



**TOWN OF DRUMHELLER**  
**REGULAR COUNCIL MEETING**

**AGENDA**

TIME & DATE: 4:30 PM – Monday October 16, 2023

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

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1. CALL TO ORDER

2. OPENING COMMENTS

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for October 16, 2023 Regular Council

**Proposed Motion:** That Council adopt the agenda for the October 16, 2023 Regular Council meeting as presented.

5. MEETING MINUTES

5.1 Minutes for the October 10, 2023 Special Meeting

[Special Meeting Minutes](#)

**Proposed Motion:** That Council approve the minutes for the October 10, 2023 Special meeting as presented.

5.2 Minutes for October 3, 2023 Regular Council

[Regular Meeting Minutes](#)

**Proposed Motion:** That Council approve the minutes for the October 3, 2023 Regular Council meeting as presented.

COUNCIL BOARDS AND COMMITTEES

DELEGATION

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Chief Administrative Officer

6.1.2 Request for Decision: Bylaw 10.23 North Drumheller Berm 'C' Removal of Municipal Reserve

[Request for Decision](#)

[Bylaw](#)

**Proposed Motion:**

Move that Council give first reading North Drumheller Berm 'C' Bylaw 10.23 and set Public Hearing for November 20, 2023

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

6.2 Finance Manager

6.2.1 Request for Decision: 2024 Tax Recovery Public Auction – Establish Reserve Bid Values & Terms

[Request for Decision](#)

**Proposed Motion:**

Move that Council authorizes the 2023 Tax Recovery Public Auction be held on January 26, 2024, setting the assessed values as July 1, 2023, as the reserve bid prices for the properties being offered for sale, and set the terms and conditions for the sale as presented.

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

6.3 Acting Director of Infrastructure

6.3.1 Request for Decision: Star Mine Suspension Bridge Tender Award

[Request for Decision](#)

**Proposed Motion:**

Move that Council approve the award of the Star Mine Suspension Bridge repairs to Volker Stevin Highways Ltd in the amount of \$274,700 excluding GST and approve an additional budget of \$152,600 to be funded from the 2024 Capital Works program budget.

CLOSED SESSION

7. ADJOURNMENT

7.1 **Proposed Motion:**

Move that Council adjourn the meeting.



**TOWN OF DRUMHELLER**  
**SPECIAL COUNCIL MEETING**

**MINUTES**

TIME & DATE: 4:30 PM – Tuesday, October 10, 2023

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and  
[Live Stream on Drumheller Valley YouTube Channel](#)

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**IN ATTENDANCE**

Mayor Heather Colberg (Regrets)  
Councillor Patrick Kolafa  
Councillor Stephanie Price  
Councillor Tony Lacher  
Councillor Crystal Sereda  
Councillor Lisa Hansen-Zacharuk  
(Regrets)  
Councillor Tom Zariski (Chair)

Chief Administrative Officer: Darryl Drohomerski  
Director of Corporate and Community Services: Vacant  
Acting Director of Infrastructure: Kelcie Wilson  
Director of Emergency and Protective Services: Greg Peters  
Flood Mitigation Project Manager: Deighen Blakely  
Communication Officer: Bret Crowle  
Legislative Services: Denise Lines  
Reality Bytes IT: David Vidal  
Recording Secretary: Mitchell Visser

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1. CALL TO ORDER

T. Zariski called the meeting to order at 4:31 PM.

2. ADOPTION OF AGENDA

2.1 Agenda for October 10, 2023 Special Council Meeting

M2023.258 Moved by Councillor Sereda, Councillor Kolafa  
That Council adopt the agenda for the October 10, 2023 Special Council meeting as  
presented.

