

Town of Drumheller COUNCIL MEETING AGENDA

**June 18, 2012 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta**



Page

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

3-7 5.1.1 Regular Council Meeting Minutes of June 4, 2012

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

8-12 5.2.1 Municipal Planning Commission Minutes of May 31, 2012

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.1.1 Presentation of 2011 Financial Statements

13-14 8.1.2 Bylaw 10.12 being a debenture bylaw in the amount of \$318,750 for the purpose of implementation of process / engineering upgrade at the East Coulee Waste Water Plant

8.1. CAO

- 15-16
- 8.1.3 Bylaw 11.12 being a debenture bylaw in the amount of \$435,800 for the purpose of extending the water transmission line from Cambria to East Coulee
- 17-20
- 8.1.4 RFD - Appointments to the Drumheller Public Library Board

8.2. Director of Infrastructure Services

- 21-26
- 8.2.1 RFD - 2012 Cast Iron Water Line Replacement Award of Tender

8.3. Director of Corporate Services

8.4. Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

- 13.1 Councillor S. Shoff - Community Heritage Garden Update
- 13.2 Councillor S. Shoff - Community Futures

14.0 IN-CAMERA MATTERS

- 14.1 Land Matter - Plan 8310798 Block 13 Pt. Lot 1
- 14.2 Land Matter - Hygrade Industrial Park
- 14.3 Legal Matter

Town of Drumheller COUNCIL MEETING MINUTES

June 4, 2012 at 4:30 PM
Council Chamber, Town Hall
703-2nd Ave. West, Drumheller, Alberta



PRESENT:

MAYOR:

Terry Yemen

COUNCIL:

Andrew Berdahl

Jay Garbutt

Lisa Hansen-Zacharuk

Sharel Shoff

Doug Stanford

Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

DIRECTOR OF CORPORATE SERVICES:

Jack Kuzminski

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

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

2.0 MAYOR'S OPENING REMARK

Mayor T. Yemen congratulated the following volunteers and organizers for their successful events held this past weekend: DinoFest was well attended, Old Grouch's event raised a record \$13,000 for STARS, and the Legion Cenotaph Rededication was memorable. The Mayor thanked the PW staff for their labor on the concrete work and landscaping around the Badlands Community Facility area.

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

Addition: 13.1 Councillor A. Berdahl - Drumheller Public Library Report

MO2012.84 Hansen-Zacharuk, Garbutt moved to adopt the agenda as amended.
Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Regular Council Meeting Minutes of May 22, 2012

MO2012.85 Stanford Shoff moved to adopt the regular Council meeting minutes of May 22, 2012 as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

Aqua7 Regional Water Commission - Jerry Wittscott, Chair and Kevin Miner, Manager provided an overview of the purpose of the amendment to the Water Supply Agreement which would be to allow Aqua 7 to include the boundaries (as outlined in red of Appendix 2) of Rocky View County as a party to whom the Commission may resell the Town water as opposed to just a small portion of Rocky View County (Hamlet of Kathryn), as provided for in Schedule "F" of the Water Supply Agreement, dated December 10, 2008. Rocky View's proposal is for the resale of water at the same allotment to Kathryn (at a maximum of 2,200 m³/day as identified by the Commission as being the apportionment made available to the Rocky View County by Aqua 7). K. Miner further explained that the area to be serviced to Rocky View has been tweaked a bit and does not include the area to the west which is serviced by private water co-ops. He stated that the water will be kept within the trading area and the water would flow into the Graham Reservoir. R. Romanetz advised that the area to the west is operated by Rocky View Co-op and in an emergency situation either the County or Co-op can open the valves and feed water to help each other out.

Questions and Comments from Council

Councillor L. Hansen-Zacharuk asked the timelines for use of the water. K. Miner stated that although the water is for long term planning, it is Rocky View's intention to use the 2200 m³/day sooner than later to help offset the costs for the other members. He further explained that the engineering and pipeline design will take less than a year and a possible built date within two years.

