

**Town of Drumheller
COUNCIL MEETING
AGENDA**

**Tuesday, October 13, 2020 at 4:30
PM**

**Council Chamber, Town Hall
224 Centre Street, Drumheller,
Alberta**



Page

- 1. CALL TO ORDER**
- 2. MAYOR'S OPENING REMARK**
 - 2.1. Proclamation - Breast Cancer Awareness Month
 - Proclamation - End Poverty Month
- 3. ADOPTION OF AGENDA**
 - 3.1. Agenda for October 13, 2010 Regular Council Meeting
 - Motion:
That Council adopt the October 13, 2020 Regular Council Meeting as presented.
- 4. MINUTES**
 - 4.1. Minutes for September 28, 2020 Regular Council Meeting
 - Motion:
That Council adopt the September 28, 2020 Regular Council meeting minutes as presented.
[Regular Council - 28 Sep 2020 - Minutes](#)
 - 4.2. Minutes for September 10, 2020 Municipal Planning Committee Meeting
 - Motion:
That Council accept the September 10, 2020 Municipal Planning Committee meeting minutes as presented.
[MPC Minutes - 9 - September 10, 2020](#)
- 5. REQUEST FOR DECISION AND REPORTS**
 - 5.1. CHIEF ADMINISTRATIVE OFFICER**
 - 5.1.1. Request for Decision - Lease Agreement with the Canadian Badlands Passion Play Society for Property Roll 2002002
 - Motion:
That the Town enters into a ten (10) year lease agreement with the Canadian Badlands Passion Play Society to lease the land referred to in property roll 20002002 at current market rates with one (1) renewable ten (10) year period.
[RFD - Lease with CBPPS with Map.1](#)
 - 5.2. CHIEF RESILIENCY & FLOOD MITIGATION OFFICER**
 - 5.2.1. Update on Flood Mitigation Project Financials - R. Jenkins, Finance Drumheller Resiliency & Flood Mitigation Office
[DRFMProgram Q3 Financial- 2020Sept30](#)

5.3. CORPORATE SERVICES

- 5.3.1. Request for Decision - Tax Recovery Reserve Bid Report
[RFD - 2020 Tax Recovery Public Auction](#)
[2020 Tax Auction Property List](#)

5.4. REVIEW OF STRATEGIC PRIORITIES

- 5.4.1. Human Resources - N. Skiftun, Human Resources Manager - Service innovation: Incentive Program
Community Development & Social Planning - A. Harrison, Manager CDSP - Poverty Reduction: Short Term Initiatives
Corporate Services - D. Drohomerski, CAO - Red Tape Reduction List

6. CLOSED SESSION

- 6.1. Drumheller Flood Mitigation - FOIP 16 (1) - Disclosure harmful to business interests of a third party.

Motion:

That Council close the meeting to the public to discuss the Drumheller Flood Mitigation project as per FOIP 16 (1).

- 6.2. Tax Roll 1002355 - FOIP 16 (1) - Disclosure harmful to business interests of a third party.

Motion:

That Council close the meeting to the public to discuss items related to tax roll 1002355 as per FOIP 16 (1).

- 6.3. CAO Evaluation - FOIP 19 (1) - Confidential Evaluation

Motion:

That Council close the meeting to the public to discuss the CAO Evaluation as per FOIP 19 (1).

7. ADJOURNMENT

**Town of Drumheller
COUNCIL MEETING MINUTES**

September 28, 2020, 2020 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, AB, T0J 0Y4



IN ATTENDANCE:

Mayor Heather Colberg
Councillor Kristyne DeMott
Councillor Jay Garbutt
Councillor Lisa Hansen-Zacharuk
Councillor Tony Lacher
Councillor Fred Makowecki
Councillor Tom Zariski

Chief Administrative Officer: Darryl Drohomerski
Director of Emergency and Protective Services: Greg Peters
Communications Officer: Erica Crocker
Legislative Assistant: Denise Lines

ABSENT:

1. CALL TO ORDER

- 1.1 Mayor called the meeting to order at 4:31pm
The October 5th Committee of the Whole meeting has been cancelled due to Strategic Planning Meetings taking place Monday October 5th and Tuesday October 6th.

2. MAYOR'S OPENING REMARK

- 2.1. Proclamation: Orange Shirt Day - September 30 – Councillor J. Garbutt
2.2. Proclamation: Wrongful Conviction Day - October 2 – Councillor T. Lacher
2.3. Proclamation: World Cerebral Palsy Day - October 6 – Mayor Colberg

3. ADOPTION OF AGENDA

3.1. Agenda for the September 28, 2020 Regular Council Meeting

M2020.204 Moved by Hansen-Zacharuk, DeMott that Council adopt the September 28th, 2020 Regular Council Meeting agenda as presented.

Carried unanimously

4. MINUTES

4.1. Minutes for the September 14, 2020 Regular Council Meeting

M2020.205 Moved by Zariski, Makowecki that Council adopt the September 14, 2020 Regular Council meeting as presented.

Carried unanimously

5. REQUEST FOR DECISION REPORTS

5.1. CHIEF ADMINISTRATIVE OFFICER

- 5.1.1. Request For Decision - Sale of Town of Drumheller Property 117 7 Ave SE D. Drohomerski, CAO explained the elements involved in the sale of 117 7 Ave SE, including the conditions set out in the contract, rezoning and property lines, and the plan to sell some of the existing buildings. Nautical Land's Group is the developer and is planning a community for adults 55+. For more information: www.nlgliving.com

M2020.206 Moved by Hansen-Zacharuk, DeMott that Council approves the sale of 117 7 Ave SE for the sum of \$900,000.00 with a possession date of 240 days from the acceptance of this offer.

Carried unanimously

5.2. CHIEF RESILIENCY & FLOOD MITIGATION OFFICER

5.2.1. Update on Flood Mitigation Project

D. Durnie, (CRFMO)

Update subject matter included:

- Preparation of Provincial inspections for structural measures
- ATCO Electric: process collaboration
- Necessary tree removal and the possible repurposing of the material, e.g. benches
- Land Access Requests & Approvals
- Indigenous Consultation Strategy
- Installation of project information signs
- Social Media: 8 Steps to the Municipal Development Plan; Wisdom Wednesday's in the Drumheller Mail - dispelling rumours and myths surrounding flood mitigation
- Public Engagement: Attending the Rotary Meeting; Public Hearing: October 26th, 2020; Know Your Flow: Helping the community understand the measurement of river flow

5.3. DIRECTOR OF EMERGENCY / PROTECTIVE SERVICES

5.3.1. Update - Request for Decision - Hoodoo Parking

G. Peters, Director Protective & Emergency Services, presented information about the Hoodoo Parking program; this included a financial summary, request for decision for the 2021 season. Peters explained that in 2019 the Town received a provincial wage subsidy grant helped to pay Hoodoo Parking staff salaries but that was not available this year. However a federal grant program that subsidized wages up to \$15/hr was applied and and successful for 2020. This will likely not be available in 2021. Peters thanked Antonia Knight for her work as the onsite supervisor.

Discussion:

Councillor Garbutt moved to table the motion as it is unknown whether there will be a provincial wage subsidy program to apply for 2021. Garbutt questioned whether or not the program is profitable enough to run without the wage subsidy program in place.

Mayor called for a seconder to the table the motion.
No seconder the motion will not be considered.

Regular Council Meeting Minutes
September 28, 2020

M2020.207 Moved by Lacher, Hansen-Zacharuk that Council approve the continuation of the Hoodoo Parking Program at a rate of \$2.00 per car and \$10.00 per coach in the summer months of 2021. That the continuation of the program utilizes the Canada Summer Jobs program if still available in 2021 for staffing at the Hoodoos. That the continuation utilizes a Shift Supervisor to monitor operations on site to mitigate any issues that may arise on location.