CARRIED UNANIMOUSLY

MEETING MINUTES

3. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

3.1 Flood Resiliency Project Director

### 3.1.1 Flood Mitigation Land Matters

FOIP 16 – Disclosure harmful to business interests of a third party,  
FOIP 23 – Local public body confidences,  
FOIP 24 – Advice from Officials

- M2023.259 Moved by Councillor Kolafa, Councillor Price  
That Council close the meeting to the public to discuss Flood Mitigation Land Matters 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

CARRIED UNANIMOUSLY

Council closed the meeting to the public at 4:32 PM

- M2023.260 Moved by Councillor Kolafa, Councillor Price  
That Council open the meeting to the public

CARRIED UNANIMOUSLY

Council opened the meeting to the public at 4:35 PM

- M2023.261 Moved by Councillor Price, Councillor Kolafa  
that Council directs Administration to abandon the Notice of Intention to Expropriate signed and date the 29th day of May 2023 pertaining to a portion of the parcel of land legally described as;

*“MERIDIAN 4 RANGE 20 TOWNSHIP 29 SECTION 10 THAT PORTION OF THE NORTHERLY 150 FEET OF THE SOUTH EAST QUARTER WHICH LIES TO THE NORTH EAST OF A STRIP OF LAND 25 FEET WIDE ADJOINING THE RED DEER RIVER AS SHOWN ON THE TOWNSHIP PLAN APPROVED AT OTTAWA 30 SEPTEMBER 1930 CONTAINING 0.441 OF A HECTARE (1.09 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS”; Title 181 197 602”*

and take all necessary steps and execute all necessary documents required by the Expropriation Act RSA 2000, Chapter E-13 as amended in furtherance of this abandonment.

CARRIED UNANIMOUSLY

4. ADJOURNMENT

M2023.262 Moved by Councillor Lacher, Councillor Price  
That Council adjourn the meeting.

CARRIED UNANIMOUSLY

Council adjourned the meeting at 4:37 PM

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



**TOWN OF DRUMHELLER**  
**REGULAR COUNCIL MEETING**

**AGENDA**

TIME & DATE: 4:30 PM – Tuesday October 03, 2023

LOCATION: Council Chambers, 224 Centre St and ZOOM Platform and [Live Stream on Drumheller Valley YouTube Channel](#)

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**IN ATTENDANCE**

Mayor Heather Colberg

Councillor Patrick Kolafa

Councillor Stephanie Price

Councillor Tony Lacher

Councillor Crystal Sereda

Councillor Lisa Hansen-Zacharuk

Councillor Tom Zariski

Chief Administrative Officer: Darryl Drohomerski

Director of Corporate and Community Services: Vacant

Acting Director of Infrastructure: Kelcie Wilson

Director of Emergency and Protective Services: Greg Peters

Flood Mitigation Project Manager: Deighen Blakely

Communication Officer: Bret Crowle

Legislative Services: Denise Lines

Reality Bytes IT: David Vidal

Recording Secretary: Mitchell Visser

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1. CALL TO ORDER

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

2. OPENING COMMENTS

National Day for Truth and Reconciliation – September 30<sup>th</sup>, 2023 – Thank you to Lynn and Mike Fabrick from Dry Canyon Collectables hosting the event.

October is Breast Cancer Month.

World Cerebral Palsy Day – Friday, October 6, 2023.

The Mayor provided information on Paid Parking. The Mayor reminded residents that this is a trial period and that the Town of Drumheller is gathering information, speaking with the surrounding municipalities, and working on educating the community on the system. The Town of Drumheller thanks you for your patience. More information on the Paid Parking Program can be found [here](#).

Sunshine Lodge and Hillview Lodge Pie Social and Auction – Friday, October 6, 2023 @ 2:00 PM.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for October 3, 2023 Regular Meeting

M2023.246 Moved by Councillor Price, Councillor Hansen-Zacharuk that Council adopt the agenda for the October 3, 2023 Regular Council meeting as presented.

CARRIED UNANIMOUSLY

5. MEETING MINUTES

5.1 Minutes for September 18, 2023 Regular Council as presented.

Agenda attachment: Regular Council Meeting – September 18, 2023 - Minutes

M2023.247 Moved by Councillor Kolafa, Councillor Price that Council approve the minutes for the September 18, 2023, Regular Council meeting as presented.

CARRIED UNANIMOUSLY

COUNCIL BOARDS AND COMMITTEES

DELEGATION

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Chief Administrative Officer  
Timestamp: [7:05](#)

6.1.1 Request for Decision: Proposed East Coulee Trestle Bridge Area Structure Plan Repeal Bylaw 09.23 – Second and Third Reading

Agenda attachment: Request for Decision, Bylaw 13.01

M2023.248 Moved by Councillor Lacher, Councillor Sereda that Council gives second reading to Area Structure Plan Repeal Bylaw 09.23 as presented.

