



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

AGENDA

TIME & DATE: 4:30 PM – Monday, May 6, 2024

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

1. CALL TO ORDER

2. OPENING COMMENTS

Mayor Colberg calls a Special Meeting to be held on May 13, 2024 at 4:30 PM for reading of the 2024 Property Tax Bylaw 14.24.

3. ADDITIONS TO THE AGENDA

4. ADOPTION OF AGENDA

4.1 Agenda for May 6, 2024 Regular Council Meeting

Proposed Motion:

Move that Council adopt the agenda for the May 6, 2024 Regular Council Meeting as presented.

5. MEETING MINUTES

5.1 Minutes for April 22, 2024 Regular Council Meeting as presented.

[Regular Council Meeting – April 22, 2024 - Minutes](#)

Proposed Motion:

moves that Council approve the minutes for the April 22, 2024, Regular Council Meeting as presented.

COUNCIL BOARDS AND COMMITTEES

DELEGATIONS

5.1 S.T.A.R.S – Operations Update

[Presentation](#)

6. REPORTS FROM ADMINISTRATION

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

Chief Administrative Officer

6.1 Flood Resiliency Project Director

6.1.1 Request for Decision:

Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan 201EO, Parcel C, containing

Quarter Section	Acres more or less
NE	3.68
SE	0.02

Excepting firstly, the westerly 137 feet of the southerly 160 feet of the said Parcel C, containing 0.05 of an acre more or less

Secondly, those portions on the following plan

Plan	Number	Acres more or less	
		NE 1/4	SE 1/4
Drainage Ditch	5475HX	0.85	0.02

724 Hunter Drive, Nacmine

[Request for Decision + Certificate of Approval + Resolution](#)

Proposed Motion:

moves that Council approve the Certificate of Approval and Resolution for Expropriation pertaining to a portion of the parcel of land described as Plan 201EO, Parcel C, containing

Quarter Section	Acres more or less
NE	3.68
SE	0.02

Excepting firstly, the westerly 137 feet of the southerly 160 feet of the said Parcel C, containing 0.05 of an acre more or less

Secondly, those portions on the following plan

Plan	Number	Acres more or less	
		NE 1/4	SE 1/4
Drainage Ditch	5475HX	0.85	0.02; Title Number 151 173 810.

6.1.2 Request for Decision:

Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan 865FG, Lot 5

215 8 Street, Nacmine

[Request for Decision + Certificate of Approval + Resolution](#)

Proposed Motion:

moves that Council approve the Certificate of Approval and Resolution for Expropriation pertaining to a portion of the parcel of land described as Plan 865FG, Lot 5; Title Number 152U157.

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

6.2 Director of Corporate and Community Services Department

6.2.1 Request for Decision: Bylaw #14.24 – 2024 Property Tax Bylaw

[Request for Decision + \(Draft\) Bylaw #14.24](#)

Proposed Motion:

moves that Council give first reading to the 2024 Property Tax Bylaw #14.24 as presented

Proposed Motion:

moves that Council give second reading to 2024 Property Tax Bylaw 14.24 as presented.

6.3 Manager of Recreation, Arts and Culture

6.3.1 Request for Decision: Sports Council

[Request for Decision + \(Draft\) Sports Council Attachments](#)

Proposed Motion:

moves that Council establish a Task Force for the purpose of forming the Drumheller Sports Council and the development of Terms of Reference for the Sports Council.

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

6.4 Acting Director of Infrastructure

6.4.1 Request for Decision: North Drumheller River Crossing – Additional Funding

[Request for Decision](#)

Proposed Motion:

moves that \$300,000 be transferred from GL 1-4-0006-761 (Water Reserves) to GL 2.6.4100.611.7129 (North Drumheller River Crossing – Water).

Proposed Motion:

moves that \$100,000 be transferred from GL 1-4-0007-761 (Sanitary Reserves) to GL 2.6.4200.611.7140 (Lift Station: North Drumheller/Forcemain Connection).

Proposed Motion:

moves that \$100,000 be transferred from GL 1-4-0007-761 (Sanitary Reserves) to GL 2.6.4200.611.7138 (North Drumheller River Crossing – Sanitary).

Proposed Motion:

moves that \$200,000 be transferred from GL 2.6.4200.611.7040 (Michichi Creek Sanitary Crossing project) to GL 2.6.4200.611.7140 (Lift Station: North Drumheller/Forcemain Connection).

Proposed Motion:

moves that Council approve the additional expense of \$636,000 for a pump upgrade at the North Drumheller Lift Station

7. CLOSED SESSION

- 7.1 Strategic Development and Planning
 - FOIP 23 – Local public body confidences
 - FOIP 24 – Advice from Officials
 - FOIP 25 – Disclosure harmful to economic and other interests of a public body

Proposed Motion:

That Council close the meeting to the public to discuss Strategic Development and Planning as per FOIP 23 – Local public body confidences, FOIP 24 – Advice from Officials and FOIP 25 – Disclosure harmful to economic and other interests of a public body.

Proposed Motion:

That Council open the meeting to the public

8. ADJOURNMENT

Proposed Motion: That Council adjourn the meeting.



TOWN OF DRUMHELLER
REGULAR COUNCIL MEETING

MINUTES

TIME & DATE: 4:30 PM – Monday April 22, 2024

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

IN ATTENDANCE

Mayor Heather Colberg	Chief Administrative Officer: Darryl Drohomerski
Councillor Patrick Kolafa	Director of Corporate & Community Services: Victoria Chan
Councillor Stephanie Price (Regrets)	Acting Director of Infrastructure: Kevin Blanchett (Remote)
Councillor Tony Lacher	Dir. of Emergency and Protective Services: Greg Peters
Councillor Crystal Sereda	Flood Mitigation Project Manager: Deighen Blakely
Councillor Lisa Hansen-Zacharuk	Communication Officer: Bret Crowle (Regrets)
Councillor Tom Zariski	Reality Bytes IT: David Vidal
	Recording Secretary: Connor Schweder

1. CALL TO ORDER

H. Colberg called the meeting to order at 4:30 PM

2. OPENING COMMENTS

Jurassic Jamboree will begin at 10:00 AM on Saturday April 27, 2024.

The Valley Bus Society is having their Annual General Meeting (AGM) at the Badlands Community Facility on May 8, 2024. If anyone is interested in volunteering, there is three (3) vacancies available.

Acknowledgement that today is Earth Day, thank you to everyone who contributes to making the community beautiful and clean.

Happy 90th Birthday to Bryce Nimmo, former Mayor for the Town of Drumheller, and thank you for your service as an Elected Official.

3. ADDITIONS TO THE AGENDA

No Additions to the Agenda.

4. ADOPTION OF AGENDA

4.1 Agenda for April 22, 2024 Regular Meeting

M2024.137 Moved by Councilor Zariski, Councillor Hansen-Zacharuk that Council adopt the agenda for the April 22, 2024 Regular Council meeting as presented.

CARRIED UNANIMOUSLY

5. MEETING MINUTES

5.1 Minutes for April 8, 2024 Regular Council as presented.

Agenda Attachment: Regular Council Meeting – April 8, 2024 - Minutes

M2024.138 Moved by Councillor Sereda, Councillor Kolafa that Council approve the minutes for the April 8, 2024, Regular Council meeting as presented.

CARRIED UNANIMOUSLY

COUNCIL BOARDS AND COMMITTEES

6. REPORTS FROM ADMINISTRATION

Timestamp: [6:27](#)

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

6.1 Chief Administrative Officer

6.1.1 Request for Decision:
Proposed Land Use Amending Bylaw 12.24 + Set a Public Hearing

Agenda Items: Request for Decision; Amending Bylaw; Bylaw 16.20 link to website

M2024.139 Moved by Councillor Hansen-Zacharuk, Councillor Lacher that Council give first reading to Land Use Amending Bylaw 12.24 and set the Public Hearing date for May 21, 2024.

CARRIED UNANIMOUSLY

6.1.2 Request for Decision:
Compliance Certificate Council Policy

Agenda Items: Request for Decision; Policy

M2024.140 Moved by Councillor Kolafa, Councillor Lacher
that Council approve Policy DP-C-01 – Compliance Certificates as presented.