6 For: Mayor Colberg, Councillors DeMott, Hansen-Zacharuk, Lacher, Makowecki, Zariski

1 Opposed: Councillor Garbutt

Carried

6. CLOSED SESSION

6.1. Drumheller Flood Mitigation - FOIP 16(1) - Disclosure harmful to business interests of a third party.

M2020.208 Moved by Zariski, DeMott that Council close the meeting to the public to discuss the Drumheller Flood Mitigation project as per FOIP 16(1). Time: 5:22pm

Carried unanimously

M2020.209 Moved by Garbutt, Makowecki that Council open the meeting to the public. Time: 6:20pm

Carried unanimously

10 ADJOURNMENT

M2020.210 Moved by DeMott, Lacher to adjourn the meeting. Time: 6:20pm

Chief Administrative Officer

Mayor



**Municipal Planning Commission
MINUTES
Meeting of Thursday September 10, 2020**

Present: Darryl Drohomerski, CAO/Development Officer
Linda Taylor, Recording Secretary
Tom Zariski, Chair - Councillor/Member
Tony Lacher, Councillor/Member
Sharon Clark, Vice Chair/Member
Shelley Rymal, Member
Stacey Gallagher, Member - online
Scott Kuntz, Member – exit 1:50 pm
Devin Diano, Palliser Regional Municipal Services Rep. – Planner – exit 12:56pm

Absent: Andrew Luger, Member
Darwin Durnie - Chief Resiliency & Flood Mitigation Officer

Attendee(s): Jon Sheppard – video during In Camera
Matt Knapik – O2 Planning & Design
Sarah Lumley – O2 Planning & Design
Cyril Tomlinson – O2 Planning & Design

1.0 CALL TO ORDER – 12:04 pm

T. Zariski presented the Agenda for the September 10, 2020 meeting.

1.1 Agenda – Additions, Deletions or Amendments

Addition – 5.1 East Coulee Hotel, 5.2 Move on Home, Cambria, 5.3 In Camera

Deletion - none

Amendment - none

1.2 Acceptance of Agenda

Motion: - S. Rymal moved to accept the agenda for the September 10, 2020 meeting with the additions as noted

Second: – S. Clark - Carried

2.0 MINUTES FROM PREVIOUS MEETINGS

2.1 August 13, 2020

Motion: S. Kuntz moved to accept the minutes of August 13, 2020 with correction of Clarke to Clark on page 3

Second: – T. Lacher - Carried

2.2 Summary of Development Permits

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

Second: – S. Clark - Carried



3.0 DEVELOPMENT PERMITS

3.1 T00087-20D – United Homes Canada – Modular Home – Flood Area

D. Drohomerski presented Development Permit T00087-20D submitted by United Homes Canada for modular home on foundation with additional deck with a rear yard setback of 6.1-meter projection located at 166 Centre Street, Cambria on Plan 1811832; Block 12; Lot 7. Zoning is SCR – Suburb Community Residential District.

D. Drohomerski advised a Modular Home is a discretionary use in this district. The property is within the flood area as noted on the map. Grading elevations have been submitted with notations to the finished levels and flood levels shown on the foundation. The required setback on a rear yard is 7.6 meters, the deck will be over 2 feet in height; the projection over rear yards can project 1.5 meters so the set back of 6.1 meters meets the requirement.

D. Diano noted the number 14 & number 15 conditions are referencing the flood mitigation measures required for the placement of the home.

Municipal Planning Commission discussed the application.

Motion: T. Lacher moved to approve presented Development T00087-20D submitted by United Homes Canada for modular home on foundation with additional deck with a rear yard setback of 6.1-meter projection located at 166 Centre Street, Cambria on Plan 1811832; Block 12; Lot 7 subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to Town of Drumheller Community Standards Bylaw 06-19.
3. Placement of development as per plans submitted with application.
4. Any changes in the proposed development, from application as approved; the holder of the permit must first obtain permission of the Development Officer/Municipal Planning Commission. An additional development permit may be necessary.
5. Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor. Real Property Report to be submitted to the Town of Drumheller upon completion.
6. Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.
7. Make provisions for proper installation of water meter as per Town of Drumheller Water/Sewer Bylaw. Call 403-823-1302.
8. Contractor(s) to have a valid Business License with the Town of Drumheller.
9. Offsite levies and local improvement to be paid prior to the issuance of Safety Code Permits.
10. Any/all local improvements or upgrade required for development are at owner/applicants' expense. All local improvements, and construction thereof, must be approved by the Town of Drumheller including, but not limited to, approaches, driveways, frontage charges, water/sewer services, etc. Please contact 403-823-1330 for approval and specifications.
11. Landscaping Plan to be in accordance with Policy C04-02 and Land Use Bylaw 10-08 and to the satisfaction of the Development Officer/Municipal Planning Commission.
12. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
13. Contact Alberta One-Call 1-800-242-3447 to request that buried utilities be located and marked.



14. All buildings located on the property shall be constructed so that all openings are above the flood flow levels applicable to the location. Documentation from Registered Alberta Land Surveyor required verifying elevations are met, to be provided to the Town of Drumheller.
15. Construction to adhere and meet the Flood Mitigation Measures of the Alberta Building Code Standata(s) issued by the Alberta Government and Safety Code Council dated August 15, 2013 and September 20, 2013. This includes but is not limited to all openings above the flood flow levels, mechanical room located above the flood flow levels (furnace, hot water tank, electrical panel) and the installation of back flow prevention device. The developer will provide verification conditions have been met by inspection or a method suitable to the Development Authority.

Second: S. Kuntz – 1 opposed; opposed would like to see Resiliency & Flood Mitigation information, comments and/or response on the development permits.

Carried.

3.2 T00098-20D – Applicant – Portable Accessory Building

D. Drohomerski presented Development Permit T00098-20D submitted by Applicant for a portable accessory building located at 709 2 Street SW, Drumheller on Plan 4159CP; Block 5; Lot 20. Zoning is R-1A – Residential District.

D. Drohomerski advised a portable accessory building is a discretionary use in this district. The structure is made of canvas and metal for the storage of a vehicle.

Municipal Planning Commission discussed the application. As this is a portable structure, MPC members consider this as temporary and request the applicant reapply again within 24 months; to ensure it is still in good condition.

Motion: S. Gallagher moved to approve Development Permit T00098-20D as temporary, with the stipulation reapplication be done within 24 months; submitted by Applicant for a portable accessory building located at 709 2 Street SW, Drumheller on Plan 4159CP; Block 5; Lot 20, subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw 06-19.
3. Placement of construction as per plot plan submitted.
4. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services. (Call 823.1330 for the regulations).
5. Exterior finished appearance of the proposed construction to be compatible with that of existing development and to the satisfaction of the Development Authority.
6. If the holder of the permit wishes to make any changes in the proposed development from application as approved, the holder of the permit must first obtain permission of the Development Authority. An additional development permit may be necessary.
7. Must conform to any/all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
8. Contractor(s) to have a valid Business License with the Town of Drumheller.



9. Contact Alberta One-Call to request that buried utilities be located and marked before you dig; secondary utilities are the property owner's responsibility. 1-800-242-3447 Alberta One-Call
10. Development permit re-application within two years for the portable garage structure to remain.

Second: S. Rymal – Carried.

3.3 T00099-20D – Attention 2 Detail – Occupancy for Automotive Detailing business

D. Drohomerski presented Development Permit T00099-20D submitted by Attention 2 Detail for occupancy for automotive detailing business located at 1121D South Railway Avenue, Drumheller on Plan 1510175; Block 2; Lot 23. Zoning is M-1 – Light Industrial District.

D. Drohomerski advised automotive detailing is a discretionary use in this district.

Municipal Planning Commission discussed the application.

Motion: T. Lacher moved to approve Development Permit T00099-20D submitted by Attention 2 Detail for occupancy for automotive detailing business located at 1121D South Railway Avenue, Drumheller on Plan 1510175; Block 2; Lot 23, subject to the following conditions;

1. Development shall conform to Town of Drumheller Land Use Bylaw 10-08.
2. Development shall conform to the Town of Drumheller Community Standards Bylaw 06-19.
3. All necessary permits (building, electrical, plumbing, etc.) to be in place prior to any construction/installation.
4. All contractors and/or sub-trades to possess a valid Town of Drumheller Business License.
5. Development to conform and meet the requirements of the Regional Fire. Prior to commencement of occupancy and business activities, confirmation must be provided to the Development Officer from the Local Fire Authority that the building is occupiable for such purposes.
6. Applicant to ensure authorization from the property owner is obtained prior to any renovation/modification.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Officer/Municipal Planning Commission. An additional development application may be necessary.
8. Development application is required for signage placement and made under separate application prior to placement.
9. Development to conform to any/all Municipal, Provincial and Federal regulations and/or legislation that may apply.
10. Garbage and waste materials must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares. Separate containment must be provided for the disposal and recycling of cardboard materials.