CARRIED UNANIMOUSLY

M2023.249 Moved by Councillor Zariski, Councillor Price that Council gives third and final reading to Area Structure Plan Repeal Bylaw 09.23 as presented.

CARRIED UNANIMOUSLY



## 6.2 Flood Mitigation Manager - CLOSED SESSION

### 6.2.1 Flood Mitigation Land Matters

FOIP 23(1)(a) – Local public body confidences

FOIP 25 (1)(c) – Disclosure harmful to economic and other interests of a public body

FOIP 27(1)(a) – Privileged Information

- M2023.250 Moved by Councillor Price, Councillor Hansen-Zacharuk that Council close the meeting to the public to discuss Flood Mitigation Land Matters per FOIP 23(1)(a) – Local public body confidences, FOIP 25 (1)(c) – Disclosure harmful to economic and other interests of a public body, FOIP 27(1)(a) – Privileged Information

CARRIED UNANIMOUSLY

Council closed the meeting to the public at 4:40 PM.

- M2023.251 Moved by Councillor Kolafa, Councilor Zariski that Council open the meeting to the public.

CARRIED UNANIMOUSLY

Council opened the meeting to the public at 5:02 PM.

- M2023.252 Moved by Councillor Sereda, Councillor Price that Council directs Administration to abandon the Notice of Intention to Expropriate signed and dated the 5<sup>th</sup> day of June 2023 pertaining to a portion of the parcel of land legally described as;

LOT 12, BLOCK 1, PLAN 2721JK, TITLE 221 129 801

and take all necessary steps and execute all necessary documents required by the Expropriation Act RSA 2000, Chapter E-13 as amended in furtherance of this abandonment.

CARRIED UNANIMOUSLY

## 6.3 Manager of Economic Development

Timestamp: [36:05](#)

### 6.3.1 Request for Decision: Proposed Business Licence Bylaw 06.23 – Second Reading

Agenda attachment: Request for Decision, Bylaw 06.23

M2023.253 Moved by Councilor Zariski, Councillor Hansen-Zacharuk  
that Council give second reading to Business License Bylaw 06.23 as presented

CARRIED UNANIMOUSLY

6.3.2 Request for Decision: Residential Development Incentive Programs Bylaw 13.20 –  
Approval of Applicants  
Timestamp: [59:51](#)

Agenda attachment: Request for Decision, Bylaw 13.20

M2023.254 Moved by Councilor Zariski, Councillor Lacher  
that Council approve the abatement of the municipal portion of property taxes in  
accordance with Bylaw 13.20 Schedule 'A' at the following percentages:

- For the year 2023 – at 100% tax abatement
- For the year 2024 - at 75% tax abatement
- For the year 2025 – at 50% tax abatement
- For the year 2026 - at 25% tax abatement

And that this abatement be applied to the following roll numbers:

- 20021388
- 20021246
- 20021504
- 20020204
- 20021238
- 20020370
- 20021396

For an estimated total of \$11,691.25 over a four-year period.

CARRIED UNANIMOUSLY

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

6.4 Acting Director of Infrastructure

6.4.1 Briefing Note: Aquaplex & Area Construction Project Update

Agenda attachment: Briefing Note

7. CLOSED SESSION

- 7.1 Third Party Contract, Development and Planning, Personnel  
FOIP 16 – Disclosure harmful to business interests of a third party  
FOIP 23 – Local public body confidences  
FOIP 24 – Advice from Officials

M2023.255 Moved by Councillor Price, Councillor Lacher  
that Council close the meeting to the public to discuss third-party contracts,  
development and planning and personnel as per FOIP 16 – Disclosure harmful  
to business interests of a third party, FOIP 23 – Local public body confidences,  
FOIP 24 – Advice from Officials.

CARRIED UNANIMOUSLY

Council closed the meeting to the public at 5:45 PM.

M2023.256 Moved by Councillor Lacher, Councillor Kolafa  
that Council open the meeting to the public

CARRIED UNANIMOUSLY

Council closed the meeting to the public at 7:54 PM.

