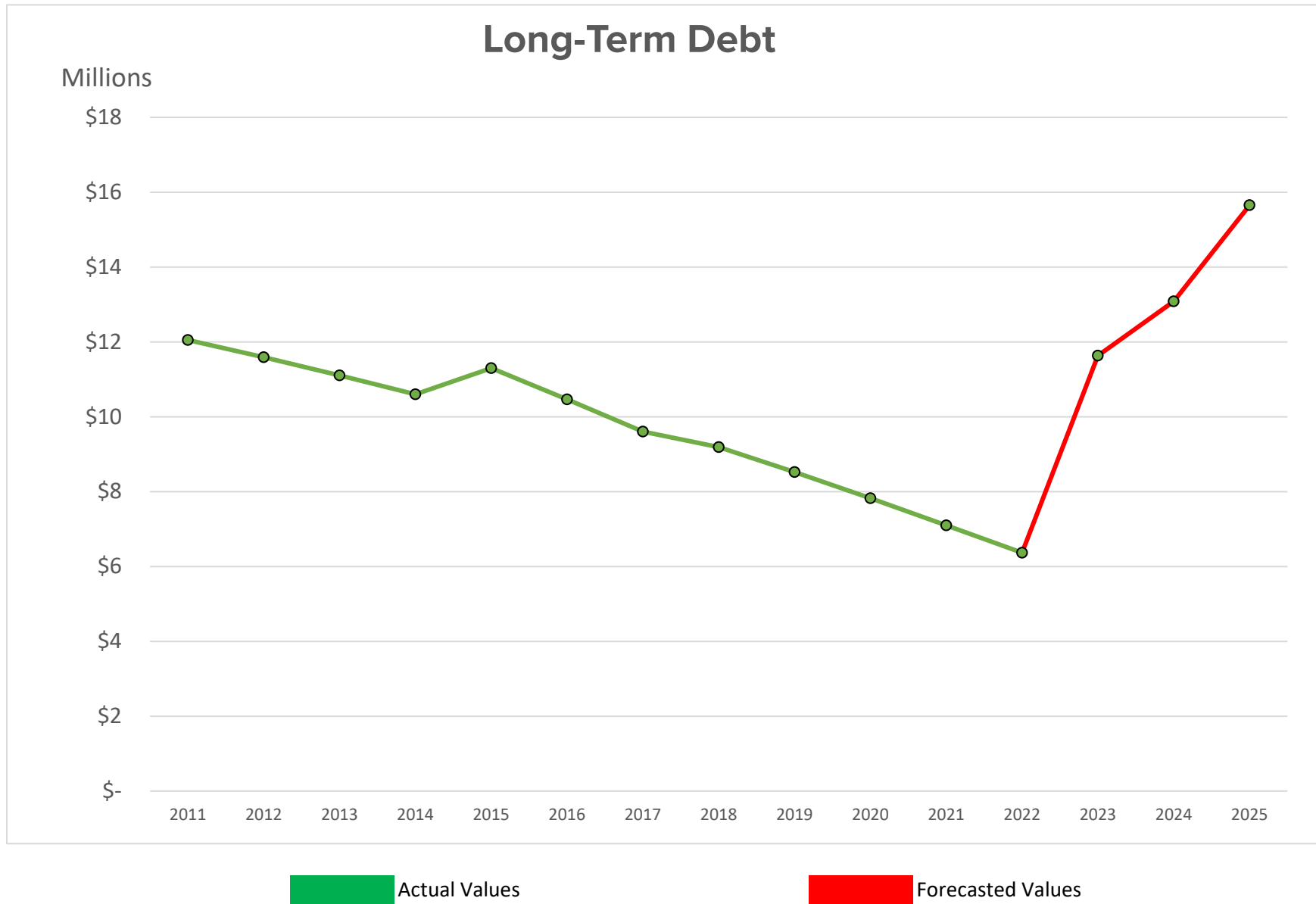
Appendix 3



Appendix 5



Appendix 6





**DRUMHELLER
VALLEY**

Annual Council
Presentation

Drumheller Municipal
Airport (CEG4)