Councillor T. Zariski asked if the boundaries would be expanded in the future. K. Miner stated that there is not sufficient capacity through the Aqua 7 line now for future boundary expansion. A. Kendrick stated that Rocky View would look at other solutions for the long term – this is a short term fix but that could be 15 years down the road. It is an interim plan until a major expansion occurs on the Western Irrigation District Reservoir. R. Romanetz stated that the existing Drumheller plant has the capacity to supply the maximum of 8200 m³/day to member municipalities within the Water Supply Agreement and of that amount the Commission may resell water to a maximum of 2200

m3/day to Rocky View - if the water demand is beyond this amount, the Drumheller plant would have to be expanded and all parties would have to contribute to the costs. Councillor A. Berdahl stated that the partnership is meant to benefit all parties and more volumes is required for Aqua 7 to be more sustainable. He asked what other arrangements are in place to increase the volume of flows for Aqua 7. K. Miner stated that discussions are still ongoing with all parties. R. Romanetz advised that Three Hills is conducting a risk assessment on their supply line and assessing the costs needed for capital improvements to their water plant. J. Wittscott stated that the delivery of water through the Aqua 7 may be more feasible to other municipalities once more water moves through the lines and costs are decreased.

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.1.1 RFD – Aqua 7

R. Romanetz provided an amended Water Supply Agreement Schedule F as reviewed by the Town's Solicitor which includes more clarity on some clauses and a revised map. The proposal is to extend the line from Kathryn to the Graham Reservoir for distribution through the Rocky View County system in the area outlined in red on Appendix 2.

MO2012.86 Shoff, Hansen-Zacharuk moved to accept the amendment to the Water Supply Agreement Schedule F as presented (the area identified in red on Appendix 2) between Aqua 7 Regional Water Commission and the Town of Drumheller.

Councillor A. Berdahl declared a point of order and requested the motion be tabled for two weeks.

MO2012.87 Berdahl, Zariski moved to table motion MO2012.86 for two weeks.

In favour – Zariski, Berdahl

Opposed – Shoff, Yemen, Garbutt, Stanford, Hansen-Zacharuk

Motion Defeated

Motion on the table: **MO2012.86**

In favour - Shoff, Yemen, Garbutt, Stanford, Hansen-Zacharuk

Opposed – Zariski, Berdahl

Motion Carried.

8.2. Director of Infrastructure Services

8.2.1 RFD – East Coulee Wastewater Equipment

A. Kendrick advised that the tender for the equipment needed for the East Coulee WWTP Upgrade closed on May 23, 2012. Five tenders were received ranging from \$172,032.00 to \$496,637.48 with the lowest tender bid received from Sapphire Water International Corporation. The consultant's estimate was \$190,000 for this equipment. He further advised that the equipment needs to be ordered long before the construction contract is tendered.

MO2012.87 Zariski, Berdahl that Council award the East Coulee Wastewater Treatment Plan equipment to Sapphire Water International Corporation in the amount of \$172,032 including GST.

In response to questions from Council, A. Kendrick advised that Sapphire was the top firm for all five components in the evaluation process. R. Romanetz agreed that there was a significant difference in amounts and it is not unusual to have one or two bids on the outside of the range however three tenders were relatively competitive.

Vote on Motion:

Carried unanimously.

8.2.2 RFD – 4th Ave. SW (Newcastle) Sewer Line Replacement

A. Kendrick advised that tenders for the 4th Avenue sewer line replacement closed on May 29, 2012. One tender was received from Knibb Developments Ltd. for the amount of \$138,810. The engineering estimate for this project was approximately \$100,000.

MO2012.88 Shoff, Garbutt that Council award the 4th Avenue sewer line replacement to Knibb Developments Ltd. in the amount of \$138,810 including GST.

In response to questions from Council, A. Kendrick explained that the bid was 30% more than the engineer's estimate because it is a complicated and difficult project which will require working under the existing large culvert. He further explained that if the project was retendered the Town may not gain a lower bid or no one would bid. He stated that the other contractors who looked at the specs said the job was too small or complex. He stated that Knibb has worked with the Town on at least eight projects.

Vote on Motion:

In favour - Shoff, Yemen, Berdahl, Zariski, Stanford, Hansen-Zacharuk

Opposed - Garbutt

Carried.