8. ADJOURNMENT

M2023.257 Moved by Councillor Hansen-Zacharuk, Councillor Sereda  
That Council adjourn the meeting.

CARRIED UNANIMOUSLY

Council adjourned the meeting at 7:54 PM.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

## REQUEST FOR DECISION

<b>TITLE:</b>	Bylaw 10.23 Berm 'C' – Removal of Municipal Reserve Status
<b>DATE:</b>	October 13, 2023
<b>PRESENTED BY:</b>	Darryl Drohomerski, C.E.T., CAO
<b>ATTACHMENT:</b>	Bylaw 10.23 and Schedule 'A'

### **SUMMARY:**

The Town of Drumheller, through the Flood Mitigation project, needs to correct errors in land boundaries, including ownership of lands, where the berms have been or are being constructed. Most of these corrections are on lands that the Province constructed berms on in the 1980's and 1990's, where berms were constructed on lands controlled by various departments of the Province, however some of the lands also involve private parties.

Bylaw 10.23, Berm 'C' is one of the private lands that requires correction. The parcels in question include an existing berm which was raised in 2023, a drainage channel that drains a portion of North Drumheller, and private parking lot. What is different about this parcel is that the lands are designated as a Municipal Reserve which means it can only be altered by bylaw per Section 675 of the Municipal Government Act.

### **RECOMMENDATION:**

That Council gives First Reading of Bylaw 10.23 and sets a Public Hearing for November 20, 2023

### **DISCUSSION:**

The land that the berm and drainage channel occupy in the area bounded by the Red Deer River, Grove Place, and Highway 9/56 has many unique features. The berm sits on land owned by the Town of Drumheller, Alberta Environment, Alberta Lands, and Canalta. The Drainage channel has land that is owned by Canalta and the Town of Drumheller. With the new Berm Construction requiring more land than the previous berm, it was agreed by the various owners that the property boundaries should be cleaned up and resolved now that the construction is completed.

As a precursor to correcting the boundaries and ownership, two of the parcels, Lot R3 and R4, need to have the Municipal Reserve status removed by Bylaw, as MR lands can only be changed by Council motion. Once all the boundaries are adjusted, the lands where the berm and drainage channel are located will be converted to Public Utility Lots to be consistent with other berm construction in the valley. This request will be brought to Council upon passing of this Bylaw.

### **FINANCIAL IMPACT:**

The lands are being swapped with payment from Canalta to the Town for the net amount of land being transferred to Canalta.

**STRATEGIC POLICY ALIGNMENT:**

Good Governance which will align ownership of lands currently under the control of the Town to the Town of Drumheller

**COMMUNICATION STRATEGY:**

Public notice for the public hearing will be advertised in the Drumheller Mail as well as the Town website over the next few weeks to notify people of the Public Hearing scheduled for November 20, 2023.

**MOTION:**

That Council gives First Reading of Bylaw 10.23 and sets a Public Hearing for November 20, 2023

**SECONDED:**

Prepared By:

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

Approved By:



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

**TOWN OF DRUMHELLER**  
**BYLAW NUMBER 10.23**  
DEPARTMENT: DEVELOPMENT / FLOOD MITIGATION

*N. Drumheller Berm 'C' – Grove Plaza  
Removal of Municipal Reserve Status*

**THIS IS A BYLAW OF THE TOWN OF DRUMHELLER**, in the Province of Alberta for the purpose of removing the designation of public Municipal Reserve from certain lands hereinafter described pursuant to Section 675 of the Municipal Government Act, Chapter M-26, of the Revised Statutes of Alberta 2000 as amended and concurrently replacing it partly with the designation of Public Utility Lot and exchanging the remaining portion with the adjacent owner to satisfy a land exchange agreement made to acquire lands and easement rights for a flood mitigation project.