November 7, 2022

1



Agenda

- Overview
- Revitalization Project
 - Paving
 - Lighting
- Airport Usage
- Fuel Sales
- Questions



2

Overview



- 80+ Acre/33+ Hectares of Town Property
- Over 1,000 visiting Aircraft per year
- 3 out of 5 aircraft purchase fuel
- 1 out of 6 visit the Town of Drumheller (multiple passengers)
- 50% of all visits are overnight stays
- 70% + are returning visitors
- 0% spent on advertising



3



Revitalization

Paving

- All paved surfaces were repaired and re-surfaced,
- 3.2 kilometers of drainage was installed,
- New Aircraft tie downs flush with pavement
- All markings were brought up to regulation size and location

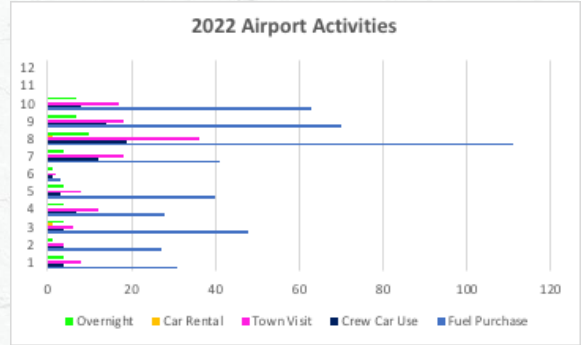
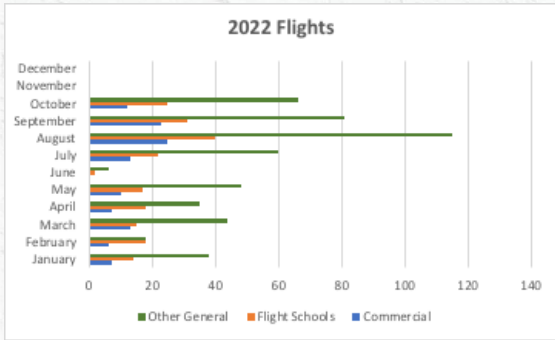
Lighting

- Starts November 15, expected completion January 15, 2023,
- Replaces 40-year-old equipment with modern LED system,
- Allows night time operations, after 4 years of not being capable
- GPS instrument approaches for night and adverse weather for STARS and AHS aircraft.



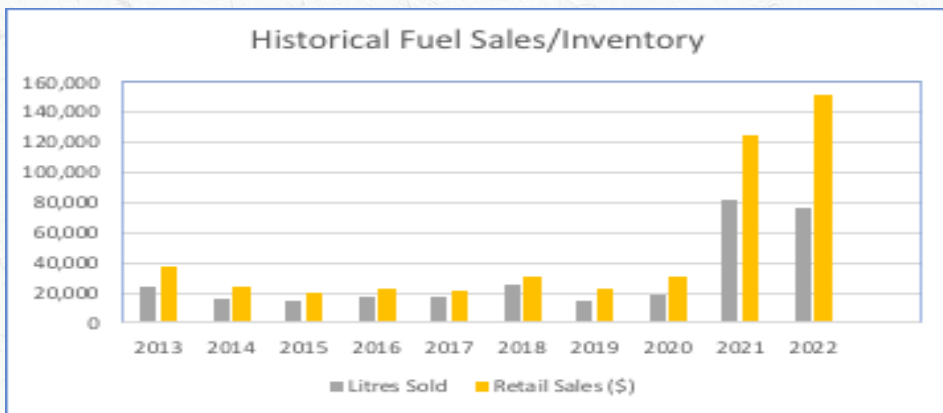
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Airport Usage