11. Annual Business License is required.

Second: S. Kuntz – Carried

3.4 T00101-20D – Home Occupation – Big Country Amusements

D. Drohomerski presented Development Permit T00101-20D submitted by Applicant for home occupation located at 301 3 Street, Nacmine NW-8-29-20-W4. Zoning is R-1 – Residential District.

D. Drohomerski advised this same home occupation was previously located at 284 3 Street, across the street; in that location since 2000.

Municipal Planning Commission discussed the application.

Motion: T. Lacher moved to approve Development Permit T00101-20D submitted by Applicant for home occupation located at 301 3 Street, Nacmine NW-8-29-20-W4, subject to the following conditions;

1. Shall conform to Land Use Bylaw 10-08.
2. Shall conform to the Town of Drumheller Community Standards Bylaw 06-19.
3. An Annual Business License is required.
4. There shall be no outside storage of materials, commodities or finished products.
5. Signing is restricted to one sign per site attached to the building with a maximum size of 0.9 m (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer. Any variation shall be subject to a separate development permit application.
6. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
7. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
8. Home Occupations shall be revocable at any time by the Development Authority, if the use is or has become detrimental to the amenities of the neighborhood.
9. A commercial vehicle shall be subject to approval, and shall not be detrimental to the residential character of the neighborhood.

Second: S. Rymai – Carried

3.5 T00102-20D – Home Occupation – Loden Living

D. Drohomerski presented Development Permit T00102-20D submitted by Applicant for home occupation located at 404 10 Avenue SE, Drumheller on Plan 5212JK; Block 2; Lot 5. Zoning is R-2 – Residential District.



D. Drohomerski advised this is a new home occupation for a home office for a realty business that is ran as a satellite office.

Municipal Planning Commission discussed the application.

Motion: S. Gallagher moved to approve Development Permit T00102-2GD submitted by Applicant for home occupation located at 404 10 Avenue SE, Drumheller on Plan 5212JK; Block 2; Lot 5, subject to the following conditions;

1. Shall conform to Land Use Bylaw 10-08.
2. Shall conform to the Town of Drumheller Community Standards Bylaw 06-19.
3. An Annual Business License is required.
4. Where the applicant for the home occupation is not the registered owner of the dwelling unit; the applicant shall provide written authorization from the registered owner(s).
5. There shall be no outside storage of materials, commodities or finished products.
6. Signing is restricted to one sign per site attached to the building with a maximum size of 0.9 m (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer. Any variation shall be subject to a separate development permit application.
7. If the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other condition or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.
8. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.
9. Home Occupations shall be revocable at any time by the Development Authority, if the use is or has become detrimental to the amenities of the neighborhood.
10. A commercial vehicle shall be subject to approval, and shall not be detrimental to the residential character of the neighborhood.

Second: S. Clark – Carried

4.0 PALLISER REGIONAL MUNICIPAL SERVICES

4.1 No Discussion Items

5.0 OTHER DISCUSSION ITEMS

5.1 Update – East Coulee Hotel

Nothing is happening at the East Coulee Hotel at this time. There have been complaints from the neighbors. Attempts have been made at contacting the owners to correct the ongoing issues on the property.

A road closure was done for the addition of balconies on the front of the building however that addition has not been completed to date.

The hotel was to have a small bar, restaurant, hotel rooms and barrier free rooms.



5.2 Update – Move on Home in Cambria

2018 – Pilings

2019 – change to placement of house, onto full basement

May 2019 – building permit issued

Electrical permit in progress

Gas permit was closed expired

Plumbing permit is closed work complies

There is a substantial deposit that was taken for the move on home

Status update on the completion of the project will be requested from the owner

Discussion on other projects:

- Former Chop Shop Site – reclamation has been completed on the site
- Former Dino Donuts Site – demolition of the structure has been completed, project is in talks
- Sea Cans at 631 5 Street East
- House renovations by McConkey Park

5.3 In Camera

Motion to go In Camera – 12:56 pm - by S. Kuntz, **second** S. Rymal – Carried

Motion to go out of In Camera – 2:05 pm - by T. Lacher, **second** S. Clark – Carried

6.0 NEXT MEETING DATE – September 24, 2020

7.0 Adjournment – Meeting adjourned by S. Rymal at 2:06 pm.
Second by S. Clark - Carried



Chairperson



Development Officer

Attachments:

- Agenda
- Summary of development permits



REQUEST FOR DECISION

TITLE:	Lease Agreement with The Canadian Badlands Passion Play Society (CBPPS) for Property Roll 20002002
DATE:	October 8, 2020
PRESENTED BY:	Darryl Drohomerski, CAO
ATTACHMENT:	Property Map of Roll 20002002

SUMMARY:

The Canadian Badlands Passion Play Society (CBPPS) is wishing to apply for Federal government for the Canada Cultural Spaces Fund for the development of a performing arts centre. CBPPS is requesting land owned by the Town of Drumheller that is immediately adjacent to their parcels and which previously housed the former ski hill. In order to secure grant funding under this program, the land must be leased for a minimum of ten (10) years. If approved, Administration would create a ten-year lease with one renewable option at current market rates for un-serviced land. The CBPPS is intending to use the land for the creation of walking and biking trails as well as the possible use of temporary housing for staff and guests.

RECOMMENDATION:

Administration recommends entering into a ten (10) year lease with the CBPPS at current lease market rates. The lease agreement would include one additional ten (10) year renewable term.

FINANCIAL IMPACT:

Standard clauses for termination would be included in the event the town had a purchaser for this land or the CBPPS no longer needed the land for their purposes. For budget purposes, the annual lease value might be in the \$4,000 to \$10,000 range.

STRATEGIC POLICY ALIGNMENT:

Good governance through fiscal responsibility as well as supporting non-profit groups within the Drumheller Valley.

COMMUNICATION STRATEGY:

Not applicable

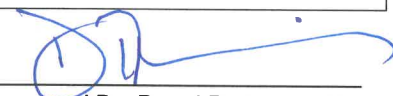
MOTION:

That the Town enters into a ten (10) year lease agreement with the CBPPS to lease the land referred to in Property Roll 20002002 at current market rates with one renewable ten-year period.

SECONDED:


Prepared By:
Darryl Drohomerski

Reviewed by:
Denise Lines


Approved By: Darryl Drohomerski
Chief Administrative Officer



WE'RE CHANGING THE CHANNEL!
www.dinosaurvalley.com




Drumheller Resiliency and Flood Mitigation Program

Program 3rd Quarter Financial Update
October 13, 2020

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 1

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DRFM Program Budget

- 6 year program covering years 2019 - 2024
- Inaugural Program Budget prepared with Year 2020 adopted as part of the Town's 2020 Capital Budget
- Previous Financial Update – June 22, 2020
 - Expenditures to June 15, 2020
 - Revised Estimates included
- Present Financial Update for 3rd Quarter
 - Expenditures to September 30, 2020
 - Estimates have not been updated for this report

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 2

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Program Funding and Expenditure

- Major Funding for the Project over the 6 year Program from Canada, Alberta and Drumheller is known and fixed (at least for now)
- Expenditures are limited by the available funding with timing based on:
 - Funding Availability
 - Administrative Capacity
 - Sequential Considerations

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 3


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2021 – 2024 Budget

- Proposed Program Budget for years 2021 – 2024 will be prepared this month for Council's consideration later in November.
- Will include revised estimated amounts for 2020
- For 2021 and forward, will include more detailed estimates for Flood Infrastructure works


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 4



Program Funding

Program	Amount	Timing
Canada Disaster Mitigation and Adaptation Fund Program (DMAF)	40% of Eligible Expenses and in kind contributions up to \$22 Million	Spread over Federal Fiscal Years 2020/21 to 2023/24 Agreement Signed First funding claim and Oversight Committee meeting prior to the end of October
Alberta Flood Buyout Funding	Lump Sum \$20 Million	Received in Q1 2020 Disbursements now beginning Balance invested