**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:** one of the terms of the aforementioned agreement requires that land acquired for this flood mitigation project be dedicated as Environmental Reserves, Public Utility Lots or other designation satisfactory to the Province, and

**WHEREAS:** an agreement was reached with the adjacent owner to acquire and exchange lands of equal value to accommodate the flood mitigation project, and

**WHEREAS:** a notice of remove the Public Municipal Reserve designation from these lands were published in the Drumheller Mail once a week for two consecutive weeks; on XX and again on XX 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 XX day of XX, 2023 at their regular or special meeting of Council in which all interested parties were provided an opportunity to be heard, and

**WHEREAS:** the Council of the Town of Drumheller after taking into consideration the representation made at the aforesaid public hearing is satisfied that this redesignation is necessary for the completion of the flood mitigation project and no one is adversely affected by this redesignation and the concurrent Public Utility Lot designation,

**NOW THEREFORE:** be it resolved that THE COUNCIL of THE TOWN OF DRUMHELLER, in the Province of Alberta does hereby enact to remove the designation of public Municipal Reserve land on the land depicted on Schedule – ‘A’ attached hereto and more particularly described as:

PLAN            771 0096  
BLOCKS        R3 and R4

and hereby directs our Chief Administrative Officer to notify the Registrar of the South Alberta Land Titles Office that all the provisions of the Municipal Government Act have been complied with and to remove the designation of Municipal Reserve from the subject lands.

**SHORT TITLE**

This Bylaw may be cited as N. Drumheller Berm ‘C’ Grove Plaza – MR Removal

**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 \_\_, 2023.

\_\_\_\_\_  
MAYOR: HEATHER COLBERG

Seal

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

READ AND PASSED THE SECOND TIME BY THE COUNCIL OF THE TOWN OF DRUMHELLER, THIS \_\_ DAY OF \_\_, 2023.

\_\_\_\_\_  
MAYOR: HEATHER COLBERG

Seal

\_\_\_\_\_  
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 \_\_ , 2023.