5

Fuel Sales



6

Questions



7



8

REQUEST FOR DECISION

TITLE:	Discontinuation of Private Fuel Sales and Private Fuel Tanks at the Drumheller Municipal Airport
DATE:	October 31, 2022
PRESENTED BY:	Dave Brett, P. Eng, PMP, Director of Infrastructure Services
ATTACHMENTS:	N/A

SUMMARY:

In recent years, the management model for the Drumheller Municipal Airport has changed significantly. Since the start of 2021, Patrick Bonneville has provided full time management as an unpaid volunteer. Under his service, several improvements have been made, including increased 100 LL AVGAS fuel sales to onsite and visiting pilots through the Airport's fuel farm system. The Town does not currently stock or sell Jet A fuel, as the majority of onsite owners and visiting pilots do not require it. The lighter aircraft they fly require 100 LL AVGAS.

As part of Mr. Bonneville's management agreement, he was directed to identify issues and propose resolutions based on current best practices among comparable facilities. A key issue identified is the existence of a private fuel tank onsite. Prior to Mr. Bonneville's role as manager, the Airport was managed for several decades by a commercial spraying business located onsite, Fox Coulee Aviation. This business has a fuel tank for its own private use onsite, located outside of the Airport fuel farm system. The business owners confirmed that the tank holds Jet A fuel, which they require for their commercial aircraft.

This issue was discussed at the October 14, 2022, Drumheller Airport Commission meeting. The Commission members are all long term recreational and commercial pilots, with a combined vast knowledge of the aviation industry standards, and experience in how other airports operate across Canada and the United States. In their unanimous view, allowing a private fuel tank to be kept at the Airport is hazardous for several reasons:

1. Risk to the Town
The Town is liable for any damages, required remediation, and the associated costs if a private fuel tank leaks or spills. This could result in thousands of dollars of taxpayers' money being spent on environmental contamination remediation.
2. Loss of Control and Oversight
The Town currently has no oversight of the private fuel tank and may not be aware if a leak or spill occurs from it.
3. Loss of Revenue
Allowing private fuel tanks and private fuel sales at the Airport negatively impacts Airport revenue. If the need to sell Jet A fuel is identified, the Town may consider doing so in a safe, secure, and fair manner.

RECOMMENDATION:

The Drumheller Municipal Airport Commission and Infrastructure Services recommends that Council moves to discontinue the sale of private fuel at the Drumheller Municipal Airport, and no longer allow private fuel tanks onsite, effective January 1, 2023.

DISCUSSION:

The goal of this motion is to bring the Airport up to industry standard with current best practices at comparable facilities, and mitigate unnecessary risk to the Town and its tax payers. Allowing the sale of private fuel and the storage of private fuel at the Airport is not responsible and must be addressed immediately.

Discontinuing private fuel sale would allow no future private systems to be set up. The Drumheller Municipal Airport will negotiate an arrangement with the single company that currently has a private system on site. There are several options available for this that align with industry practice, and the Airport Manager will negotiate with the business for a mutually acceptable agreement.

FINANCIAL IMPACT:

Discontinuing the sale of private fuel, and no longer allowing private fuel tanks at the Airport, will alleviate any financial risk to the Town in the event that the private tanks leak or spill. In the near future, it will also remove revenue loss due to private fuel sales.

WORKFORCE AND RESOURCES IMPACT:

None.

STRATEGIC POLICY ALIGNMENT:

This project is in alignment with Council's strategic goals of fiscal responsibility, economic development, protection of infrastructure, and reducing safety hazards.

COMMUNICATION STRATEGY:

Upon approval, letters of notification of Council's motion will be provided to all current Airport owners and leasees.

COUNCIL MOTION:

MOTION:

Councilor: _____ moves that Council discontinue the sale of private fuel at the Drumheller Municipal Airport, and no longer allow private fuel tanks onsite, effective January 1, 2023.