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 5



Program Funding

Program	Amount	Timing
Community Resiliency Program	\$6.413 Million	Received. Funding current Program expense Balance Invested as Part of Town Investments
Interest on Cash Balances	To Be Revised	2018 – 2024 2020 - 2023
• General Fund		
• Land Fund		
DMA Regionalization Grant	\$30,000 remaining out of \$130,000	Received
Province of Alberta In Kind Contributions – Transfer of Provincial Dikes	Value not determined	2020 - 2021


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 6



Program Funding

Program	Amount	Timing
Town of Drumheller		
• Cash	\$5 Million	June 2021 - \$1.5 Million June 2022 - \$2.5 Million June 2023 - \$1 Million
• In Kind – Development of Flood Operations Center	\$81,000	2019
Other Grants, Programs	Unknown	2021 - 2023
Total	\$54.171 Million	


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 7



Tables Included in Budget Report

- Overall Program
- Program/Project Budget Areas with details of Expense Estimates and expenditures to date
- Original Budget and Revised Estimates from June 22 report
- Land Fund Summary


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 8



Overall

- Overall Program 6 Year Expense
 - Initial Estimate - \$53,443,000
 - Revised Estimate - \$54,172,000
- Total to Date including 2019 - \$2.617 Million
- 2020 Budget – \$19.185 Million
- 2020 Revised Estimate - \$20.488 Million
- 2020 to Date - \$2.206 Million


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 9



Overall Program Expense

Program / Project	Initial Expense Estimate	Revised Expense Estimate
01 General Program	\$2,349,000	\$2,241,000
21 Indigenous Consultation	\$201,000	\$184,000
41 Land Acquisition	\$20,000,000	\$20,323,000
60 Infrastructure	\$30,893,000	\$30,728,000
76 Flood Operations Center		\$140,000


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 10



Overall Program Expense

Program / Project	Initial Expense Estimate	Revised Expense Estimate
81 Master Engineering Design, Assessment of Planning Impact General Program		\$405,000
91 Passive Warning System		\$165,000
Total	\$53,443,000	\$54,186,000


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 11



01 General Program

- 2020
 - Budget - \$618,000
 - Revised Estimate - \$613,000
 - To September 30 - \$197,000
 - Green House Gas Study – Now complete - \$50,000
 - Number of initiatives not yet undertaken
 - Public Events and Symposia, Academic Research, Completion of Road Map


October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 12



02 Project Management

- Total Project Management Expense for the 6 Year Program
 - Initial Projection - \$2.42 Million
 - Revised Projection - \$2.30 Million
 - 4.3% of Total Program Expense
- Allocated to various programs and projects.
 - Generally based on time of Management Team Members
 - 2020 is year of highest expense as Program is implemented
 - 2020 Initial Budget - \$610,000
 - 2020 Revised Forecast - \$704,000
 - 2020 to Date - \$480,000 (August) 67%
 - Project Management Services - Total Expense capped under contract.
 - 2021 – 2024 Projections reduced


October 13, 2020
Drumheller Resiliency and Flood Mitigation Program
13



Project Management

Component	Initial Estimated Expense	Revised Estimated Expense
Services Contract	\$1,680,000	\$1,680,000
Contingency – 10%	\$168,000	\$168,000
Total Fee	\$1,848,000	\$1,848,000
Reimbursable Expenses		
Allowances	\$72,000	\$132,000
Travel	\$200,000	\$200,000
Expenses and Disbursements	\$300,000	\$125,000
Total Project Management	\$2,420,000	\$2,305,000

October 13, 2020
Drumheller Resiliency and Flood Mitigation Program
14



21 Indigenous Consultations

- Scott Land costs are 2019 actual + \$150,000 estimated in the Services Proposal
- Limited Activity to date due to CV 19 - \$19,668
- Estimated 2020 expense remains unchanged
- No way to know if allowance will be enough

October 13, 2020
Drumheller Resiliency and Flood Mitigation Program
15




41 Land Acquisition

- Funding for Land Acquisition:
 - Buyout Grant of \$20 Million grant plus interest earned
 - Land acquired for construction of flood infrastructure are eligible expenses under CRP and DMAF Grants
- Expense

	Initial Estimates	To Date	Commitments
Purchase of Properties	\$18 Million	\$625,000	\$1.695 Million
Non Purchase Expense	\$2.3 Million	\$158,000	

October 13, 2020
Drumheller Resiliency and Flood Mitigation Program
16

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41 Land Fund

- Buyout Grant of \$20 Million kept as separate fund
- Interest to September 15 - \$47,771
- Transferred to Drumheller Land Corporation for purchases
 - \$60,000 initially from Town General Fund
 - \$2 Million from Land Fund
- Due to Town General Fund
 - \$60,000 initial transfer
 - \$222,247 – 2019 and 2020 Non-purchase Expense to Date

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 17

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60 Infrastructure

- Program Funding Available for Infrastructure - \$30.713 Million
- 2020 – Budget - \$6.276 Million
- 2020 – To date - \$709,000
- Major flood infrastructure construction work not yet started
- To date – Design Engineering, Technical Services, Project Management Expense

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 18

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60 Infrastructure

2020 - Program / Project	\$
61 Midland Newcastle	\$226,000
62 General Infrastructure	\$445,000
63 Central Drumheller	\$62,000
75 Storm Water System	\$11,000
Total 2020 to Date	\$747,000

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 19

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76 Flood Operations Center

- Development of an operations center for management of the resiliency and flood mitigation system
- On the second floor of the Public Works Building
- Expense:
 - Security and Risk Evaluation - \$18,750
 - Building Space Development - \$30,000
 - 2019 Generator Installation - \$81,000 (Contributed in kind)

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 20

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81 Master Engineering Design, Assessment of Planning Impact

- Development of engineering master design plan for Resiliency and Flood Mitigation System infrastructure works
- Analysis of impact on Town Land Use Planning with development System
- Estimated Expense - \$405,000
 - Consulting Services - \$300,000
 - Communications and Engagement - \$20,000
 - Palliser Regional Municipal Services - \$50,000
 - Project Management - \$35,000
- To Date – \$219,000

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 21

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91 Passive Warning System

- Placement of Signage identifying extent of potential inundation in flood events.
- Estimated Expense - \$165,000:
 - Signage - \$150,000
 - Project Management - \$15,000
- To Date - \$102,000

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 22

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DRFM Program Financial Report

- Any further questions

October 13, 2020 Drumheller Resiliency and Flood Mitigation Program 23

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
Overall Project Summary
September 30, 2020

	Total		2019 Actual	2020			2021 Revised Estimate	2022 Revised Estimate	2023 Revised Estimate	2024 Revised Estimate	
	Estimate			To Date	Budget	Estimate					To Date
	Initial	Revised									
Revenue											
DMAF Program Funding	\$22,000,000	\$22,000,000		\$8,000,000	\$8,195,019	\$0	\$5,804,981	\$3,520,000	\$4,480,000		
AB Environment Property Buy Out	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000					
AB Environment Infrastructure (In Kind)		\$0			\$0						
Community Resiliency Program											
East Midland, Newcastle Projects	\$3,211,000	\$3,211,000	\$3,211,000	\$3,211,000							
Central Drumheller Project	\$3,202,600	\$3,202,600	\$3,202,600	\$3,202,600							
	<u>\$6,413,600</u>	<u>\$6,413,600</u>	<u>\$6,413,600</u>	<u>\$6,413,600</u>							
Interest - General Project Fund		\$323,366	\$302,849	\$262,114		\$61,220	\$40,735	\$30,680	\$12,589	-\$26,780	-\$16,457
Interest - Land Acquisition Fund		\$323,407	\$47,770			\$208,228	\$47,770	\$101,602	\$12,605	\$972	
DMA Regionalization Grant	\$30,000	\$30,000	\$30,000	\$30,000							
Town of Drumheller (In Kind)		\$81,018	\$81,018	\$81,018							
Town of Drumheller Cash Contribution	\$5,000,000	\$5,000,000	\$0		\$0		\$1,500,000	\$2,500,000	\$1,000,000		
	<u>\$53,443,600</u>	<u>\$54,171,390</u>	<u>\$26,875,237</u>	<u>\$6,786,732</u>	<u>\$28,000,000</u>	<u>\$28,464,467</u>	<u>\$20,088,505</u>	<u>\$7,437,263</u>	<u>\$6,045,194</u>	<u>\$5,454,192</u>	<u>-\$16,457</u>
Expense											
01 General Program	\$2,349,058	\$2,240,914	\$522,459	\$235,682	\$617,736	\$612,872	\$286,777	\$443,665	\$434,945	\$248,869	\$264,881
02 Project Management (Net)		\$0	\$3,407				\$3,407				
21 Indigenous Consultation	\$201,210	\$184,461	\$29,129	\$9,461	\$175,000	\$175,000	\$19,668				
41 Land Acquisition	\$20,000,000	\$20,323,383	\$787,247	\$10,927	\$12,172,538	\$12,805,056	\$776,321	\$6,446,093	\$987,307	\$74,000	\$0
60 Infrastructure	\$30,893,332	\$30,713,246	\$818,227	\$74,052	\$6,220,620	\$6,275,620	\$744,175	\$9,670,613	\$8,198,549	\$6,361,538	\$132,875
76 Flood Operations Center		\$140,018	\$135,013	\$81,018	\$0	\$54,000	\$53,995	\$5,000			
81 Master Engineering Design, Assessment of Planning Impact		\$405,145	\$219,470	\$145		\$405,000	\$219,325				
91 Passive Warning System		\$165,000	\$101,790			\$160,000	\$101,790	\$5,000			
	<u>\$53,443,600</u>	<u>\$54,172,167</u>	<u>\$2,616,743</u>	<u>\$411,285</u>	<u>\$19,185,894</u>	<u>\$20,487,548</u>	<u>\$2,205,458</u>	<u>\$16,570,370</u>	<u>\$9,620,801</u>	<u>\$6,684,407</u>	<u>\$397,756</u>