CARRIED UNANIMOUSLY

6.2 Flood Resiliency Project Director

6.2.1 Request for Decision:

Drumheller Resiliency and Flood Mitigation Program – Abandonment and discharge of the Notice of Intention to Expropriate for the Partial Parcel for Berm Construction affecting: That portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less
301 3 Street, Nacmine

Agenda Items: Request for Decision; Certificate of Approval; Resolution

M2024.141 Moved by Councilor Zariski, Councillor Sereda
that Council directs Administration to abandon the Notice of Intention to Expropriate for partial taking signed and dated the 26th day of February 2024 pertaining to a portion of the parcel of land legally described as:
That portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less; Title Number 191 049 429 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

6.2.2 Request for Decision:

Drumheller Resiliency and Flood Mitigation Program – Resolution and Notice of Intention to Expropriate One Parcel for Berm Construction affecting: That portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south

easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less 301 3 Street, Nacmine

Agenda Items: Request for Decision; Resolution; Notice of Intention of Expropriation

M2024.142 Moved by Councillor Lacher, Councillor Kolafa that Council approve the Resolution for Expropriation and Notice of Intention to Expropriate pertaining to the parcel of land described as that portion of the north west quarter of Section 8 Township 29 Range 20 West of the 4 Meridian described as follows: commencing at the point of intersection of the north easterly limit of 3 Avenue with the northerly production of the north westerly limit of 3 Street as said avenue and street are shown on Plan Nacmine 7125DD thence northerly along said production of said limit of 3 Street to the right bank of the Red Deer River shown on Plan 53/46 thence westerly along said right bank to its intersection with the said north easterly limit of 3 Avenue thence south easterly along said limit to the point of commencement containing 0.648 hectares (1.6 acres) more or less; Title Number 191 049 429.

CARRIED UNANIMOUSLY

6.2.3 Request for Decision:
Drumheller Resiliency and Flood Mitigation Program - Certificate of Approval and Resolution for Expropriation of One Parcel for Berm Construction affecting Lot 5, Block 1, Plan 4125FH 198 9 Street, Nacmine
Agenda Items: Request for Decision; Certificate of Approval and Resolution

M2024.143 Moved by Councillor Sereda, Councillor Kolafa that Council approve the Certificate of Approval and Resolution for Expropriation pertaining to the parcel of land described as Lot 5, Block 1, Plan 4125FH; Title Number 151 140 939.

CARRIED UNANIMOUSLY

CORPORATE AND COMMUNITY SERVICES DEPARTMENT

Timestamp: [37:15](#)

6.3 Director of Corporate and Community Services Department

6.3.1 Request for Decision:
Amendments to the 2024 Operating and Capital Budget

Agenda Attachment: Request for Decision; Appendix 1

M2024.144 Moved by Councillor Kolafa, Councillor Sereda that Council approve the amendments to the 2024 Operating and Capital Budgets as presented.

CARRIED UNANIMOUSLY

EMERGENCY AND PROTECTIVE SERVICES

INFRASTRUCTURE DEPARTMENT

Timestamp: [47:36](#)

6.4 Acting Director of Infrastructure

6.4.1 Request for Decision: Old Hospital and Old Public Works Site Remediation Tender Award

Agenda Attachment: Request for Decision; Appendix A and B

M2024.145 Moved by Councilor Zariski, Councillor Hansen-Zacharuk that Council approve the award of the Old Hospital & Public Works Site Remediation tender be awarded to Brooks Asphalt & Aggregate Ltd, in the amount of \$383,055 excluding G.S.T.

CARRIED UNANIMOUSLY

6.4.2 Request for Decision: Curling Rink Demolition Tender Award

Agenda Attachment: Request for Decision

M2024.146 Moved by Councillor Lacher, Councillor Hansen-Zacharuk that the Curling Rink Demolition for Proposal be awarded to Roadbridge Services for the amount of \$265,853.95 excluding G.S.T.

CARRIED UNANIMOUSLY

7. CLOSED SESSION

7.1 Strategic Development and Planning
FOIP 23 – Local public body confidences
FOIP 24 – Advice from Officials
FOIP 25 – Disclosure harmful to economic and other interests of a public body

M2024.147 Moved by Councillor Sereda, Councillor Hansen-Zacharuk That Council close the meeting to the public to discuss Strategic Development and Planning as per
FOIP 23 – Local public body confidences,
FOIP 24 – Advice from Officials and
FOIP 25 – Disclosure harmful to economic and other interests of a public body

CARRIED UNANIMOUSLY

Council closed the meeting to the public at 5:43 PM.

M2024.148 Moved by Councillor Lacher, Councilor Zariski
That Council open the meeting to the public.

CARRIED UNANIMOUSLY

Council opened the meeting to the public at 7:15 PM

8. ADJOURNMENT

M2024.149 Moved by Councillor Kolafa, Councillor Hansen-Zacharuk
that Council adjourn the meeting.

CARRIED UNANIMOUSLY

Council adjourned the meeting at 7:15 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

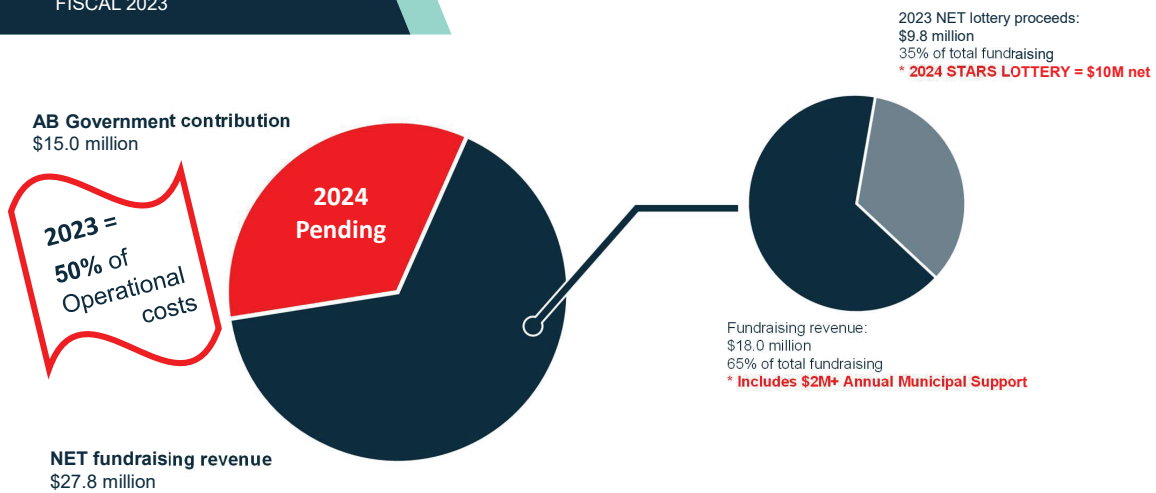
CRITICAL CARE, ANYWHERE



Your best hope, in a worst-case scenario.



STARS ALBERTA REVENUE FISCAL 2023



FUELED BY GENEROSITY. Achieving success together.

ESSENTIAL SERVICE FOR ALL

- New! 8 rural municipalities
- New! 9 urban municipalities
- Requests Pending
- Over 90% Alberta's Municipalities in partnership
- Range: \$2 up to \$90 per capita
- 70% Regional Leaders/fixed rates/alleviate fluctuation
- Partnership ensures health & safety for residents

(9) MUNICIPAL LEADERS

- Standing Motion / Fixed rate
- Included in Protective Services
- Welcome Birch Hills County

REGIONAL LEADERS

Regional Leaders @ min. \$2-\$90 per capita

★ Complete Regional Partnerships

*GREEN = AB/BC municipal supporters
 *WHITE = currently non-supporter

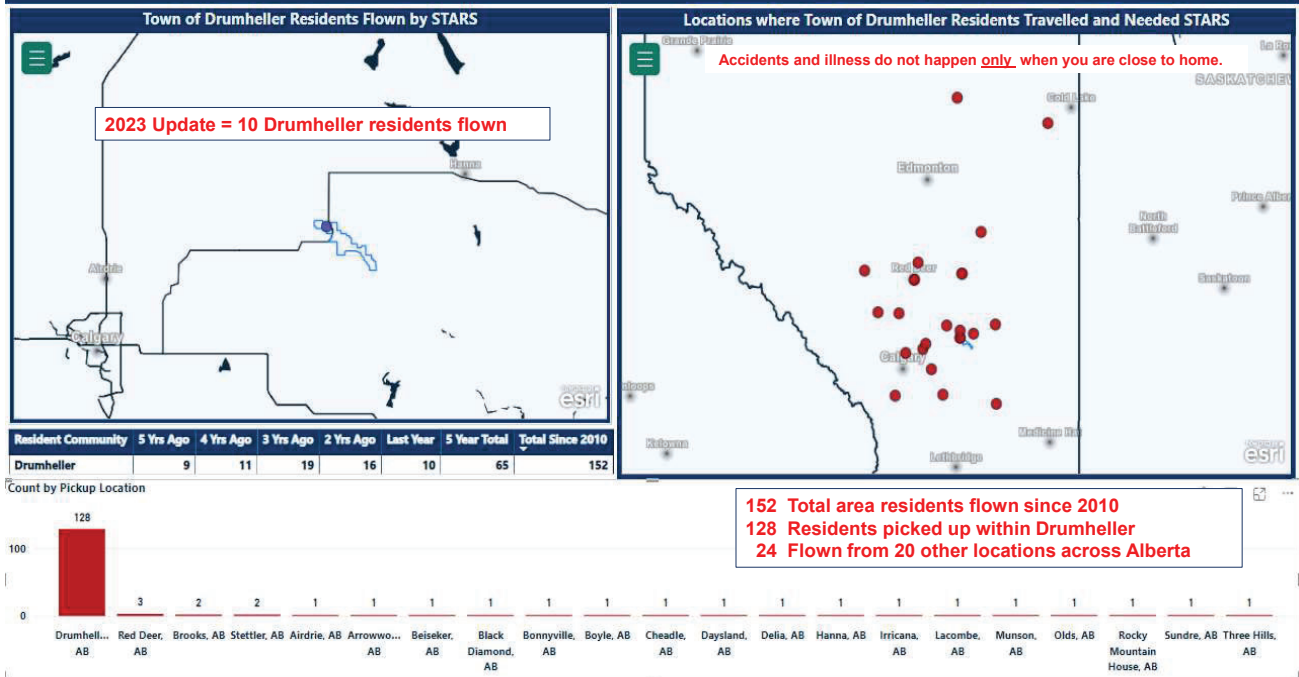


STARS[®] Mission Report

TOWN OF DRUMHELLER @ April 23, 2024	2019	2020	2021	2022	2023	2024	TOTAL
Drumheller Hospital critical interfacility transfers	17	14	23	23	23	2	102
Drumheller scene calls	4	1	9	3	3	1	21
TOTAL *Annual average = 24 missions per year	21	15	32	26	26	3	123