Seconded: _____

Libby Vant

Prepared by:
Libby Vant, BA, RSE
Sr. Admin. Assistant
Infrastructure Services

Dave Brett

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



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

REQUEST FOR DECISION

TITLE:	Airport Fee Schedule 2023
DATE:	October 27, 2022
PRESENTED BY:	Dave Brett, P.Eng, PMP, Director of Infrastructure Services
ATTACHMENTS:	October 14, 2022, Proposed Airport Fee Schedule

SUMMARY:

Following the introduction of a new business model in 2021 which emphasizes competitive pricing and outstanding personal service, the Drumheller Municipal Airport has significantly increased its customer base, revenue, tourism and, commercial use.

The Town of Drumheller has supported an Airport Revitalization program that has, through both contracted and significant volunteer support, resulted in:

- Repaving of the runway and adjacent strips
- Runway Lighting Rehabilitation (in progress)
- Vastly increased fuel sales/revenue
- Renovations to the terminal building that include:
 - meeting rooms for rental
 - improved internet connection and wifi signal
 - hot beverage bar, cold drinks refrigerator, snacks bar
- Commercial business attraction:
 - flight school
 - overnight hangar rental
 - survey aircraft company use day/overnight
- Air Tourism – Stay & Play
- Summer Fly In events with up to 200 visiting aircraft per event
- National Aerobatics Championships attracting hundreds of spectators

Due to these improvements and many more, the Airport has transformed into a first class aviation hub, with an overwhelming amount of positive feedback from local and visiting pilots. We have transitioned into an Aviation Destination.

In order to keep pace with these improvements, and to ensure that the Airport becomes self-sustaining, new fees need to be introduced for revenue generation. In consultation with many comparable airports, the Airport Manager identified areas of improvement in our current fee structure. At the October 14, 2022, Drumheller Airport Commission Meeting, he provide the attached proposed Airport Fee Schedule for 2023 which include fees that are standard at other airports, but have not been implemented in Drumheller. New fees would include hangar rental fees, meeting room / classroom rental fees, ramp lease fees and nominal fees for aircraft over 6,000 lbs for: tie down aircraft parking, vehicle parking, and landing fees. Many of the nominal fees are an expected part of aviation.

RECOMMENDATION:

The Drumheller Municipal Airport Commission and Infrastructure Services recommends that Council approve the October 14, 2022 proposed Airport Fee Schedule for inclusion in the Town's 2023 Schedule of Fees.

DISCUSSION:

The goal of this motion is to bring the Airport up to industry standard at comparable facilities regarding onsite fees. Many of the fees are an expected part of aviation in our regions, and would be accepted by local and visiting pilots. Revenue generation is a priority for ensuring that the Airport becomes self-sustaining. Over time, it will be able to generate profit for the Town, which can be used to make further improvements.

FINANCIAL IMPACT:

Adopting the new fee schedule will allow the Airport to generate much needed revenue, and become self-sustaining within a few years.

WORKFORCE AND RESOURCES IMPACT:

The new fees will need to be communicated to the public, and a system for charging them will need to be implemented. This system, and the reporting processes, will need to be determined by Administration.

STRATEGIC POLICY ALIGNMENT:

This project is in alignment with Council's strategic goals of fiscal responsibility, economic development, and creating a welcoming, inclusive and sought after community.

COMMUNICATION STRATEGY:

Upon approval, the Airport Manager and Communications will post notice of the 2023 Airport Fee Schedule information on applicable social media and aviation outlets. Letters of notification will be sent to all current Airport owners and leasees. When it is approved, the Town's 2023 Schedule of Fees will be posted on the Town website, and notification of the implementation date will be posted to applicable social media and aviation outlets.

COUNCIL MOTION:

MOTION:

Councilor: _____ moves that Council approve the implementation of the proposed Airport Fee Schedule, approved by the Airport Commission on October 14, 2022, for inclusion in the Town's 2023 Schedule of Fees.