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MAYOR: HEATHER COLBERG

Seal

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

draft-proposed bylaw - 1st reading

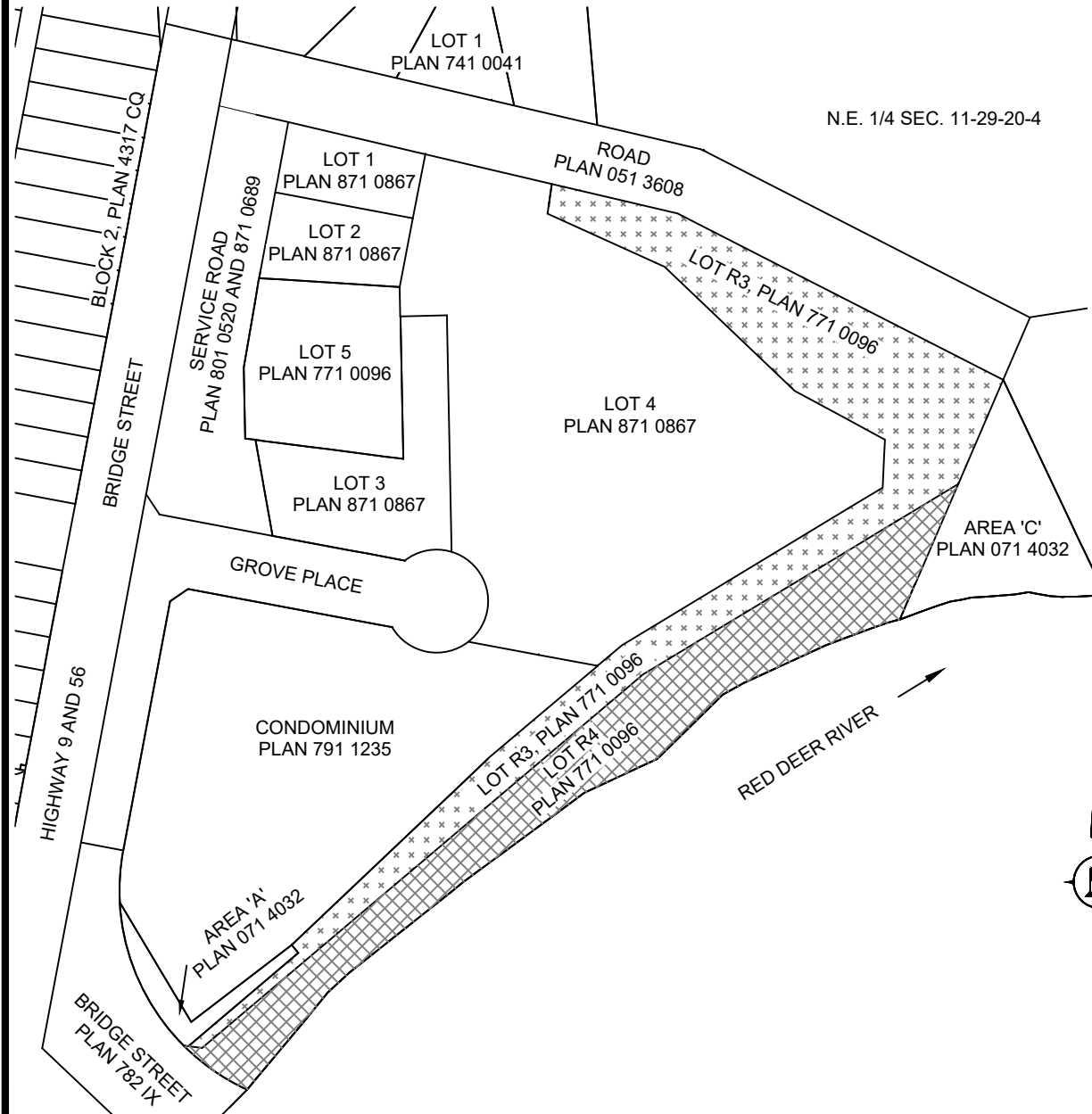


NORTH DRUMHELLER DISTRICT  
DRUMHELLER, ALBERTA

DRUMHELLER FLOOD MITIGATION PROJECT  
PLAN SHOWING AREAS TO HAVE  
MUNICIPAL RESERVE STATUS REMOVED AND  
REPLACED BY IN PART BY PUBLIC UTILITY LOT  
DESIGNATION AND IN PART WITH A LAND  
EXCHANGE WITH ADJACENT OWNER TO  
ACCOMMODATE FLOOD MITIGATION WORKS  
AFFECTING LOTS R3 AND R4, PLAN 771 0096

WITHIN THE  
W. 1/2 SEC. 11, TWP. 29, RGE. 20, W4M

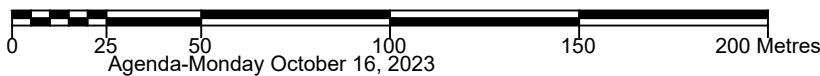
SCALE: = 1:2000 -2023- Wm. R. HUNTER, A.L.S.



LEGEND  
 AREAS TO HAVE MUNICIPAL RESERVE STATUS  
 REMOVED  
 SHOWN THUS  AND THUS 



SCALE 1:2000



## REQUEST FOR DECISION

<b>TITLE:</b>	2024 Tax Recovery Public Auction – Establish Reserve Bid Values & Terms
<b>DATE:</b>	October 16, 2023
<b>PRESENTED BY:</b>	Darryl Drohomerski, C.E.T, CAO
<b>ATTACHMENT:</b>	2023 Tax Recovery Public Auction List

**SUMMARY:**

As part of the tax recovery process under the Municipal Government Act section 418, properties with a tax caveat registered against them must be offered for public auction within one year after the date of the tax caveat. As part of this process, Council must set the terms and reserve bid amounts for the properties. In the past, the terms have been cash, or cash equivalent, and the reserve bid for each property has been equal to its current year’s assessment value.

**RECOMMENDATION:**

Administration recommends that Council set the assessed value as July 1, 2023, as the reserve bid price for properties for the January 26, 2024, tax recovery auction. Furthermore, the successful bidder must pay via cash, or cash equivalent.

**DISCUSSION:**

Section 419 of the Municipal Government Act states that Council must set a reserve bid for each property and the reserve bid must be as close as reasonable possible to market value of the property. The municipality may obtain the services of an independent, professional appraiser to provide an appraisal report of the market value for setting the reserve price. The other method is to use property assessment values that are issued by the Town’s Assessor each year. In addition, Council may set the terms and conditions that apply to the sale.

The properties listed on the attached listing have had caveats registered against them as required and are now due for public auction. Property assessment values are updated on an annual basis and are based on market values using the mass appraisal approach. These are preliminary values as of July 31, 2023.