Town of Drumheller Boundaries - Patients Flown by STARS (2010-Present)



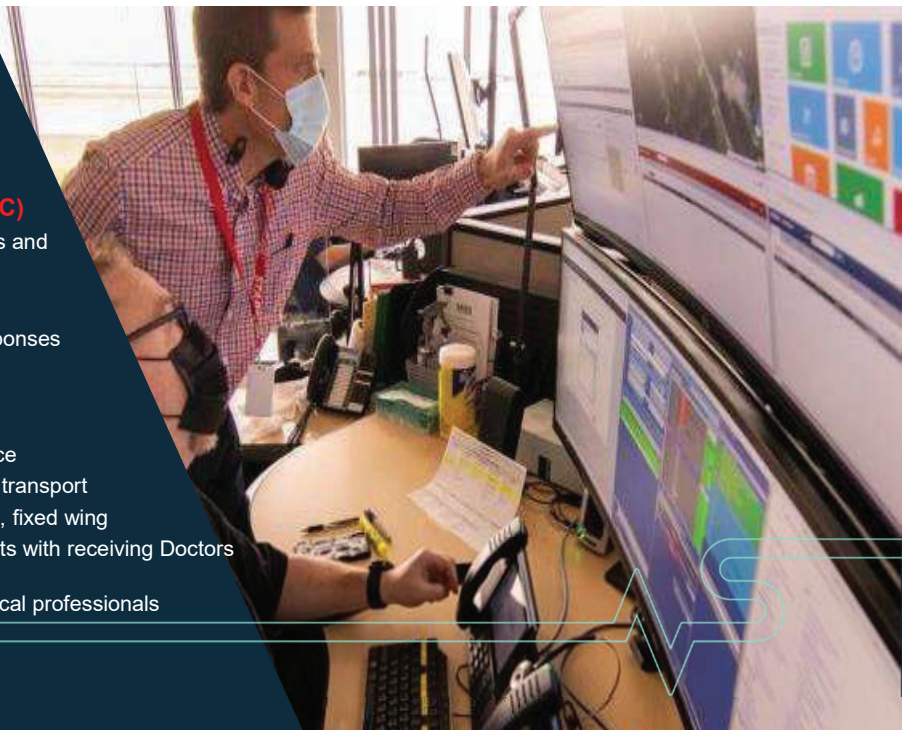
More Than Rapid Transport

EMERGENCY LINK CENTRE (ELC)

- Integrated with all dispatch centres and resources
- Precise GIS mapping coordinates
- Dispatches HALO and HERO responses
- 36,000 emergency requests/year

STARS Transport Physicians

- Medical and procedural guidance
- Every critical call / All modes of transport
- Ground ambulance, rotary wing, fixed wing
- Schedule logistical arrangements with receiving Doctors and Hospitals
- Virtual care supports rural medical professionals



Innovative Leader

Night Vision Goggles (NVG)

- 1st Civilian Org. in Canada (2002)
- 50% of calls occur at night

Universal Blood Onboard

- 1st HEMS in North America (2013)
- Increased to 4 Units
- The difference between life and death.

A Canadian First! Massive Hemorrhage Protocol

- Reverse anticoagulation
- Promote blood clotting in severe trauma patients



Critical Care Experts

- Up to 200 hours per year
- Mandatory simulation-lab
- Clinical Educators at each base
- Replicate complex/distinct cases

In-Field Training

- Ready for the unthinkable
- Inclement weather
- Patient vulnerability
- High-consequence situations

Chain of Survival Partners

- Landing Zone Training (available online)
- STARS.ca (critical care anywhere tab)



International Air Medical Transport Conference (AMTC)

- Rigorous competition
- Triage multiple patients
- Inconceivable critical situations
- Graded: decision-making
- Timing and patient outcomes

STARS TOP 3 - 21 Years!



THANK YOU! TOWN OF DRUMHELLER

Current Pledge of Support

\$10,000.00 per year

2024, 2025

(in conjunction with council term)

A life is saved every day. Partnership makes it possible.



DISCUSSION

Under Council Policy C-03-22 for Land Acquisition for the Drumheller Resiliency and Flood Mitigation Program, and the Provincial Grant Funding Agreement for 18GRSTR41, partial parcel acquisitions can be made at the higher of the appraised or assessed value. An offer has been made to the impacted property owners for the Nacmine Berm project on this basis and the offer has been rejected. Following service of the Notice of Intent to Expropriate, no Notice of Objection has been filed in relation to this property. Affidavits of service are retained on file.

The next step in the process is for the approving authority, in this case Council, to review and decide if it wishes to approve the expropriation, and if so, then pass a resolution to approve the Certificate of Approval to proceed with expropriation. This would be followed by Notice of Proposed Payment and Notice of Possession, with Actual Possession taking place 90 days after expropriation is effected (by registration of Certificate of Approval at Land Titles Office).

FINANCIAL IMPACT

The costs of the land purchase and associated legal fees for the proceedings are eligible for 100% funding under the Alberta Government 18GRSTR41 Grant. Alberta Environment and Protected Areas has indicated that they will not compensate for land acquisition over and above the appraised value of the land which has been their practice for all other flood mitigation projects undertaken in the Province. Damages awarded to plaintiffs due to expropriation of their property may be considered for funding on a case-by-case basis by the Alberta Government. Alberta Environment and Protected Areas' legal team will review the particulars behind any damage award before a decision on whether 18GRSTR41 can be used to support these costs. Any costs deemed ineligible will be the responsibility of the Town.

WORKFORCE AND RESOURCES IMPACT

Acquisition of land by means of expropriation versus by agreement requires significant additional Flood Office staff time to prepare expropriation documents for Council, present the documents, and coordinate registration with Land Titles, estimated to be at minimum, two days of staff time per expropriation, assuming no objections are filed. Legislative Services staff also spend approximately a half day of time for expropriation to coordinate Council agendas, document signing and registrations at Land Titles. Additionally, the Town requires support from legal counsel and a professional surveyor, which results in additional costs to the Town and additional effort for coordination.

STRATEGIC POLICY ALIGNMENT

Town Bylaw 11.21 states that Council's Vision is "*through a proactive flood-mitigation strategy, we are committed to changing the channel on flood readiness with a sustainable plan to protect Drumheller from future flooding. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage*". Completing the expropriation is required to obtain the property necessary for the berm construction and will allow the Town free access to manage and maintain the new berms and associated infrastructure moving forward.

COMMUNICATION STRATEGY

Direct Notice of the Expropriation (completed by registering the Certificate of Approval and Resolution with Land Titles), and serving the Notice of Expropriation, Notice of Possession, and Notice of Proposed Payment on the affected property owners, and all parties with a registered interest in the subject lands, will be completed as soon as practicably possible given the legislated considerations and the registration delays at Land Titles.

PROPOSED MOTION

Councillor _____ moves that Council approve the Certificate of Approval and Resolution for Expropriation pertaining to a portion of the parcel of land described as Plan 201EO, Parcel C, containing

Quarter Section	Acres more or less
NE	3.68
SE	0.02

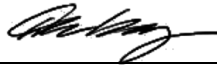
Excepting firstly, the westerly 137 feet of the southerly 160 feet of the said Parcel C, containing 0.05 of an acre more or less

Secondly, those portions on the following plan


Plan	Number	Acres more or less	
		NE 1/4	SE 1/4
Drainage Ditch	5475HX	0.85	0.02; Title Number 151 173 810.