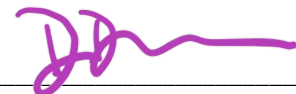
Seconded: _____

Libby Vant

Prepared by:
Libby Vant, BA, RSE
Sr. Admin. Assistant
Infrastructure Services

Dave Brett

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



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

Airport Fee Options

14 October 2022

Patrick Bonneville

Airport Manager

Landing Fees - Based on Maximum Takeoff Weight (MTOW)

Applies to fixed wing and rotary landings within the boundary of the Drumheller Municipal Airport. Does not apply to Alberta Health Services.

2721 to 11,000 kilograms	\$2.50 per 1000 kilograms
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Classroom Fees Monthly

Includes use of the Internet	100.00 per month/seat
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Hangar Rental

\$10 Per night
\$ 200 per month

Tie down Parking

Note: This does not apply to day use, overnight or multi night parking only. Does not apply to non-commercial tenants who are parking on ramp temporarily.

< 2721 kilograms	\$300.00/year
>2721 kilograms	\$348.00/year

Vehicle Parking Fees

Daily without power	\$1.00/day
Daily with power	\$3.00/day

Ramp Lease Rates - Yearly

Note: Airside means land leased for the purpose of commercial operations for non-passenger service or aircraft refueling.

Land

Airside	\$3.00/meters ²
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Other Fees

Note: Fuel flowage fees are expected to be temporary if the Airport is the only fuel facility allowed on site.

Fuel Flowage Fee	\$0.05 per L Jet Fuel
Mobile Refueler registration	\$0.05/kilogram/gross vehicle weight
Pavement sweeping	Incl in lease
Snow removal	Incl in lease
Loader	Incl in lease

REQUEST FOR DECISION

TITLE:	Penitentiary Booster Station
DATE:	October 20, 2022
PRESENTED BY:	Dave Brett, P. Eng., PMP, Director of Infrastructure Services
ATTACHMENT:	MPE Engineering Ltd. Recommendation Letter

SUMMARY:

In 2004, MPE Engineering Ltd. (MPE) completed the *Drumheller Penitentiary Booster Station Engineering Review Report*, which reviewed options for improving the long-term capacity of the booster station given projected future demands. In 2012, MPE completed the *Penitentiary Booster Station Preliminary Design Study*, which completed a water model analysis to determine the impacts of future water demands on the capacity of the existing Penitentiary Booster Station. This report also identified upgrade requirements for the booster station at a conceptual level. In March of 2021, MPE was hired to develop a detailed analysis of the booster station that included detailed designs and cost models. MPE determined that an upgraded booster station project has now reached a **critical point** to proceed to ensure a reliable, continuous, and safe water supply, and to support emergency fire service delivery.

The existing booster station was constructed in 1963 to service the Drumheller Penitentiary (also known as the Drumheller Institution). The booster station is located below ground containing two pumps and related equipment which have since reached their life expectancy. The current booster station does not communicate with the Water Treatment Plant; it communicates only with the Penitentiary Reservoir via telephone line (TELUS). In addition, this booster station supplies water to the Churchill Water Co-op system. The Churchill Water Co-op provides water to individual farm cisterns. The operational sequence of the booster station is linked to the Penitentiary storage reservoir. The booster main pumps start and stop based on water demand from the Penitentiary reservoir. The in-line jockey pump is meant to sustain steady pressure on the transmission line when there is no call for water from the Penitentiary reservoir. However, the Churchill Water Co-op system suffers from low water pressure supply.

Administration in 2021 explored grant opportunities such as the Alberta Municipal Water / Wastewater Partnership (AMWWP) program, but were unsuccessful in receiving funds. Since then, no other grant opportunities have come up that pertain to the upgrades required at the Penitentiary Booster Station. However, Administration is still actively looking for grant opportunities.