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
01 General Program Expense Estimates
September 30, 2020

GL	Total			2019 Actual	2020			2021	2022	2023	2024
	Estimate		To Date		Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate
	Initial	Revised									
Expense											
Administration Services											
<u>Office Equipment</u>											
Admin Workstation	5517	\$4,420	\$4,420	\$4,310		\$4,420	\$4,420	\$4,310			
Shredder	5516	\$295	\$295	\$295		\$295	\$295	\$295			
Network Equipment	5517	\$5,500	\$5,500	\$5,850		\$5,500	\$5,500	\$5,850			
		\$10,215	\$10,215	\$10,455		\$10,215	\$10,215	\$10,455	\$0	\$0	\$0
<u>Services</u>											
Telephone	5216		\$750	\$241			\$750	\$241			
Computer Network	5275	\$3,722	\$0	\$0			\$0	\$0			
Firewall	5275	\$9,499	\$9,499	\$0		\$1,771	\$1,771	\$1,932	\$1,932	\$1,932	\$1,932
11 x 17 format Printer, scanner, copier, finisher, wireless access				\$0							
Lease - 48 months @ 223	5262	\$7,872	\$7,872	\$1,152		\$1,968	\$1,968	\$1,152	\$1,968	\$1,968	\$1,968
wireless, internet access	5262	\$1,500	\$1,500	\$0		\$1,500	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Copy Charges	5223	\$2,000	\$2,000	\$2,468		\$400	\$400	\$2,468	\$400	\$400	\$400
		\$24,593	\$21,621	\$3,861	\$0	\$5,639	\$6,389	\$3,861	\$4,300	\$4,300	\$4,300
<u>Internet Cloud Services</u>											
TeamDesk Database			\$1,200	\$404			\$1,200	\$404			
Sage 50 Accounting Services			\$625	\$624			\$625	\$624			
G Suite Signup		\$17	\$17	\$17	\$17						
G Suite: up to 15 users @ \$12/month		\$6,877	\$7,108	\$5,085		\$2,160	\$2,500	\$5,085	\$2,160	\$1,440	\$864
	5226	\$6,894	\$8,950	\$6,130	\$17	\$2,160	\$4,325	\$6,113	\$2,160	\$1,440	\$864
<u>Other Equipment and Services</u>											
Travel	5217	\$150	\$0	\$271			\$0	\$271			
Postage and Shipping	5215			\$20				\$20			
Allowance	5297	\$19,000	\$17,000	\$0		\$10,000	\$8,000	\$5,000	\$2,000	\$2,000	\$0
Office Supplies	5515	\$5,057	\$5,068	\$195	\$68	\$2,000	\$2,000	\$126	\$1,000	\$1,000	\$500
Technical Services	5249	\$4,000	\$4,000	\$126		\$1,000	\$1,000	\$126	\$1,000	\$1,000	\$1,000
Records Management	5239	\$20,000	\$5,000	\$0		\$20,000	\$5,000	\$0	\$0	\$0	\$0
Outfitting Flood Operations Center (To Own Project 76)	5621	\$30,000	\$0	\$0		\$30,000	\$0	\$0	\$0	\$0	\$0
		\$78,207	\$31,068	\$592	\$68	\$63,000	\$16,000	\$543	\$7,000	\$4,000	\$3,500
		\$119,909	\$71,855	\$21,038	\$85	\$81,014	\$36,929	\$20,972	\$13,460	\$9,740	\$8,664
											\$2,976
Total Administration Services and Goods											

**Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
01 General Program Expense Estimates
September 30, 2020**

GL	Total			2019 Actual	2020			2021	2022	2023	2024
	Estimate		To Date		Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate
	Initial	Revised									
Professional Services											
Green House Gas Emissions Assessment	5233	\$50,000	\$50,000	\$0		\$50,000	\$50,000				
Management and Financial Audit	5231	\$50,000	\$100,000	\$1,800		\$10,000	\$20,000	\$1,800	\$20,000	\$20,000	\$20,000
Development of operations manuals for dikes	5233	\$150,000	\$150,000	\$0			\$0		\$75,000	\$75,000	\$0
Accounting and Financial Services	5236							\$1,856			
Flood Exercise - Sweet Tech	5239		\$4,900	\$4,900	\$4,900						
Flood Mitigation Road Map - Tesera	5239	\$25,000	\$25,000	\$10,463	\$10,463	\$14,538	\$14,538	\$0	\$0	\$0	\$0
Integration with Municipal Emergency Plan	5293	\$10,000	\$10,000	\$0				\$10,000	\$0	\$0	\$0
Regional Emergency Response Plan (existing \$30,000 ADMA Regionalization Grant Funding)	5292	\$50,000	\$50,000	\$0				\$50,000	\$0	\$0	\$0
		\$335,000	\$389,900	\$17,163	\$15,363	\$74,538	\$84,538	\$3,656	\$155,000	\$95,000	\$20,000
Communications and Engagement											
Fibre Optic, Telephone	5212	\$15,900	\$15,900	\$0		\$3,300	\$3,300		\$3,600	\$3,600	\$3,600
<u>Web Site</u>											
Web Site Development		\$12,500	\$12,500	\$5,000	\$0	\$8,000	\$8,000	\$5,000	\$1,500	\$1,500	\$1,500
Domain Charges		\$175	\$175	\$0	\$0	\$35	\$35		\$35	\$35	\$35
Hosting Services		\$350	\$350	\$0	\$0	\$70	\$70		\$70	\$70	\$70
	5226	\$13,025	\$13,025	\$5,000	\$0	\$8,105	\$8,105	\$5,000	\$1,605	\$1,605	\$1,605
<u>Communication Materials / Events</u>											
Allowance for development, printing of communication materials, advertising	5218	\$160,000	\$286,832	\$176,341	\$116,832	\$40,779	\$60,000	\$59,509	\$30,000	\$30,000	\$30,000
Advertisements	5221	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
Annual and Final Reports	5223	\$60,224	\$50,224	\$478	\$224	\$20,000	\$10,000	\$254	\$10,000	\$10,000	\$10,000
		\$220,224	\$337,056	\$176,819	\$117,056	\$60,779	\$70,000	\$59,763	\$40,000	\$40,000	\$40,000
Total Communications and Engagement		\$249,149	\$365,981	\$181,819	\$117,056	\$72,184	\$81,405	\$64,763	\$45,205	\$45,205	\$45,205
Master Engineering Design, Planning Impact (Moved to Own Program 81)											
Preparation of Design Master Plan, identification of impact on Town Land Use Planning											
Allowance for contract services	5675	\$200,000		\$0		\$100,000			\$0	\$0	

Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 3rd Quarter Financial Report
 01 General Program Expense Estimates
 September 30, 2020

GL	Total			2019 Actual	2020			2021	2022	2023	2024	
	Estimate		To Date		Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate	
	Initial	Revised										
			\$0									
Academic Research			\$0									
Allowance of funding for academic research of benefit to not only Drumheller but other communities at risk from flooding	5298	\$175,000	\$175,000		\$75,000	\$75,000		\$50,000	\$50,000			
			\$0									
Events, Conferences			\$0									
Major Public Events		\$150,000	\$150,000	\$0	\$50,000	\$50,000			\$50,000		\$50,000	
Regulator and Approval Sessions		\$0	\$0	\$0								
Symposia		\$30,000	\$30,000	\$0	\$30,000	\$30,000						
Other Events		\$30,000	\$30,000	\$0	\$5,000	\$5,000		\$5,000	\$10,000		\$10,000	
	5224	\$210,000	\$210,000	\$0	\$0	\$85,000	\$85,000	\$0	\$5,000	\$60,000	\$0	\$60,000
Sub-total		\$1,289,058	\$1,212,736	\$220,019	\$132,504	\$487,736	\$362,872	\$89,391	\$268,665	\$259,945	\$73,869	\$114,881
Project Management Services	5671	\$1,060,000	\$1,028,178	\$300,563	\$103,178	\$130,000	\$250,000	\$197,385	\$175,000	\$175,000	\$175,000	\$150,000
Total General Program Expense		\$2,349,058	\$2,240,914	\$520,583	\$235,682	\$617,736	\$612,872	\$286,777	\$443,665	\$434,945	\$248,869	\$264,881

Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 3rd Quarter Financial Report
 02 Project Management Expense Estimates
 September 30, 2020

GL Code	Total			2019 Actual	2020			2021	2022	2023	2024		
	Estimate		To Date		Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate		
	Initial	Revised											
Total Estimated Fee under Services Contract		\$1,680,000											
Minimum	75%	\$1,260,000											
Maximum	125%	\$2,100,000											
Budget Appropriation													
Project Management Services													
Total Established Fee		\$1,680,000	\$1,680,000										
Contingency	10%	\$168,000	\$168,000										
Total Project Management Fees		\$1,848,000	\$1,848,000	\$575,839	\$127,252	\$526,000	\$600,000	\$448,587	\$350,000	\$300,000	\$300,000	\$170,748	
Reimbursable Expense													
<u>Basic Allowances</u>													
Accommodation Allowance													
\$1,200 per month		5673	\$72,000	\$78,000	\$18,000	\$8,400	\$14,400	\$14,400	\$9,600	\$14,400	\$14,400	\$14,400	\$12,000
Vehicle Allowance													
\$800 per month		5672		\$53,600	\$12,000	\$5,600	\$9,600	\$9,600	\$6,400	\$9,600	\$9,600	\$9,600	\$8,000
Total Allowances			\$72,000	\$131,600	\$30,000	\$14,000	\$24,000	\$24,000	\$16,000	\$24,000	\$24,000	\$24,000	\$20,000
<u>Other Travel</u>													
5674			\$200,000	\$200,000	\$18,010	\$2,873	\$40,000	\$50,000	\$15,137	\$55,000	\$35,000	\$35,000	\$22,127
<u>Expenses and Disbursements</u>													
Expenses and Disbursements			\$300,000	\$125,000	\$0	\$0	\$20,000	\$30,000	\$0	\$25,000	\$25,000	\$25,000	\$20,000
Other Accommodation					\$645	\$0	\$0	\$0	\$645	\$0	\$0	\$0	\$0
Total Expenses and Disbrsmnts		5675	\$300,000	\$125,000	\$645	\$0	\$20,000	\$30,000	\$645	\$25,000	\$25,000	\$25,000	\$20,000
Total Reimbursable Expense			\$572,000	\$456,600	\$48,655	\$16,873	\$84,000	\$104,000	\$31,782	\$104,000	\$84,000	\$84,000	\$62,127
Total Project Management Expense			\$2,420,000	\$2,304,600	\$624,493	\$144,125	\$610,000	\$704,000	\$480,369	\$454,000	\$384,000	\$384,000	\$232,875

**Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
02 Project Management Expense Estimates
September 30, 2020**

GL Code	Total			2019 Actual	2020			2021	2022	2023	2024	
	Estimate		To Date		Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate	
	Initial	Revised										
Allocation to Programs and Projects												
01 General Program	\$1,060,000	\$1,028,178	\$300,563	\$103,178	\$130,000	\$250,000	\$197,385	\$175,000	\$175,000	\$175,000	\$150,000	
21 Indigenous Consultation	\$25,000	\$31,109	\$9,350	\$6,109	\$25,000	\$25,000	\$3,241					
41 Land Program												
Non-Asset Land	\$247,000	\$128,653	\$23,128	\$653	\$130,000	\$50,000	\$22,475	\$45,000	\$20,000	\$13,000	\$0	
Capital Land	\$247,000	\$128,653	\$23,128	\$653	\$130,000	\$50,000	\$22,475	\$45,000	\$20,000	\$13,000	\$0	
Total Land	\$494,000	\$257,305	\$46,256	\$1,305	\$260,000	\$100,000	\$44,951	\$90,000	\$40,000	\$26,000	\$0	
60 Infrastructure					\$195,000	\$280,000		\$179,000	\$169,000	\$183,000	\$82,875	
61 Newcastle Midland			\$20,510				\$20,510					
62 General			\$195,218	\$32,922			\$162,296					
63 Central Drumheller			\$11,248				\$11,248					
75 Storm Water System			\$4,918				\$4,918					
Total Infrastructure	\$841,000	\$926,797	\$231,895	\$32,922	\$195,000	\$280,000	\$198,973	\$179,000	\$169,000	\$183,000	\$82,875	
76 Flood Operations Center		\$9,000	\$3,820			\$4,000	\$3,820	\$5,000				
81 Master Engineering Design, Assement of Planning Impact		\$35,000	\$24,004			\$35,000	\$24,004					
91 Passive Warning System		\$15,000	\$4,587			\$10,000	\$4,587	\$5,000				
Total Project Management Expense	4601	\$2,420,000	\$2,302,389	\$620,475	\$143,514	\$610,000	\$704,000	\$476,961	\$454,000	\$384,000	\$384,000	\$232,875

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
21 Indigenous Consultations Expense Estimates
September 30, 2020

GL	Total		2019	2020			2021	2022	2023	2024
	Estimate		Actual	Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate
	Initial	Revised								
Expense										
Land Services Contractor										
	Scott Land and Lease - Consultation Process									
5239	\$95,810	\$70,106	\$14,693	\$506	\$69,600	\$69,600	\$14,187			
Consultation Expense										
	Allowance for general expenses in Consultation Process including First Nations expenses									
5294	\$80,400	\$83,247	\$5,087	\$2,847	\$80,400	\$80,400	\$2,240			
Project Management										
5671	\$25,000	\$31,109	\$9,350	\$6,109	\$25,000	\$25,000	\$3,241			
Total Expense	\$201,210	\$184,461	\$29,129	\$9,461	\$175,000	\$175,000	\$19,668	\$0	\$0	\$0

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
41 Land Acquisition Expense Estimates
September 30, 2020