Prepared by:
Tara Paradis, EIT
DRFMO Project Assistant



Reviewed by:
Deighen Blakely, P.Eng.
DRFMO Project Director



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

**Form 4
Expropriation Act
(Section 18)**

CERTIFICATE OF APPROVAL

The Town of Drumheller, whose address is 224 Centre Street, Drumheller, Alberta, T0J 0Y4, hereby approves the expropriation of the lands being depicted on the attached Schedule 'A' and more particularly described as:

THAT PORTION OF:

**“PLAN 201EO
PARCEL C
CONTAINING**

QUARTER SECTION	ACRES MORE OR LESS
NE	3.68
SE	0.02

EXCEPTING FIRSTLY, THE WESTERLY 137 FEET OF THE SOUTHERLY 160 FEET OF THE SAID PARCEL C, CONTAINING 0.05 OF AN ACRE MORE OR LESS

SECONDLY, THOSE PORTIONS ON THE FOLLOWING PLAN

PLAN	NUMBER	ACRES MORE OR LESS	
		NE 1/4	SE 1/4
DRAINAGE DITCH	5475HX	0.85	0.02

**EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME”**

INCLUDING:

FEE SIMPLE ESTATE WHICH LIES WITHIN:

PLAN

AREA ‘A’

**EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME**

(hereinafter referred to as the “Lands”)

1. The nature of the interest in the lands expropriated is: the fee simple estate shown and marked as Area ‘A’ on Schedule ‘A’.
2. The work or purpose for which the interest in the lands is expropriated is:
 - Construction and/or enhancement of existing dikes, berms, retaining walls, erosion protection, overland drainage courses, storm water outfalls, control structures and associated appurtenances;
 - for the retention and development of Natural Areas, Environmental Reserves, Municipal Reserves, Public Utility Lots, and other uses as approved by approval authorities; and
 - access for purposes of construction and/or maintenance of the above.
3. The expropriating authority is the: **Town of Drumheller**
224 Centre Street
Drumheller, Alberta, T0J 0Y4
4. The land stands in the Register of the South Alberta Land Registration District in the name of Alok Verma and Deepu Verma in Certificate of Title Number 151 173 810.

Dated this ____ day of _____, 2024.

TOWN OF DRUMHELLER

Per: _____
Darryl Drohomerski, C.E.T.
Chief Administrative Officer

RESOLUTION OF COUNCIL OF THE TOWN OF DRUMHELLER

WHEREAS a Notice of Intention to Expropriate was served by the Town of Drumheller on March 18, 2024, on the Landowners and all parties with a registered interest in the subject lands and duly published, in accordance with the *Expropriation Act*;

AND WHEREAS no Notice of Objection has been received from the Landowners or any party with a registered interest in the subject lands;

AND WHEREAS the period during which an Objection can be issued by the Landowners or any party with a registered interest in the subject lands has expired;

AND UPON consideration of the Request for a Decision dated May 6, 2024, completed by the Town of Drumheller Flood Program Director, as well as the recommendations of the Town Administration, including the Town Solicitor, Council has determined that the proposed expropriation is fair, sound, and reasonably necessary, and in the public interest and good, to achieve the objectives of the Town;

NOW THEREFORE BE IT RESOLVED:

1. THAT pursuant to its authority under the *Municipal Government Act* and the *Expropriation Act*, the Town of Drumheller, as approving authority, hereby approves the expropriation of the lands and interests being depicted on the attached Certificate of Approval (Attachment #1), without modification;
2. THAT the officers, servants or agents of the Town of Drumheller and the solicitors for the Town of Drumheller be, and are hereby authorized and directed to do all things necessary to initiate, carry out and conclude the expropriation proceedings under the provisions of the *Expropriation Act*, or otherwise, and they are hereby authorized and empowered to sign, seal, serve and publish the necessary documents to initiate, proceed with and conclude the said expropriation, as applicable.

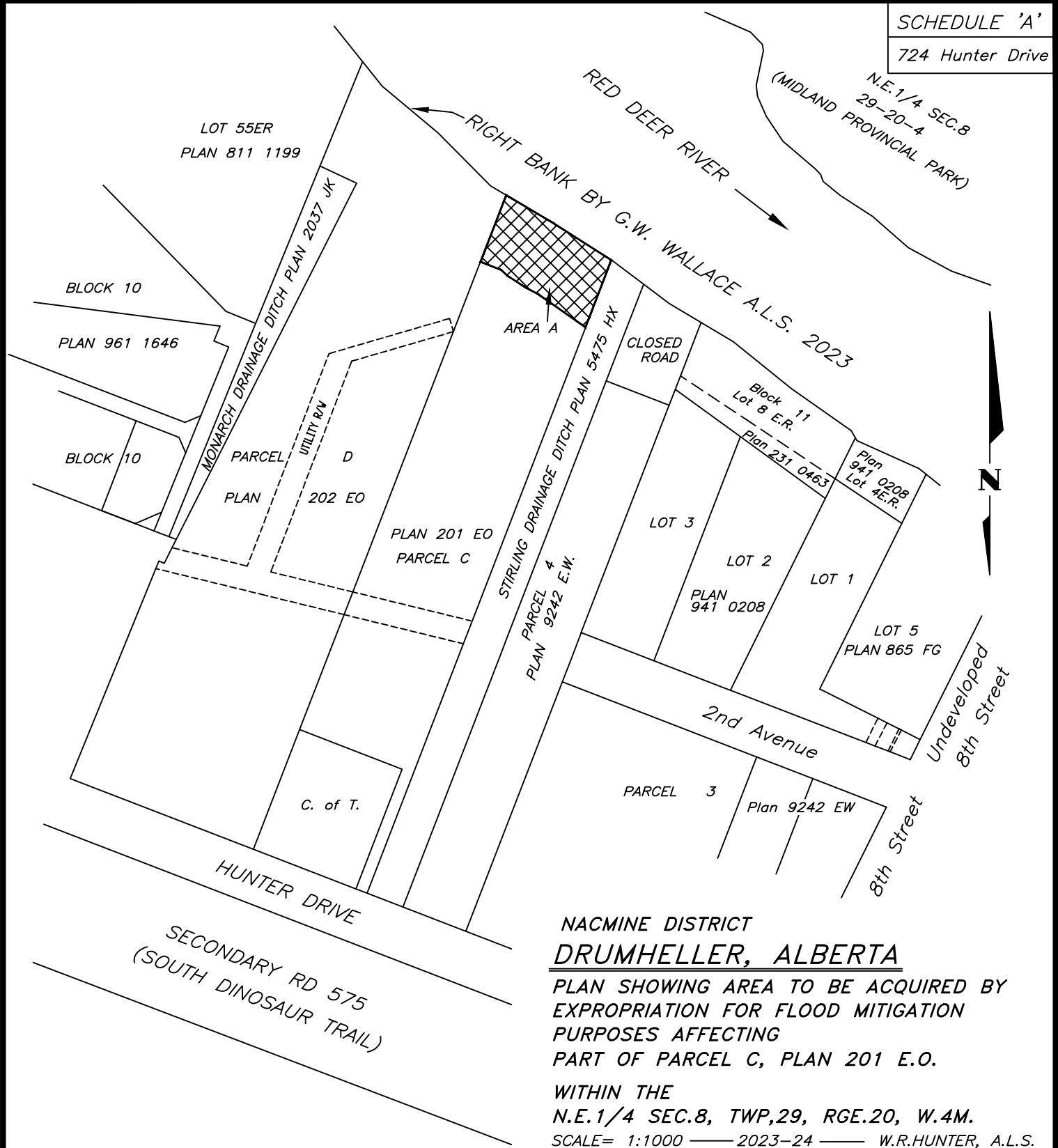
Dated this _____ day of _____, 2024

Motion Carried


Town of Drumheller

Heather Colberg, Mayor

Darryl Drohomerski, CAO



NACMINE DISTRICT
DRUMHELLER, ALBERTA
 PLAN SHOWING AREA TO BE ACQUIRED BY
 EXPROPRIATION FOR FLOOD MITIGATION
 PURPOSES AFFECTING
 PART OF PARCEL C, PLAN 201 E.O.
 WITHIN THE
 N.E.1/4 SEC.8, TWP,29, RGE.20, W.4M.
 SCALE= 1:1000 — 2023-24 — W.R.HUNTER, A.L.S.

LEGEND:
 Distances are in metres and decimals thereof.
 Area affected by this plan is shown thus.... 
 And contains 1230.6sq.m. = 13246sq.ft.

REV.	DATE	DESCRIPTION
4	Jan. 17, 2024	AREA A ADDED
3	Jan. 15, 2024	AGREEMENT CHANGED TO EXPROPRIATION
2	Jan. 12, 2024	NORTH BOUNDARY PLAN 2037 JK (DITCH) MODIFIED
1	Nov. 29, 2023	ISSUED BY AGREEMENT WITH WSP BOUNDARY
0	Nov. 25, 2023	ISSUED BY AGREEMENT WITH WSP BOUNDARY

REQUEST FOR DECISION

TITLE:	Drumheller Resiliency and Flood Mitigation Program – Resolution for Expropriation of a Partial Parcel for Berm Construction affecting Plan 865FG, Lot 5 215 8 Street, Nacmine
MEETING DATE:	May 6 th , 2024
PRESENTED BY:	Deighen Blakely, P.Eng., Project Director Flood Resiliency Program
ATTACHMENTS:	Certificate of Approval with Parcel Map – Schedule ‘A’ Resolution to Proceed with Expropriation

SUMMARY

Through the Drumheller Resiliency and Flood Mitigation Program, The Town of Drumheller is undertaking construction of structural flood mitigation in the form of berms. To proceed with construction of the Nacmine Berm starting in the spring of 2025, partial acquisition of land from this parcel is required. Negotiations with the impacted landowner began in August 2023, and have been on-going over the past several months. The subject partial acquisition property owner has rejected our purchase offers of Fair Market Value, as determined by an appraisal.