The construction of a new above-ground booster station will address the following issues:

1. End of life expectancy;
2. Confined workspace and maintenance access issues, due to the existing station being a buried facility;
3. Churchill Water Co-op water supply pressure problems: variable pressure at times below the desired psi pressure
4. Projected water demands related to:
 - a. Increasing capacity to accommodate possible expansion of the Penitentiary;
 - b. Churchill Water Co-op expansion;
 - c. Future industrial, commercial and residential growth downstream of the booster station.
5. Communication issue; improve communication between the booster station and the Drumheller Penitentiary and the Churchill Co-op water system.

Construction of the new Penitentiary Booster station will include an above-ground building which will be built on top of the existing below-ground booster station vault. The new booster station consists of a new communication tower, three (3) 40 HP inline vertical centrifugal pumps, as well as instrumentation for flow and pressure monitoring. The new communication tower will communicate with the existing radio tower near the Rodeo Grounds. The repeater tower would in turn communicate with the Water Treatment Plant.

Per the recommendation from MPE, the Town proceeded with a Pre-Qualification process. A Pre-Qualification tender was posted on MPE's Bids & Tenders website, which closed September 20, 2022. The overall purpose of the pre-qualification process is to ensure there is a reasonable prospect that each bidder who participates in a tender will have the demonstrated ability (expertise, capitalization, and resources) to perform the final contract in a satisfactory manner.

The following Summarizes the Pre-Qualification Process:

Company	Submitted to Pre-Qualify	Successfully Pre-Qualified
Nitro Construction Ltd.	X	X
Parcon Construction Ltd.	X	X
Tritech Group Ltd.	X	
Alpha Construction (Calgary) Inc.	X	X
Timcon Construction (1988) Ltd.	X	X
CDM Mechanical Ltd.	X	X
TDE Construction Company Ltd.	X	
Everest Construction Management Ltd.	X	
Porter Tanner Associates Inc.	X	X
640 Earthworks	X	X

From here the companies that successfully pre-qualified were personally invited to bid on the construction project. The Request for Tender was posted on MPE's Bids & Tenders website and only those companies that successfully pre-qualified were able to view the documents. On the closing date of October 20, 2022, a total of five (5) bids were received, and are summarized as follows:

Contractor	Tendered Amount (excluding GST)
Nitro Construction Ltd.	\$ 1,473,702.00
Parcon Construction Ltd.	\$ 1,529,475.00
640 Earthworks	\$ 1,814,848.15
Timcon Construction (1988) Ltd.	\$ 1,946,326.00
Porter Tanner Associates Inc.	\$ 2,422,093.00

Due to lead times with construction materials and equipment, it makes it vital that Administration award the contract as soon as possible to ensure the Substantial Completion date of September 30, 2023 can be met by the successful contractor. Current lead times on crucial equipment required to complete the Penitentiary Booster station are as follows:

- Centrifugal Pumps – 23 weeks
- MCC (also known as the control panel) – 30 weeks
- Programmable Logic Controller (PLC) – 32 weeks

The successful contractor (pending available man power and resources) should be able to start the construction of the foundation and building itself while waiting on materials. It will be up to the successful contractor to decide on their schedule of events.

RECOMMENDATION:

Administration recommends the award of project to Nitro Construction Ltd. for the total amount of \$ 1,473,702.00 excluding GST.

DISCUSSION:

The goal of the project will be to upgrade the existing booster station by constructing an above-ground booster station.

FINANCIAL IMPACT:

The total cost of the project is \$ 1,473,702.00 for construction, excluding GST. This cost includes \$ 100,000.00 contingency and \$ 90,000.00 for site occupancy. Nitro Construction Ltd.'s bid was based on 60 days of site occupancy at \$ 1,500.00/day.