As in previous years, Administration is recommending using the most current assessment values to the set the reserve selling prices for the following reasons:

- This method is the most cost effective and quickest method in determining a reserve bid
- Although appraisal reports would provide a more accurate market value, the appraisal costs will be charged back to the property
- Access to the properties may not be readily available to a real estate appraiser until the municipality assumes the title of the property

As for the terms and conditions for the sale, Administration recommends the following:

- Accepted method of payment are cash, certified cheque or wire transfer.
- 10% of the sale price on the day of the auction and the remainder to be paid within 60 days following the auction.

Failing to establish a reserve bid for the attached properties, would result in cancellation of the auction. The existing tax notification caveat on title must be removed, and the tax recovery process would begin again in its entirety.

**PROPERTIES NOT SOLD AT PUBLIC AUCTION:**

There are three options available to the municipality, as follows:

**(1) 'Tax Forfeiture' Title**

The municipality does not purchase the property but registers its name on title of the property by registering a 'Tax Forfeiture'. This allows the municipality to rent, license, lease, or dispose of the property, at a price as close as reasonably possible to market value to recoup the property taxes. If the property is not disposed of, the municipality can request that the existing certificate of title marked 'Tax Forfeiture' is cancelled and issue a certificate of title in the name of the municipality, 15 years following the date of the public auction.

**(2) Clear Title**

Once the municipality has acquired the 'Tax Forfeiture' title, the municipality can acquire the property by purchasing the property at a price that is as close as possible to the market value of the parcel. The property is then the municipalities' to do with as it wishes.

**(3) Do nothing**

Property taxes & penalties continue to be levied, where applicable. The municipality cannot dispose of the property or rent, licence or lease it; no option for the property to revert to the municipality after the 15 year time period as stated previously.

**FINANCIAL IMPACT:**

Costs associated with the auction are applied against the properties on the auction list.

**STRATEGIC POLICY ALIGNMENT:**

Fiscal responsibility for the Town of Drumheller taxpayers.

**COMMUNICATION STRATEGY:**

Section 421 of the Municipal Government Act requires the municipality to advertise the public auction. The advertisement must specify the date, time, and location of the auction and a description of each parcel of land to be offered for sale. The advertisement must also include any terms and conditions of the sale, and state that the municipality may, after the public auction, become the owner of any parcel of land not sold at the auction.

Administration recommends the following steps and timeliness:

November 15, 2023 - Advertise in the Alberta Gazette.

December 15, 2023 – Mail letters to property owners and those with an interest.

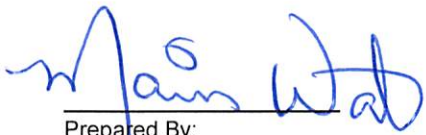
January 10, 2024 - Advertise in local newspaper.

January 26, 2024 – Hold Public Auction.

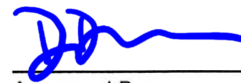
**RECOMMENDED MOTION:**

That Council authorizes the 2023 tax recovery public auction be held on January 26, 2024, setting the assessed values as July 1, 2023, as the reserve bid prices for the properties being offered for sale, and set the terms and conditions for the sale as presented.

**SECONDED:**



Prepared By:  
M. Walroth  
Property Tax Office Assistant



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

**Town of Drumheller  
2023 Tax Auction Property List**

<b>Assessment #</b>	<b>Legal Description</b>	<b>Civic Address</b>	<b>Type</b>	<b>Preliminary Assessment Values - July 31, 2023</b>
1) 01021500	2089BN/14/20	387 - 5 STREET EAST	(ND) Residential w/Building	<u>\$ 100,000.00</u>
2) 04025102	5212JK/3/9	206 - 9 AVENUE SOUTHEAST	(ND) Residential w/Building	<u>\$ 180,000.00</u>
3) 08007700	7710859/1/21	1008 - 2 AVENUE WEST	(ND) Residential w/Building	<u>\$ 150,000.00</u>
4) 16010407	678CR/2/14	51 - 3 STREET EAST	(ND) Residential w/Building	<u>\$ 235,000.00</u>

## REQUEST FOR DECISION

<b>TITLE:</b>	Star Mine Suspension Bridge - Tender Award
<b>DATE:</b>	October 17 <sup>th</sup> , 2023
<b>PRESENTED BY:</b>	Kelcie Wilson, C.E.T. – Acting Director Infrastructure Services
<b>ATTACHMENTS:</b>	N/A