GL	Total		2019 Actual	2020			2021	2022	2023	2024				
	Estimate			Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate				
	Initial	Revised									To Date			
Expense														
Land Services Contractor - Scott Land and Lease														
	<u>Budget Appropriation</u>	\$900,000	\$900,000	\$0		\$728,333	\$728,333		\$145,667	\$13,000	\$13,000			
	Allocation													
	Non-Asset Land	5603	25%	\$225,000	\$225,000	\$12,548		\$182,083	\$182,083	\$12,548	\$36,417	\$3,250	\$3,250	
	Capital Land	5666	75%	\$675,000	\$675,000	\$39,377		\$546,250	\$546,250	\$39,377	\$109,250	\$9,750	\$9,750	
Communications														
	Allowance for Preparation, Printing of communication materials, for hosting of events and consultation	5218		\$30,000	\$30,000	\$3,079		\$20,000	\$20,000	\$3,079	\$10,000			
Professional Services														
	Accounting and Financial Services	5236								\$4,000				
	Survey	5665		\$500,000	\$500,000	\$0		\$300,000	\$300,000		\$150,000	\$25,000	\$25,000	
	Mapping and Geomatics	5663		\$68,435	\$0	\$20,182			\$0	\$20,182				
	Legal	5681		\$200,000	\$209,622	\$9,622	\$9,622	\$100,000	\$100,000		\$90,000	\$5,000	\$5,000	
	Appraisals	5669		\$90,000	\$90,000	\$15,940		\$90,000	\$90,000	\$15,940				
	Acquisition Proposals	5669		\$180,000	\$180,000	\$0		\$180,000	\$180,000					
	Other Professional Services	5669		\$94,835	\$60,000	\$0		\$25,000	\$25,000		\$25,000	\$5,000	\$5,000	
	Total Professional Services			\$1,133,270	\$1,039,622	\$45,743	\$9,622	\$695,000	\$695,000	\$36,122	\$265,000	\$35,000	\$35,000	\$0
Technical Equipment and Supplies														
	Supplies	5515			\$1,400	\$1,400			\$1,400	\$1,400				
	GIS Workstation	5517		\$1,715	\$1,715	\$1,715		\$1,715	\$1,715	\$1,715				
	Plotter	5517		\$7,202	\$7,202	\$8,130		\$7,202	\$7,202	\$8,130				
				\$8,917	\$10,317	\$11,245	\$0	\$8,917	\$10,317	\$11,245	\$0	\$0	\$0	\$0
Project Management														
	Non-Asset Land	5671		\$247,000	\$178,653	\$23,128	\$653	\$130,000	\$100,000	\$22,475	\$45,000	\$20,000	\$13,000	\$0
	Capital Land	5671		\$247,000	\$178,653	\$23,128	\$653	\$130,000	\$100,000	\$22,475	\$45,000	\$20,000	\$13,000	\$0
	Total Project Management			\$494,000	\$357,305	\$46,256	\$1,305	\$260,000	\$200,000	\$44,951	\$90,000	\$40,000	\$26,000	\$0
	Subtotal - Non Purchase Acquisition Services			\$2,566,187	\$2,337,244	\$158,247	\$10,927	\$1,712,250	\$1,653,650	\$151,321	\$510,667	\$88,000	\$74,000	\$0
Land Acquisition														
	Land Purchases	5641		\$17,433,813	\$17,986,139	\$625,000	\$0	\$10,460,288	\$11,151,406	\$625,000	\$5,935,426	\$899,307	\$0	\$0
	Total Land Expense			\$20,000,000	\$20,323,383	\$787,247	\$10,927	\$12,172,538	\$12,805,056	\$776,321	\$6,446,093	\$987,307	\$74,000	\$0

**Drumheller Resiliency and Flood Mitigation Program
Land Acquisition - Financial
Land Fund Summary
September 30, 2020**

Town of Drumheller DRFM Program Land Fund Account**Cash Receipts**

Government of Alberta Land Buy out Grant	\$20,000,000
Interest on Investments	<u>\$47,771</u>
Total Cash Receipts	\$20,047,771

Cash Disbursements

Transferred to Drumheller Land Corporation September 15, 2020	- <u>\$2,000,000</u>
Current Land Fund Balance	<u><u>\$18,047,771</u></u>

Due to Town of Drumheller General Account

Initial Transfer to Land Corporation made from General Acct	-\$60,000
Land Acquisition Related Expense made from General Acct	<u>-\$162,247</u>
	<u><u>-\$222,247</u></u>

Drumheller Land Corporation (Kloot Wilkins & Associates in Trust)

Initial Transfer for Deposits	\$60,000
September 15, 2020 Transfer	\$2,000,000
Less Disbursements for:	
Deposits on Signed Purchase Agreements	-\$20,000
Purchase of Properties	<u>-\$605,000</u>
Balance in Trust	<u><u>\$1,435,000</u></u>

Net Land Fund Balance

DRFM Program Land Fund Account	\$18,047,771
Drumheller Land Corporation Balance in Trust	\$1,435,000
Due to Town of Drumheller General Account	<u>-\$222,247</u>
Net Land Fund Balance	<u><u>\$19,260,523</u></u>

Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 3rd Quarter Financial Report
 60 Infrastructure Expense Estimates
 September 30, 2020

GL	Total			2019 Actual	2020						2021	2022	2023	2024		
	Estimate		To Date		Budget	Estimate	Total To Date	61 Midland Newcastle	62 General Infrastructure	63 Central Drumheller	75 Storm Water Sys	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate	
	Initial	Revised														
Funding Available for Infrastructure																
Non-Land Specific Funding																
DMAF Program Funding	\$22,000,000	\$22,000,000	\$0		\$8,000,000	\$8,195,019					\$5,804,981	\$3,520,000	\$4,480,000			
Community Resiliency Program	\$6,413,600	\$6,413,600	\$6,413,600	\$6,413,600												
Interest		\$324,022	\$302,849	\$262,114		\$61,220	\$40,735				\$687					
DMA Regionalization Grant	\$30,000	\$30,000	\$30,000	\$30,000												
AB Env (In Kind) Value of Existing Infrastructure		\$0				\$0										
Town of Drumheller (In Kind)		\$81,018	\$81,018	\$81,018												
Town of Drumheller Cash Contribution	\$5,000,000	\$5,000,000	\$0		\$0						\$1,500,000	\$2,500,000	\$1,000,000			
Total Non-Land Specific Funding	\$33,443,600	\$33,848,639	\$6,827,467	\$6,786,732	\$8,000,000	\$8,256,239	\$40,735	\$0	\$0	\$0	\$0	\$7,305,668	\$6,020,000	\$5,480,000		
Non-Infrastructure Program Expense																
01 General Program	\$2,349,058	\$2,240,914	\$522,459	\$235,682	\$617,736	\$612,872	\$286,777				\$443,665	\$434,945	\$248,869	\$264,881		
21 Indigenous Consultation	\$201,210	\$184,461	\$29,129	\$9,461	\$175,000	\$175,000	\$19,668									
76 Flood Operations Center		\$140,018	\$135,013	\$81,018	\$0	\$54,000	\$53,995				\$5,000					
81 Master Engineering Design, Assessment of Planning Impact		\$405,000	\$219,325			\$405,000	\$219,325									
91 Passive Warning System		\$165,000	\$101,790			\$160,000	\$101,790				\$5,000					
Total Non-Infrastructure Expense	\$2,550,268	\$3,135,393	\$1,007,716	\$326,161	\$792,736	\$1,406,872	\$681,555	\$0	\$0	\$0	\$0	\$453,665	\$434,945	\$248,869	\$264,881	
Remaining Funding for Infrastructure	\$30,893,332	\$30,713,246	\$5,819,751													
Infrastructure Expense																
Travel and Subsistence	5217	\$0	\$1,445				\$1,445	\$1,281	\$164							
Rental / Lease Equipment	5262	\$0	\$2,768				\$2,768		\$2,768							
Safety Equipment	5511	\$0	\$1,341				\$1,341		\$1,341							
Supplies	5515	\$0	\$1,400				\$1,400		\$1,400							
Technical Equipment	5517	\$8,917	\$8,917	\$9,990	\$8,917	\$8,917	\$9,990		\$9,990							
Constructed Flood Mitigation Infrastructure	5611	\$29,183,515	\$29,111,403	\$18,300	\$5,836,703	\$5,836,703	\$18,300	\$18,300			\$9,266,613	\$7,879,549	\$6,128,538			
Contributed Flood Mitigation Infrastructure	5612		\$0				\$0									
Capital Assets - Equipment	5631						\$16,871		\$16,871							
Engineering Design	5661		\$20,065	\$392,893	\$20,065	\$0	\$372,828	\$159,079	\$160,801	\$46,571	\$6,378					
Mapping and Geomatics	5663	\$65	\$21,065	\$79,411	\$21,065	\$0	\$58,345	\$8,123	\$46,525	\$3,698						
Geotechnical	5664		\$0	\$38,095		\$0	\$38,095		\$38,095							
Engineering Evaluation - Berms	5668	\$17,500	\$17,500	\$18,720	\$17,500	\$17,500	\$18,720	\$18,720								
Other Engineering	5668		\$0	\$5,100		\$0	\$5,100		\$5,100							
Other Professional Services	5669	\$342,335	\$307,500	\$0	\$82,500	\$82,500	\$0				\$75,000	\$50,000	\$50,000	\$50,000		
Project Management	5671	\$841,000	\$896,797	\$231,895	\$32,922	\$195,000	\$250,000	\$198,973	\$20,510	\$162,296	\$11,248	\$4,918	\$179,000	\$169,000	\$183,000	\$82,875
Flood Mitigation Infrastructure		\$30,393,332	\$30,383,246	\$801,357	\$74,052	\$6,140,620	\$6,195,620	\$744,175	\$226,013	\$445,350	\$61,516	\$11,296	\$9,520,613	\$8,098,549	\$6,361,538	\$132,875
Other Expense																
Planning and Design -Displacement Development	5669	\$400,000	\$250,000	\$0		\$0	\$0				\$150,000	\$100,000				
Displacement Housing Assessment	5679	\$100,000	\$80,000	\$0	\$80,000	\$80,000	\$0									
Total Infrastructure Projects	\$30,893,332	\$30,713,246	\$801,357	\$74,052	\$6,220,620	\$6,275,620	\$744,175	\$226,013	\$445,350	\$61,516	\$11,296	\$9,670,613	\$8,198,549	\$6,361,538	\$132,875	