A Resolution approving Expropriation was passed by Council on February 5, 2024. The Notice of Intention to Expropriate has been served on the registered property owner and affected parties in accordance with the Expropriation Act and no Notice of Objection has been received during the 21 days following the Notice. The next step in the expropriation process is for Council to decide whether to approve or disapprove the expropriation based on the terms outlined in the attached Certificate of Approval.

RECOMMENDATION

Administration recommends that Council approve the Certificate of Approval and Resolution pertaining to a portion of 215 8 Street (Plan 865FG, Lot 5), as presented.

DISCUSSION

Under Council Policy C-03-22 for Land Acquisition for the Drumheller Resiliency and Flood Mitigation Program, and the Provincial Grant Funding Agreement for 18GRSTR41, partial parcel acquisitions can be made at the higher of the appraised or assessed value. An offer has been made to the impacted property owner for the Nacmine Berm project on this basis and the offer has been rejected. Following service of the Notice of Intent to Expropriate, no Notice of Objection has been filed in relation to this property. Affidavits of service are retained on file.

The next step in the process is for the approving authority, in this case Council, to review and decide if it wishes to approve the expropriation, and if so, then pass a resolution to approve the Certificate of Approval to proceed with expropriation. This would be followed by Notice of Proposed Payment and Notice of Possession, with Actual Possession taking place 90 days after expropriation is effected (by registration of Certificate of Approval at Land Titles Office).

FINANCIAL IMPACT

The costs of the land purchase and associated legal fees for the proceedings are eligible for 100% funding under the Alberta Government 18GRSTR41 Grant. Alberta Environment and Protected Areas has indicated that they will not compensate for land acquisition over and above the appraised value of the land which has been their practice for all other flood mitigation

projects undertaken in the Province. Damages awarded to plaintiffs due to expropriation of their property may be considered for funding on a case-by-case basis by the Alberta Government. Alberta Environment and Protected Areas' legal team will review the particulars behind any damage award before a decision on whether 18GRSTR41 can be used to support these costs. Any costs deemed ineligible will be the responsibility of the Town.

WORKFORCE AND RESOURCES IMPACT

Acquisition of land by means of expropriation versus by agreement requires significant additional Flood Office staff time to prepare expropriation documents for Council, present the documents, and coordinate registration with Land Titles, estimated to be at minimum, two days of staff time per expropriation, assuming no objections are filed. Legislative Services staff also spend approximately a half day of time for expropriation to coordinate Council agendas, document signing and registrations at Land Titles. Additionally, the Town requires support from legal counsel and a professional surveyor, which results in additional costs to the Town and additional effort for coordination.

STRATEGIC POLICY ALIGNMENT

Town Bylaw 11.21 states that Council's Vision is *"through a proactive flood-mitigation strategy, we are committed to changing the channel on flood readiness with a sustainable plan to protect Drumheller from future flooding. Together, we will shape the future of our community by protecting our people, our property, our economic growth, our environment and our cultural heritage"*. Completing the expropriation is required to obtain the property necessary for the berm construction and will allow the Town free access to manage and maintain the new berms and associated infrastructure moving forward.

COMMUNICATION STRATEGY

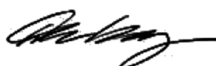
Direct Notice of the Expropriation (completed by registering the Certificate of Approval and Resolution with Land Titles), and serving the Notice of Expropriation, Notice of Possession, and Notice of Proposed Payment on the affected property owner, and all parties with a registered interest in the subject lands, will be completed as soon as practicably possible given the legislated considerations and the registration delays at Land Titles.

PROPOSED MOTION

Councillor _____ moves that Council approve the Certificate of Approval and Resolution for Expropriation pertaining to a portion of the parcel of land described as Plan 865FG, Lot 5; Title Number 152U157.



Prepared by:
Tara Paradis, EIT
DRFMO Project Assistant



Reviewed by:
Deighen Blakely, P.Eng.
DRFMO Project Director



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

**Form 4
Expropriation Act
(Section 18)**

CERTIFICATE OF APPROVAL

The Town of Drumheller, whose address is 224 Centre Street, Drumheller, Alberta, T0J 0Y4, hereby approves the expropriation of the lands being depicted on the attached Schedule 'A' and more particularly described as:

**THAT PORTION OF:
“PLAN 865FG
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 0.308 HECTARES (0.76 ACRES) MORE OR LESS”**

INCLUDING:

**FEE SIMPLE ESTATE WHICH LIES WITHIN:
PLAN
AREA 'A'
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME**

(hereinafter referred to as the “Lands”)

1. The nature of the interest in the lands expropriated is: the fee simple estate shown and marked as Area 'A' on Schedule 'A'.
2. The work or purpose for which the interest in the lands is expropriated is:
 - Construction and/or enhancement of existing dikes, berms, retaining walls, erosion protection, overland drainage courses, storm water outfalls, control structures and associated appurtenances;
 - for the retention and development of Natural Areas, Environmental Reserves, Municipal Reserves, Public Utility Lots, and other uses as approved by approval authorities; and
 - access for purposes of construction and/or maintenance of the above.
3. The expropriating authority is the: **Town of Drumheller**
224 Centre Street
Drumheller, Alberta, T0J 0Y4
4. The land stands in the Register of the South Alberta Land Registration District in the name of Jim Michael Decore in Certificate of Title Number 152U157.

Dated this ____ day of _____, 2024.

TOWN OF DRUMHELLER

Per: _____
Darryl Drohomerski, C.E.T.
Chief Administrative Officer

RESOLUTION OF COUNCIL OF THE TOWN OF DRUMHELLER

WHEREAS a Notice of Intention to Expropriate was served by the Town of Drumheller on March 5, 2024, on the Landowner and all parties with a registered interest in the subject lands and duly published, in accordance with the *Expropriation Act*;

AND WHEREAS no Notice of Objection has been received from the Landowner or any party with a registered interest in the subject lands;

AND WHEREAS the period during which an Objection can be issued by the Landowner or any party with a registered interest in the subject lands has expired;

AND UPON consideration of the Request for a Decision dated May 6, 2024, completed by the Town of Drumheller Flood Program Director, as well as the recommendations of the Town Administration, including the Town Solicitor, Council has determined that the proposed expropriation is fair, sound, and reasonably necessary, and in the public interest and good, to achieve the objectives of the Town;

NOW THEREFORE BE IT RESOLVED:

1. THAT pursuant to its authority under the *Municipal Government Act* and the *Expropriation Act*, the Town of Drumheller, as approving authority, hereby approves the expropriation of the lands and interests being depicted on the attached Certificate of Approval (Attachment #1), without modification;
2. THAT the officers, servants or agents of the Town of Drumheller and the solicitors for the Town of Drumheller be, and are hereby authorized and directed to do all things necessary to initiate, carry out and conclude the expropriation proceedings under the provisions of the *Expropriation Act*, or otherwise, and they are hereby authorized and empowered to sign, seal, serve and publish the necessary documents to initiate, proceed with and conclude the said expropriation, as applicable.