Nitro Construction Ltd. would have to complete the work in fewer than 60 days on site for the Town to have to pay out any of the \$ 90,000.00 (\$1,500.00/day). If Nitro Construction Ltd. goes over 60 days, then \$ 1,500.00 will be deducted from their contract amount. If Nitro Construction Ltd. completed the project in 60 days, then no amount of the \$ 90,000.00 will be paid out by the Town or deducted from the contract amount.

Engineering costs for the project will be approximately \$ 191,048.00 in total. Engineering consultant work to date has cost approximately \$ 47,088.00. The remaining contract administration and resident inspection cost is approximately \$ 143,960.00.

Council approved \$1,200,000.00 (under GL code 2.6.4100.621.7059) for this project in the 2022 Capital Budget, bringing the total project budget to \$ 1,664,750. Additional funds of \$ 500,000 are required from water reserves.

The additional funds are indicated in the 2023 Capital Budget however, commitment is needed at this time in order to award the construction project to Nitro Construction Ltd.

WORKFORCE AND RESOURCES IMPACT:

The workforce and labour impact will be negligible, as we will just have staff observe and oversee the work as it is performed.

STRATEGIC POLICY ALIGNMENT:

The Penitentiary Booster Station was identified as an operational strategic priority by Council on the Strategic Priorities Chart in January 2022.

COMMUNICATION STRATEGY:

Upon award, a Letter of Award will be provided to the successful proponent, and Letters of Non-Award provided to the unsuccessful proponents. Any road closures will follow Town of Drumheller Road Closure process and be posted on the Town's social media sites.

COUNCIL MOTION:

MOTION:

Councilor: _____ moves that Council approve the award of the Penitentiary Booster Station Project to Nitro Construction Ltd. for the amount of \$ 1,473,702 excluding GST.

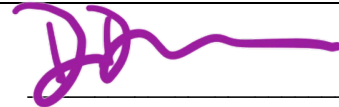
Seconded:

Kelcie Wilson

Prepared by:
Kelcie Wilson, C.E.T.
Capital Project Manager

Dave Brett

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



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

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

October 21, 2022
 File: N:\2450\033\02\L01-1.0

Attention: Kelcie Wilson
Capital Project Manager

Dear Kelcie:

Re: Penitentiary Booster Station
Tender Summary

Bids for the Penitentiary Booster Station closed on Thursday, October 20, 2022. A total of five bids were received.

The low bid was submitted by Nitro Construction Ltd. of Lethbridge County, Alberta. There were no extension errors on any line item amounts. Nitro Construction 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
Nitro Construction Ltd.	\$ 1,473,702.00	N/A
Parcon Construction Ltd.	\$ 1,529,475.00	\$ 55,773.00
640 Earthworks	\$ 1,814,848.15	\$ 341,146.15
Timcon Construction Ltd.	\$ 1,946,326.00	\$ 472,624.00
Porter Tanner Associates Inc.	\$ 2,422,093.00	\$ 948,391.00

The above figures include \$100,000 contingency and each of the contractor’s respective bid amounts for site occupancy. It should be noted that the site occupancy amount is typically not paid out to the contractor as it is based on their estimate of the number of days they require on site to complete the work. Nitro Construction Ltd.’s bid was based on 60 days of site occupancy at \$1,500 / day, for a total of \$90,000. Nitro would have to complete the work in fewer than 60 days on site for the Town to have to pay out any of this amount. It is unlikely that the work will be completed in fewer than 60 days on site, so in essence the bid amount shown above can be reduced by \$90,000.

Based upon the above, it is our recommendation that the work be awarded to the low bidder, Nitro Construction Ltd., in the amount of \$1,473,702.00.

Upon notice from the Town of Drumheller, MPE will prepare the necessary Contract Documents for execution by both parties.

Please contact the undersigned at 403-219-6474 if you have any questions or concerns.

Yours truly,

MPE ENGINEERING LTD.

A handwritten signature in blue ink, appearing to read "Brent Robertson".

Brent Robertson, P.Eng.
Senior Project Manager
BR/mw