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
76 Flood Operations Center
September 30, 2020

GL	Total			2019 Actual	2020			2021 Revised Estimate	2022 Revised Estimate	2023 Revised Estimate	2024 Revised Estimate	
	Estimate		To Date		Budget	Estimate	To Date					
	Initial	Revised										
Expense												
Operations Center Development												
Security Evaluation	5239	\$20,000	\$18,750			\$20,000	\$18,750					
Building Development	5621	\$0	\$30,000	\$31,424		\$30,000	\$31,424					
Equipment												
Generator Installation	5631	\$80,659	\$80,659	\$80,659								
Project Management												
Project Management	5671	\$9,000	\$3,820			\$4,000	\$3,820	\$5,000				
Permits, Licenses												
Permit Fees	5682	\$359	\$359	\$359								
Total Expense		\$0	\$140,018	\$135,013	\$81,018	\$0	\$54,000	\$53,995	\$5,000	\$0	\$0	\$0

Town of Drumheller
Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
3rd Quarter Financial Report
81 Master Engineering Design, Assessment of Planning Impact
September 30, 2020

Expense	GL	Total		2019 Actual	2020			2021	2022	2023	2024	
		Estimate			To Date	Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate
		Initial	Revised									
Design Services, Assessment of Planning Impact												
Consulting Services	5239	\$0	\$300,000			\$193,391		\$300,000	\$193,391			
Consultation Expense												
Allowance for Communication Materials, Advertising	5218	\$0	\$20,000			\$1,931		\$20,000	\$1,931			
Palliser Regional Municipal Services	5679	\$0	\$50,000			\$0		\$50,000				
Project Management												
	5671	\$145	\$35,145	\$24,149	\$145			\$35,000	\$24,004			
Total Expense		\$145	\$405,145	\$219,470	\$145	\$0	\$405,000	\$219,325	\$0	\$0	\$0	

Town of Drumheller
 Drumheller Resiliency and Flood Mitigation Program (DRFM Program)
 3rd Quarter Financial Report
 91 Passive Warning System
 September 30, 2020

GL	Total			2019 Actual	2020			2021	2022	2023	2024	
	Estimated		To Date		Budget	Estimate	To Date	Revised Estimate	Revised Estimate	Revised Estimate	Revised Estimate	
	Initial	Revised										
Expense												
Capital Assets												
Signage	5614	\$0	\$150,000	\$97,203		\$150,000	\$97,203					
Communications and Engagement												
Allowance for Communication Materials, Advertising	5218	\$0	\$0	\$0		\$0						
Project Management												
	5671		\$15,000			\$10,000	\$4,587	\$5,000				
Total Expense		\$0	\$165,000	\$97,203	\$0	\$0	\$160,000	\$101,790	\$5,000	\$0	\$0	\$0



Request for Decision

Date:	October 8, 2020
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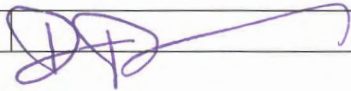
Topic:	2020 Tax Recovery Public Auction		
Proposal:	Establish Reserve Bid Values & Terms for the 2020 Public Auction		
Proposed by:	Darryl Drohomerski, CAO		
Background:	<p>As part of the tax recovery process under the <u>Municipal Government Act</u>, properties with a tax caveat registered against them must be offered for public auction one year after the date of the tax caveat. The properties listed on the attached schedule have had caveats registered against them as required and are now due for public auction. 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.</p> <p>Section 419 of the <u>Municipal Government Act</u> states that Council must set a reserve bid for each property and the reserve bid must be as close to market value as possible.</p> <ul style="list-style-type: none"> • The property assessment value is updated on an annual basis and is based on market values using the mass appraisal approach. These are preliminary values as of July 31, 2020. • This method is the cheapest and quickest method in determining a reserve bid especially since any costs associated with the auction are charged back to the property. <p>An individual property appraisal report is not conducted. This method is more accurate than the mass appraisal standards used for assessments. However, it is cost prohibited for many of the properties being auctioned in 2021 as most properties are eventually redeemed by the owner prior to the sale and access is not readily available to a real estate appraiser until such time as the municipality assumes the title. The cost of a property appraisal would be passed on to the property owners.</p>		
Disadvantages:	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.		
Alternatives:	<p>(1) The properties could be appraised by a professional appraiser to determine the proper reserve bid.</p> <p>(2) Choose not to conduct the auction.</p>		
Finance/Budget Implications:	Costs associated with the auction are applied against the properties on the auction list.		
Operating Costs:	N/A	Capital Cost:	N/A

CORPORATE SERVICES

Telephone: (403) 823-1312

Council – RFD – Tax Recovery Reserve Bid Report - 2020	Created By: Darryl Drohomerski, C.E.T., CAO 10/8/2020 3:52 PM	1
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AGENDA ITEM #5.3.1.

Budget Available:	N/A	Source of Funds:	N/A
Budget Cost:	N/A	Underbudgeted Cost:	N/A
Communication Strategy:	<p>The <u>Municipal Government Act</u> requires specific advertising and notification steps:</p> <p>Advertised in The Alberta Gazette – November 15, 2020 Letters to property owners and those with an interest – on or about December 7, 2020 Advertised in local newspaper – January 6, 2021 Auction – January 22, 2021</p>		
Recommendations:	<p>That Council set the assessed value as the reserve bid price for properties for the January 22, 2021 tax recovery auction. Furthermore, the successful bidder must pay via cash, or cash equivalent.</p>		
Report Writer:	Marie Walroth	CAO:	
Position:	Property Tax Clerk		

Council – RFD – Tax Recovery Reserve Bid Report - 2020	Created By: Darryl Drohomerski, C.E.T., CAO 10/8/2020 3:52 PM	2
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**Town of Drumheller
2020 Tax Auction Property List**

Assessment #	Legal Description	Civic Address	Type	Preliminary Assessment Values - July 31, 2020
1) 06004907	4317CQ/2/28	83 Bridge Street	(HWY-C) Commercial Land Only	<u>\$ 23,000.00</u>
2) 06004915	4317CQ/2/29	83 Bridge Street	(HWY-C) Commercial Land Only	<u>\$ 23,000.00</u>
3) 06005003	4317CQ/2/30-31	83 Bridge Street	(HWY-C) Commercial Land Only	<u>\$ 55,000.00</u>
4) 07010200	6561CO/2/9	1318 Newcastle Trail	(R-1A) Residential w/Building	<u>\$ 203,000.00</u>
5) 12002002	8111856/OT & 8111856/6/3	535 Excelsior Avenue, Wayne	(SCR) Residential w/Building	<u>\$ 150,000.00</u>
6) 16033003	4676CH/4-1-4	127 Centre Street, Rosedale	(C-1) Residential & Commercial w/Building	<u>\$ 85,000.00</u>

No Manufactured Homes (Mobile Homes) for 2020 Tax Sale