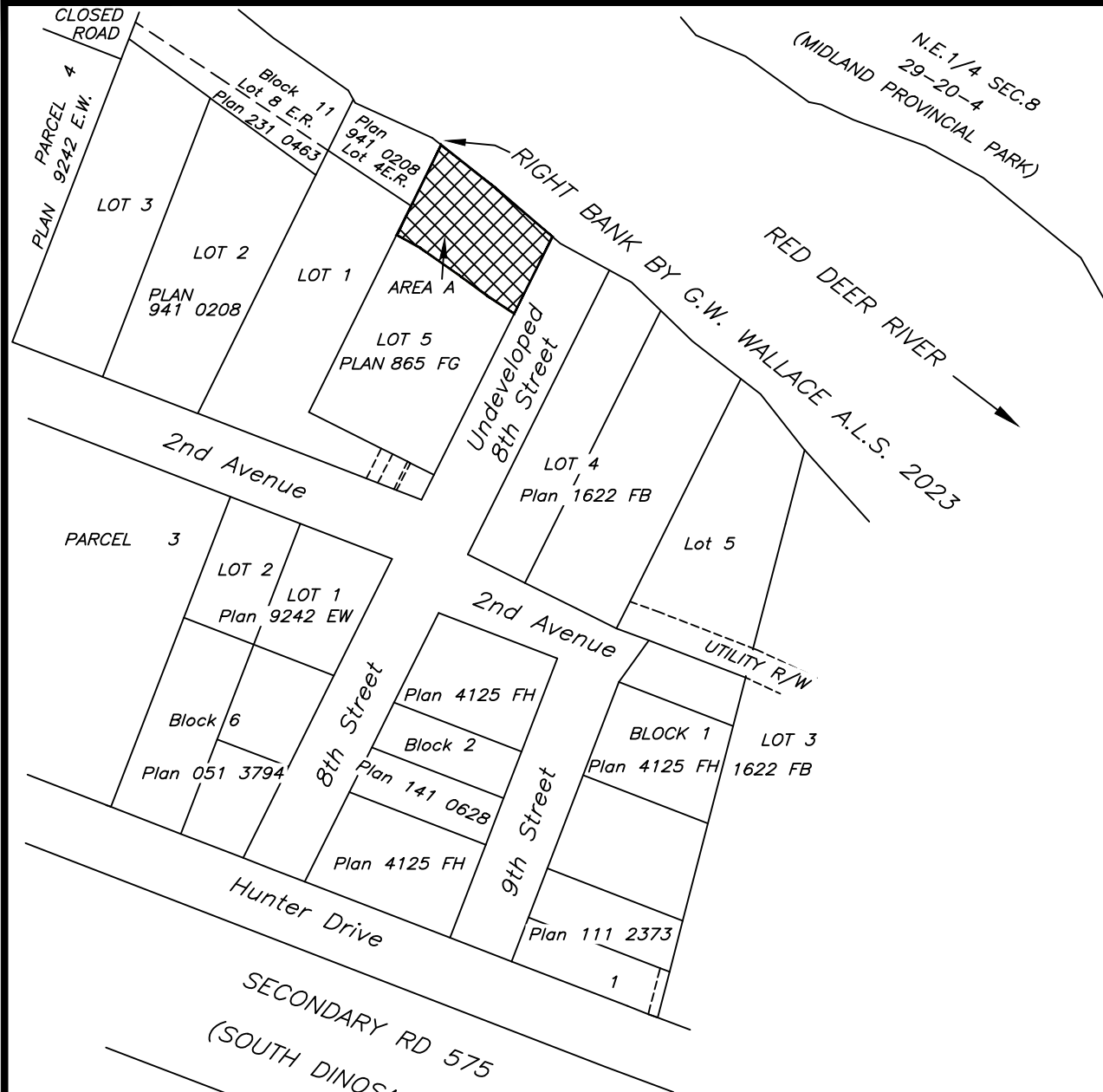
Dated this _____ day of _____, 2024

Motion Carried

Town of Drumheller

Heather Colberg, Mayor


Darryl Drohomerski, CAO



NACMINE DISTRICT
DRUMHELLER, ALBERTA

PLAN SHOWING AREA TO BE ACQUIRED BY
EXPROPRIATION FOR FLOOD MITIGATION
PURPOSES AFFECTING
PART OF LOT 5, PLAN 865 F.G.

WITHIN THE
N.E.1/4 SEC.8, TWP,29, RGE.20, W.4M.
SCALE= 1:2000 ——— 2023-24 ——— W.R.HUNTER, A.L.S.

LEGEND:
Distances are in metres and decimals thereof.
Area affected by this plan is shown thus... 
And contains 1216.8sq.m. = 13097sq.ft

REV.	DATE	DESCRIPTION
2	Jan. 17, 2024	AREA A ADDED
1	Jan. 15, 2024	AGREEMENT CHANGED TO EXPROPRIATION
0	Nov. 25, 2023	Agenda - Monday, May 20, 2024

REQUEST FOR DECISION

TITLE:	2024 Property Taxation –Bylaw 14.24 – 2024 Tax Bylaw
DATE:	May 6, 2024
PRESENTED BY:	Victoria Chan, CPA, CGA, LL.B, LL.M Director of Corporate and Community Services
ATTACHMENTS:	Bylaw 14.24 – 2024 Property Tax Rate (draft)

SUMMARY:

Based on the approved amended 2024 Budgets, Council is in a position to set the 2024 Property Tax rates (mill rates) to meet the provincial requisitions and the municipal operational and capital requirements.

BACKGROUND:

In accordance with section 353 of the *Municipal Government Act* (MGA), the Town must adopt, on an annual basis, a property tax rate bylaw for levying property taxes within the Town of Drumheller. Bylaw 14.24 has been prepared to meet the requirements of the MGA and adheres to Council’s direction regarding the municipal tax requirement as supported by the approved annual operating and capital budgets.

Subject to the approval of this Bylaw, tax notices will be disseminated starting mid-May, with the deadline to pay on August 31, 2024. In addition to levying municipal property taxes, Bylaw 14.24 also establishes levies on provincial requisitions, namely, the Drumheller and District Seniors Foundation, Alberta School Foundation Fund, and the Christ The Redeemer Catholic School Division.

In total, Bylaw 14.24 will levy approximately \$14 million in property taxes to meet the revenue requirements in 2024, including total of \$3.48 million of provincial requisition (24.78%) of which the Town has neither control nor influence. Of note that the RCMP Policing costing is included in the municipal requisition portion. While the RCMP Policing Cost is not a requisition, the Town has zero control or influence on the cost but obliged to pay from the municipal tax coffers.

Total Property Taxes to be collected	(\$14,051,517)	100.00%
RCMP Policing Cost	\$2,027,591	14.43%
Provincial Requisitions	\$3,482,059	24.78%
Available Tax Revenue for Municipal Requirement	\$8,541,867	60.79%

RECOMMENDATION:

Administration recommends that Council give the first and second readings to 2024 Property Tax Bylaw 14.24 as presented. The third reading is scheduled for the Special Council Meeting on May 13, 2024 and in effect will repeal Bylaw 03.23 - 2023 Property Tax Bylaw.

DISCUSSION:

Assessment Values

The property assessment values included in the Bylaw are based on the completed 2023 assessment roll. The 2023 assessment roll is based on market values established on July 1, 2023, and the physical condition of the property as of December 31, 2023.

The Town of Drumheller has total of 4,913 rolls (properties), 650 are tax-exempted due to the ownership and/or usage, such as municipal-owned properties, public institutions (provincial), non-profit organizations, etc. Therefore, the Town has 4,263 taxable properties, of which includes 169 properties classified as agricultural land.

Based on the 2023 market value, the Town witnessed a general increase in most of property classes as a reflection of the favourable market conditions. According to the Municipal Assessor from Wildrose Assessment, there were 448 sales transactions in Drumheller Valley during 2023, and they used 274 for market analysis and comparison.

Designated Industrial Properties (DIP) and linear properties are assessed by the Province. The Town was notified by the Province of a \$2-million decrease in assessed value for the DIP and linear properties last week. Furthermore, the Town was notified on May 1, 2024, that an appeal decision from the Assessment Appeal Board resulted in a reduction of \$30,000 in one of the residential properties. Since these changes came after Council passed the amended budgets on April 22, 2024, the projected net impact of \$48,000 is now mostly vitiated by the lower reassessment value in DIP/linear and residential properties.

Requisitions

The comparison of the provincial requisitions:

Provincial Requisition	2024	2023	Increase/ (Decrease)	Change in %
Alberta School Foundation Fund (combined)	\$2,795,878	\$2,670,915	\$124,963	4.68%
Drumheller and District Seniors Foundation	\$696,250	\$552,225	\$144,025	26%
DIP*	\$2,964	\$2,755	\$209	7.59%

* As in prior years, the Provincial Government assessed designated industrial properties, and by the Ministerial Order No. MAG:006/24, it establishes the rates to charge back the assessment cost relating to these properties to each of the owners.

Mill Rates

As approved by Council in January 2024, Administration is proposing an 4%-increase in the mill rate. The increase is applied across the board, with the exception of the agricultural land.

The combined residential mill rate for 2024 is 12.34564 (2023 – 11.86862).

The combined non-residential mill rate for 2024 is 19.95146 (2023 – 19.41480).

Request for Decision

Page 3

As previously mentioned, there are 169 properties classified as agricultural land with a total of \$1.41 million for assessment value. The average assessed value is \$8,343. Given the assessment value of agricultural land is not based on market value (unlike the residential and commercial properties), but rather, based on provincial regulatory assessment methods. Therefore, the municipal taxes generated from these properties were historically very low for many years.

Administration is exploring options to achieve the equity in sharing the tax burdens for all properties within the Town's boundary.

One of the options the Administration is proposing is to segregate the Farmland category (Class 4) from residential properties (Class 1) in the Tax Rate Bylaw, as allowed by the MGA, and assign the mill rate doubled of the residential rate. As seen in the analysis below, the incremental impact is still of minimal nature. It is mainly due to the assessed value of these properties.

Agriculture Land (169)	Mill Rate			
	@15.47958 – same as non-residential rate	@18.14752 – doubled the residential rate	@27.22128 – tripled the residential rate	@45.3688 – maximum rate as allowed by the MGA
Total assessed value of \$1.41 million				
Total Municipal Taxes to be collected	\$21,826	\$25,588	\$38,382	\$63,970
Impact to average AG owner (municipal tax only)	\$129.15	\$151.40	\$227.11	\$378.51

Administration is recommending the mill rate for agricultural land at 18.14752, slightly higher than the non-residential rate (15.47958). Further study and analysis will be continued for 2025 budget planning in the Fall with the Council.