### SUMMARY:

The Star Mine Suspension Bridge is owned by the Province of Alberta but is operated and maintained by the Town of Drumheller through an agreement signed in 1998 between the two parties. The bridge was originally constructed in circa 1930 and subsequently became a tourist attraction when the coal mine on the north site closed in 1957. The bridge has been rehabilitated numerous times over its life, with the south tower being replaced in 1977. A bridge inspection was completed in Spring 2020 which identified rot in the southeast support of the north tower. Due to these concerns, the bridge was closed to pedestrian access in the Spring 2020.

Engineering commenced in Spring 2021 but was put on hold in Fall of 2021 due to landowner access issues on the north side of the river. The Town was finally able to acquire the necessary lands in April 2023.

On September 19, 2023, a Request for Tender for the rehabilitation of the bridge was advertised on the Town's Bid & Tenders website. The tender closed on October 10, 2023, with four (4) bids being received. The bid results are as follows, compared to the engineer's estimate:

Contractor	Tendered Amount (excluding GST)
<b>Volker Stevin Highways Ltd.</b>	<b>\$ 274,700.00</b>
McKenzie LK	\$ 395,557.00
Nitro Construction Ltd.	\$ 485,000.00
Everest Construction Mgmt. Ltd	\$ 666,794.00
Engineering Pre-Tender Estimate	\$ 236,800.00

MPE has reviewed the low bid and has found it to be compliant with the tender requirements and is recommending award to Volker Stevin Highways Ltd. Volker Stevin is a well-known construction and roadway maintenance contractor.

The construction work includes a repair to the access on the north side of the bridge, where a large washout approximately 300m downstream of the bridge will need to be repaired to gain access. Other work involves:

- Removing rotted section of support and replacing with local splice
- removal of seven (7) trees on south side of bridge vicinity of bridge support cables
- greasing support cables- recommended maintenance
- miscellaneous vegetation removal and cleanup

Work is to commence as soon as possible to repair washout prior to winter. All work is to be completed by April 30, 2024 to ensure that the bridge is open for the 2024 tourist season.

**FINANCIAL IMPACT:**

Alberta Transportation has agreed to fund \$200,000 toward bridge rehabilitation.

A budget of \$55,000 was approved as part of the 2021 capital to cover preliminary engineering. Additional budget is now required to be funded out of the 2024 Capital Program towards the bridge rehabilitation program. Project costs are as follows:

<b>Description</b>	<b>Cost</b>
Construction	\$274,700
Engineering (Design & Construction)	\$ 82,900
Land Acquisition (including Legal and Land Titles)	\$ 25,000
Project Contingency	\$ 25,000
Subtotal	<u>\$ 407,600</u>
Less Current Budget	(\$ 55,000)
Less Alberta Transportation Funding	(\$ 200,000)
<b>Additional 2024 Town Capital Budget Funding</b>	<b>\$ 152,600</b>

**RECOMMENDATION:**

Administration recommends that the Star Mine Suspension Bridge Rehabilitation tender be awarded to Volker Stevin Highways Ltd. In the amount of \$274,700 excluding GST.

Administration also recommends that Council allocates an additional **\$152,600** be allocated from the 2024 Capital budget towards the Star Mine Bridge Rehabilitation project.

**STRATEGIC POLICY ALIGNMENT:**

Star Mine Bridge is a popular tourist attraction in the Valley. Proceeding with the work aligns with Council priority to promote tourism within the Valley.

**COMMUNICATION STRATEGY:**


Tender results have been posted on the Towns website. Letters of non-award will be sent to unsuccessful bidders. Letter of award and contract documents for execution will be provided to successful bidder. In addition, as part of the October 12 Rosedale Berm landowner engagement session, residents were advised of the project schedule.

**MOTION:** Councillor: \_\_\_\_\_ moves that Council approve the award of the Star Mine Suspension Bridge repairs to Volker Stevin Highways Ltd in the amount of \$274,700 excluding GST and approve an additional budget of \$152,600 to be funded from the 2024 Capital Works program budget

**SECONDED:**

  
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Prepared by:  
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