Property Taxes

Based on 2023 assessment, an average assessment value for a single family home is \$234,000. The 4%-increase in the tax rate would result in addition of \$82 for municipal tax portion, which is about \$0.22 a day.

STRATEGIC POLICY ALIGNMENT:

The proposed bylaw is in accordance with strong fiscal responsibility and transparency.

COMMUNICATION STRATEGY:

Communication of the adopted tax rates will include a media release, social media posts, and updated tax information on the Town website.

MOTION:
Councillor _____

Moves that Council give first reading to 2024 Property Tax Bylaw 14.24 as presented.

Moves that Council give second reading to 2024 Property Tax Bylaw 14.24 as presented.

Seconded:
Councillor _____



Prepared by:
Victoria Chan, CPA, CGA, LL.B, LL.M
Chief Financial Officer /
Director of Corporate & Community Services



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

TOWN OF DRUMHELLER
BYLAW NUMBER 14.24
DEPARTMENT: CORPORATE SERVICES

A BYLAW OF THE TOWN OF DRUMHELLER, IN THE PROVINCE OF ALBERTA (HEREINAFTER REFERRED TO AS "THE MUNICIPALITY"), TO SET A RATE FOR THE LEVY ON ASSESSED VALUE OF PROPERTY SUBJECT TO TAXATION FOR THE 2023 FINANCIAL YEAR.

WHEREAS the Council of the Town of Drumheller (Council) shall, by Bylaw, authorize the levying of taxes at such uniform rates on the dollar as the Council deems sufficient to produce the amount of revenue required. Section 353 of the *Municipal Government Act* R.S.A. 2000 c. M-26, (*Act*) as amended requires Council to pass a property tax bylaw annually;

AND WHEREAS a property tax bylaw authorizes Council to impose a tax in respect of property to raise revenue to be used towards the payment of requisitions and expenditures and transfers set out in the Town's budget;

AND WHEREAS Section 382 of the *Act* authorizes Council to impose a special tax to raise sufficient revenue to pay for a specific service or purpose;

AND WHEREAS Section 369 of the *Act* authorizes Council to impose a supplementary tax against properties listed on the supplementary tax roll and that the supplementary tax rates be the same as imposed in this bylaw;

AND WHEREAS Section 364 of the *Act* authorizes Council to exempt certain properties from taxation;

AND WHEREAS the assessed value of all property in the Town as shown on the 2024 assessment roll (2023 market values) is:

Total Assessment	\$1,214,656,800
Taxable Assessment	
Municipal	\$987,358,720
Education (Combined)	\$979,740,980
Drumheller & District Seniors Foundation	\$982,482,720
Designated Industrial Properties	\$38,746,350

AND WHEREAS the total requirement of the Town of Drumheller to be raised by Property Taxes as shown in the annual estimates and subsequent budget amendments are as follows:

Purpose	Required Amount
Municipal	\$10,556,664
Alberta School Foundation Fund	\$2,430,673
Christ The Redeemer Catholic School Division	\$364,970
Drumheller & District Seniors Foundation	\$696,246
Designated Industrial Properties	\$2,964
Total	\$14,051,517

NOW THEREFORE, pursuant to Sections 353, 382 and 369 of the *Municipal Government Act*, the Council of the Town of Drumheller in the Province of Alberta, duly assembled, enacts as follows:

1. BYLAW TITLE

1.1 This Bylaw may be referred to as the "2024 Property Tax Bylaw."

2. DEFINITIONS

2.1 In this Bylaw:

- a) "Act" means the Municipal Government Act R.S.A. 2000 c. M-26 and regulations made thereunder;
- b) "Alberta School Foundation Fund" established under the School Act RSA 2000 c. S-3.
- c) "Chief Administrative Officer" means that person appointed by Council to position of Chief Administrative Officer pursuant to the Act.
- d) "Christ The Redeemer Catholic School Division" means the separate school division of central and south Alberta.
- d) "Designated Industrial Property" means designated industrial property as set out in Section 284 of the MGA.
- e) "Farmland" means land used for farming operations as defined in the regulations;
- f) "Non-residential" in respect of property, means linear property, components of manufacturing or processing facilities (Machinery & Equipment) that are used for the cogeneration of power or other property on which industry, commerce or another use takes place or is permitted to take place under a land use bylaw passed by a council, but does not include farmland or land that is used or intended to be used for permanent living accommodation;

- g) "Residential" in respect of property, means property that is not classed by the assessor as farmland, machinery and equipment or non-residential.
- h) All other words used in this Bylaw that are defined in the Act shall have the meanings given to those words in the Act except where specifically defined otherwise in this Bylaw or required by the context in which the words are used in this Bylaw.

3. LEVY OF PROPERTY TAX

- 3.1 The Chief Administrative Officer is authorized and directed to impose and collect a property tax for the year 2024 at the rates set out in Schedule "A" to this Bylaw.
- 3.2 The Chief Administrative Officer is authorized to undertake a supplementary assessment and levy supplementary property taxes at the rates set out in Schedule "A" to this Bylaw.

4. INTERPRETATION

- 4.1 Should any provision of this Bylaw be declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.
- 4.2 There shall be entered upon the Tax Roll of the said Town of Drumheller, in a column provided for that purpose, the amount for which the property is charged for all of the sums ordered to be levied for each of the aforementioned classifications, and it shall not be necessary to state the particular sums for each of the various classifications.

5. TRANSITIONAL

- 5.1 This Bylaw comes into effect with third and final reading.

GIVEN FIRST READING THIS 6th DAY OF MAY, 2024.

GIVEN SECOND READING THIS 6th DAY OF MAY, 2024.

GIVEN THIRD AND FINAL READING THIS ___ DAY OF MAY, 2024.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Town of Drumheller Bylaw 14.24
SCHEDULE "A"

	Tax Levy	Taxable Assessment	Tax Rate in Mills
General Municipal			
Residential	\$6,701,395	\$738,546,590	9.07376
Farmland	25,588	1,410,000	18.14752
Non-Residential/Machinery & Equipment	3,829,681	247,402,130	15.47958
Total General Municipal	\$10,556,664	\$987,358,720	
Alberta School Foundation Fund (includes Christ the Redeemer Catholic School Division)			
Residential	\$1,890,679	\$738,546,590	2.56000
Farmland	3,610	1,410,000	2.56000
Non-Residential/Machinery & Equipment	901,589	239,784,390	3.76000
Total Alberta School Foundation Fund	\$2,795,878	\$979,740,980	
Drumheller & District Seniors Foundation			
Residential	\$523,378	\$738,546,590	0.70866
Farmland	999	1,410,000	0.70866
Non-Residential/Machinery & Equipment	171,869	242,526,130	0.70866
Total Drumheller & District Seniors Foundation	\$696,246	\$982,482,720	
Designated Industrial Properties			
Designated Industrial Properties	\$2,964	\$38,746,350	0.07650
Total Designated Industrial Properties	\$2,964	\$38,746,350	

REQUEST FOR DECISION

TITLE:	Drumheller Sports Council Task Force
DATE:	May 6, 2024
PRESENTED BY:	Rick Ladouceur Manager of Recreation, Arts & Culture
ATTACHMENT:	Call for Expressions of Interest for Task Force Members for the formation of the Drumheller Sports Council

SUMMARY:

The Drumheller Sports Council was conceptualized from the 2023 Parks & Recreation Master Plan for the purposes of advising and promoting sports development for the Town of Drumheller.

RECOMMENDATION:

Administration recommends that the Council proceed with establishing a task force to help in developing the formation of the Drumheller Sports Council and its Terms of Reference no later than November 2024.

DISCUSSION:

The time commitment for the Task Force is from June 2024 to November 2024. It includes an introductory meeting in June, and follow-up meetings on weekdays between 5:00pm. to 7:00pm. The date and time for the follow-up meetings are to be determined to accommodate Task-Force members' schedules and other commitments.

After reviewing all the Expression of Interest's, the Manager of Recreation, Arts & Culture will make recommendation to Council for consideration. Appointments to the Task Force will be formally made by the Council, and it is expected that the appointments will be announced in early June 2024.

FINANCIAL IMPACT:

As the Task-Force membership is a volunteer position, it does not come with any financial remuneration. Administrative support and meeting logistics will be carried out by the Manager of Recreation, Arts & Culture, and all associated costs will be managed from the existing operating budget of the Department of Recreation, Arts & Culture.

STRATEGIC POLICY ALIGNMENT:

The Task Force is expected to help form the Drumheller Sports Council which will provide an important forum for identifying sports-related concerns and opportunities for the Town of Drumheller. Regular communication with the Town of Drumheller’s Council will be established to ensure that the recommendations would facilitate the program design and delivery to align with the Town of Drumheller’s strategic goals.

COMMUNICATION STRATEGY:

An Expression of Interest for Task Force Members for the formation Drumheller Sports Council will be disseminated to general public upon Council’s approval.

MOTION:

That Council establish a Task Force for the purpose of forming the Drumheller Sports Council and the development of Terms of Reference for the Sports Council.

SECONDED:

Prepared By:

Reviewed By:

Approved By:

Rick Ladouceur

Victoria Chan

Rick Ladouceur

Manager of Recreation,
Arts, and Culture

Victoria Chan CPA, CGA, LL.B,
LL.M
Director of Corporate
and Community Services,
Chief Financial Officer

Darryl Drohomerski, CET

Chief Administrative Officer

Call for Expressions of Interest: Task Force Members Drumheller Sports Council

The Town of Drumheller is seeking expressions of interest from all sport partners to participate in a task force to provide advice, content recommendations, and feedback on the formation of a new Drumheller Sports Council.

The Task Force's purpose, roles and responsibilities, and project timelines are outlined below.

Please consider this exciting opportunity to collaborate in creating the Drumheller Sports Council. The review of **all expressions of interest will begin on May 20, 2024.**

To express your interest to participate, please apply [here](#):

Drumheller Sports Council Task Force Members

Background	<p>Drumheller Sports Council is conceptualized in the 2023 Parks & Recreation Master Plan with purposes of advising the Town of Drumheller in matters pertaining to Sports Development.</p>
Purpose & Mandate	<p>The formation of a Drumheller Sports Council Task Force will provide an important forum for identifying the Town of Drumheller concerns and opportunities. It will also serve as an advisory group to the Town of Drumheller’s Council on effective policy and service improvement regarding sports initiatives.</p> <p>The words Sports Development shall be understood as the meaning that integrates grassroots initiatives, athlete empowerment, state-of-the-art facilities, hosting, tourism and collaborative partnerships to create a dynamic and sustainable sporting ecosystem for the Town of Drumheller.</p>
Equity, Diversity, and Inclusion	<p>The Town of Drumheller is committed to diverse representation and to including voices that are reflective of all members of society and of our sport community. We encourage candidates to indicate (voluntarily) on their application if they associate with a representative group.</p>
Task Force	<p>The Task Force will be comprised of the following representative members:</p> <ul style="list-style-type: none"> • Manager of Recreation, Arts & Culture (Administrative Support) from the Town of Drumheller • Alberta55 Plus Games Representative • Drumheller Jr. A Representative • Minor Sport Associations (4) • Community Association Representative • Diversity/Inclusive Sport Advocate Representative • Travel Drumheller Representative <p>These stakeholders represent a diverse range of organizations and perspectives, ensuring that the Task Force considers various interests and expertise in its decision-making process.</p>

Annex 1 - Project Timelines Drumheller Sports Council Task Force

Phase 1	May 2024	Call for Expressions of Interest (EOI) to the general public and Sports/Tourism Organizations in the Town of Drumheller and neighbouring communities.
		Manager of Recreation, Arts & Culture will start reviewing EOIs starting May 20, and prepare recommendations for Council consideration.
Phase 2 Project Terms of Reference	June 2024	Town Council will appoint the Drumheller Task Force Task members in early June.
		Manager of Recreation, Arts & Culture will notify the members selected, tasks, meeting schedules, timelines, and the Terms of Reference for the Task Force
		Kick-off meeting for the Task Force mid to late June 2024.
		Action Item: Develop the Term of Reference for the Sports Council by late August to early September 2024.
Phase 3 Development	August to September 2024	Discussion the roll-out, branding, recruitment, partnerships, marketing and website design.
	October 2024	Completion of Marketing/Branding components.
		Present the Task Force recommendations for Town Council's consideration.
Phase 3 Finalizing	November 2024	Call for Sports Council membership.
	November 2024	Task Force membership sign-off.

****Timelines are subject to change***

REQUEST FOR DECISION

TITLE:	North Drumheller River Crossing – Additional Funding
DATE:	May 06, 2024
PRESENTED BY:	Kevin Blanchett, Acting Director of Infrastructure
ATTACHMENTS:	

SUMMARY:

On March 4, 2024, the North Drumheller River Crossing (Sanitary & Watermain) along with the Lift Station: North Drumheller/Forcemain Connection was awarded to Wilco Contractors Southwest Inc. At the time of the award it was known that a pump upgrade was triggered at the North Drumheller Lift Station however the costs associated with it were unknown. In order to pump the sewage from the North Drumheller Lift Station into the forcemain located within Highway #575 an upgrade to the existing pump is required to overcome the new elevation change (the existing pump cannot pump over the new high point in the new Sanitary Forcemain line).

RECOMMENDATION:

Administration recommends additional funding of \$300,000 from Water Reserves, \$200,000 from the Wastewater Reserves, and transferring \$200,000 from Michichi Creek Sanitary Crossing project to the North Drumheller River Crossing – Sanitary project.

FINANCIAL IMPACT:

Funding for this project will come from the following project codes in the approved 2023 & 2024 Capital Budget:

Capital Project	Approved Budget (2022 & 2024)	GL Code
North Drumheller River Crossing – Water	\$1,430,000 *excluding additional budget requested on March 4*	2.6.4100.611.7129
North Drumheller River Crossing – Sanitary	\$1,450,000	2.6.4200.611.7138
Lift Station: North Drumheller/Forcemain Connection	\$800,000	2.6.4200.611.7140

Administration is noting a shortfall in funding due to the pump upgrade required at the North Drumheller Lift Station that was not budgeted. A high-level breakdown of these costs are as follows:

Description	Estimated Value
Equipment	\$233,000
Labour/Installation	\$250,000
Engineering Fees for Design	\$60,000
Contingency (30%)	\$93,000
TOTAL	\$636,000

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Description	Dollar value
Approved 2022 & 2024 Capital Budget - North Drumheller River Crossing – Watermain & Sanitary	\$2,880,000.00
Approved 2022 & 2024 Capital Budget - Lift Station: North Drumheller/Forcemain Connection	\$800,000.00
Additional Budget Allocated on March 4, 2024	\$50,000.00
TOTAL APPROVED CAPITAL BUDGET	\$3,730,000.00
Associated Engineering Contracted Value to Date	\$307,414.98
Wilco – North Drumheller River Crossing (Water & Sanitary)	\$2,795,600.00
Wilco – Lift Station: North Drumheller/Forcemain Connection	\$627,727.50
TOTAL COST	\$3,730,742.48
Pump Replacement (Assumed Costs)	\$636,000.00
BUDGET SHORTFALL	\$636,742.48

Administration would like to note the following:

- The recently tendered Michichi Creek Sanitary Crossing project (tendered under the North Drumheller Flood project) has come in significantly under budget and as such \$200,000 from this project can be transferred to the project.

ANALYSIS BY CHIEF FINANCIAL OFFICER

Council has previously approved the 2024 Utilities Capital Budget in December 18, 2023, with the understanding that an internal “loan” of \$1.25 million will be needed from Water Reserve to Wastewater Reserve to address the projected shortfall.

Reserve	2023 Ending Balance (unaudited)	2024 Approved transfers (budgeted and/or carry-forwards)	Internal Loan	Available Reserve Balance
Water	\$6,619,760	(\$3,347,000)	(\$1,250,000)	\$2,022,760
Wastewater	\$4,416,513	(\$4,940,000)	\$1,250,000	\$726,513

The additional budget shortfall, if approved by Council, will draw down the Wastewater Reserve to remaining balance of \$89,771 despite already having the \$1.25 million “loan” from the Water Reserve. Of note is that Council has passed a Borrowing Bylaw last summer for this project, and Administration has not yet submitted the debenture application to the Alberta Financing Authority.

If needed, the next application deadline is on July 31, 2024 for debenture issuance date on September 16, 2024. As of May 1, 2024, the interest rate ranges from 5.22% to 5.61%, varied depending on the length of debenture of 3 to 30 years.

STRATEGIC POLICY ALIGNMENT:

Completing this additional Work on the Wastewater System would support Council and Administration’s commitment to environmental protection of property and people.

COMMUNICATION STRATEGY:

The Contractor and Consultant will be apprised of the change order, if approved.

MOTION:

Moves that \$300,000 be transferred from GL 1-4-0006-761 (Water Reserves) to GL 2.6.4100.611.7129 (North Drumheller River Crossing – Water).

SECONDED:

MOTION:

Moves that \$100,000 be transferred from GL 1-4-0007-761 (Sanitary Reserves) to GL 2.6.4200.611.7140 (Lift Station: North Drumheller/Forcemain Connection).

SECONDED:

MOTION:

Moves that \$100,000 be transferred from GL 1-4-0007-761 (Sanitary Reserves) to GL 2.6.4200.611.7138 (North Drumheller River Crossing – Sanitary).

SECONDED:

MOTION:

Moves that \$200,000 be transferred from GL 2.6.4200.611.7040 (Michichi Creek Sanitary Crossing project) to GL 2.6.4200.611.7140 (Lift Station: North Drumheller/Forcemain Connection).

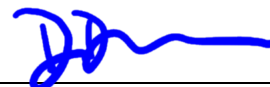
SECONDED:

MOTION:

Moves that Council approve the additional expense of \$636,000 for a pump upgrade at the North Drumheller Lift Station

SECONDED:

Victoria Chan



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