8.2.3 Cast Iron Water Line (information only)

A. Kendrick stated that the tender bids came in over what the consultants anticipated and they need to reevaluate the cost increases. The 2012 tender results were considerably higher than last year's amount. The Town needs to go back and delete a portion of the project or expense from another account to make the project large enough to keep the interest of the contractor. R. Romanetz advised that this portion of the replacement is difficult and involves working around several utility lines in the area. Councillor T. Zariski stated that water quality was at the forefront during the election and needs to remain a top priority. A report will be provided to Council at their next meeting on June 18th.

8.3. Director of Corporate Services

8.4. Director of Community Services

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICES OF MOTIONS

13.0 COUNCILLOR REPORTS

13.1 Drumheller Public Library Report

Councillor A. Berdahl provided an overview of the Drumheller Public Library's activities and budget deficit. He stated that their 2012 deficit will be \$6,984 which will require Sunday closures, a new raise schedule for staff and extended Christmas closure to make up for the budget deficit. Council requested the Drumheller Public Library Board to be invited to a Council meeting in the near future to answer questions relating to the budget deficit.

14.0 IN-CAMERA MATTERS MO2012.89 Garbutt, Hansen-Zacharuk moved to go in camera at 5:20 PM. Carried unanimously.

14.1 Labour Matter

MO2012.90 Shoff, Berdahl to revert to regular Council meeting at 6:10 PM. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:10 PM.

Mayor

Chief Administrative Officer



DRUMHELLER

COMMUNITY SERVICES



Municipal Planning Commission MINUTES Meeting of Wednesday, May 31, 2012

Present: Paul Salvatore, Director of Community Services
Brad Wiebe, Palliser Regional Municipal Services
David Suen, Intern for Palliser Regional Municipal Services
Cindy Woods, Development Officer
Linda Taylor, Recording Secretary
Robert Greene, Chairperson
Shawn Francis, Member
Jeanette Neilson, Member

Absent: Andrew Berdahl, Councillor/Member – with regrets
Doug Stanford, Councillor/Member – with regrets
Sharon Clark, Member – with regrets

1.0 CALL TO ORDER – 12:14 p.m.

2.0 MINUTES FROM PREVIOUS MEETINGS

2.1 May 9, 2012

Motion: J. Neilson moved to accept the minutes of May 9, 2012 as presented.

Second: S. Francis – Carried

3.0 DEVELOPMENT PERMITS

3.1 T00035-12D – George Duncan – Campground & Studio/Workshop – "A"

C. Woods presented Development Permit T00035-12D submitted by George Duncan for a private campground & a studio/workshop located on SW-22-28-19-W4M. Zoning is "A" Agricultural District. A campground is a discretionary use in this district.

This application was originally presented at the May 9, 2012 MPC meeting, the application was tabled with a request for detailed site and construction plans. C. Woods stated the applicant has now submitted a roughly drafted proposed Studio/Workshop. The set backs are; from the North boundary 25 feet, 145 feet from the South boundary, 195 feet from the existing cabin and 40 feet from the slope to the River. The land has not been surveyed, in lieu an aerial photo was submitted to show the proposed location of the development. There are no services to this property and the applicant and campers believe in being environmentally friendly.

The Municipal Planning Commission discussed the application.

Motion: S. Francis moved that Development Permit T00035-12D submitted by George Duncan for a private campground & a studio/workshop located on SW-22-28-19-W4M, be approved as presented, subject to the following conditions:



DRUMHELLER

COMMUNITY SERVICES



1. Must conform to Land Use Bylaw 10-08, including but not limited to Part VII, Sec 60
(c) Setbacks from Toes of Slopes

Unless otherwise determined by the Development Authority, setbacks from toes of slopes shall be as follows:

- (i) Intensive Land Use
A minimum of 9.1 m (30 ft.) from the toe of a slope when the height of the slope is greater than 3.2m (10 ft.). When a slope is steeper than 33% and higher than 27.4 m (90 ft.), the minimum set-back from the point where the slope begins to rise steeper than 33% shall be one third (1/3) the height of the slope;
 - (ii) Extensive Land Use
A minimum of 9.1 m (30 ft.) from the toe of a slope when the height of the slope is greater than 15.2 m (50 ft.). Laneways and utilities may be constructed within the setback area as noted above.
 - (iii) The Municipal Planning Commission may relax the above noted setback distances by a maximum of 30% if it is satisfied that the reduced setbacks will not impact on slope stability. Applicants will be required to provide drill testing data and a report prepared by a professional engineer.
2. Campground and/or outbuildings for private use of registered landowners only. If the holder of the permit wishes to make any change in the conduct of the development 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.
 3. Development/construction as per site plan submitted and at the approval/discretion of the Development Authority.
 4. Construction to be in accordance with the Alberta Building Code.
 5. Development to meet with all requirements of the Alberta Environmental Protection Act and any other applicable Provincial Acts, regulations and/or guidelines.
 6. All necessary Safety Codes permits (building, electrical, gas, plumbing, PSDS, etc) to be in place prior to start of construction.
 7. Any/all local improvements (approaches onto municipal roads, lighting, surfacing of municipal roads, etc.) at owners expense.
 8. Garbage collection shall be as per the Town of Drumheller's "Garbage Collection Bylaw" No. 28-98.
 9. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares including lanes.
 10. Access to and within the development area (i.e. campground) shall be to the satisfaction of the Local Fire Authority.
 11. Installation of fire pits and/or fireplaces shall be in accordance with the Town of Drumheller's "Fire Bylaw" No. 22-98.

Second: J. Nielsen – Carried

3.2 T00040-12D – Rob Kean – Residential Deck – "R-2"

C. Woods presented Development Permit T00040-12D submitted by Rob Kean for a residential deck that has replaced an older deck located at 301 16 Street NW, Drumheller on Plan 1561JK, Block 1, Lot 22. Zoning is "R-2" Residential District.

C. Woods stated this deck is already completed. It is a raised deck, and as the photographs show there is plenty of mature trees so there are no privacy issues, this was confirmed by a site visit. A relaxation from 5 feet to 3 feet is required to the alley side of the lot.



DRUMHELLER

COMMUNITY SERVICES



C. Woods read from Land Use Bylaw 10-08

Part VII

"56. Projection Over Yards

(b) Side yards

(ii) Unenclosed steps and landings shall be at grade to a side entrance and may project onto the entire required side yard. Unenclosed steps and landings above grade shall be at the discretion of the Municipal Planning Commission;"

The Municipal Planning Commission discussed the application.

Motion: J. Nielsen moved that Development Permit T00040-12D submitted by Rob Kean for a residential deck located at 301 16 Street NW, Drumheller on Plan 1561JK, Block 1, Lot 22 be approved as presented, subject to the following conditions:

1. Must conform to Land Use Bylaw 10-08.
2. Placement of construction as per plot plan submitted.
3. Relaxation granted to left side yard setback to 3' as per plans submitted.
4. Construction to be in accordance with the Alberta Building Code.
5. External finished appearance of the proposed construction to be compatible with that of existing development.
6. All necessary permits (building, electrical, gas, etc) to be in place prior to construction/installations.
7. All local improvements at owner's expense including, however not limited to, driveways, frontage charges, water/sewer services.
8. 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 Officer/Municipal Planning Commission. An additional development permit may be necessary.
9. Development to conform to any and all Federal, Provincial and/or Municipal legislations or guidelines that may apply.
10. Contractor(s) to have a valid Business License with the Town of Drumheller.

Second: S. Francis – Carried

3.3 T00045-12D – R.A. Hamilton & Assoc. – New Construction of SFD – "R-1A"

C. Woods presented Development Permit T00045-12D submitted by R.A. Hamilton & Assoc. for new construction of a single family dwelling located at 310 2 Street East, Drumheller on Plan 2089BN, Block 16, Lot 37. Zoning is "R-1A" Residential District. A Single family dwelling is a discretionary use in this district.

This application is for demolition of existing single family dwelling and for construction of a new single family dwelling on a 25 foot lot. The applicant has provided a plan that meets all setback requirements for the district.

The Municipal Planning Commission discussed the application.

Motion: S. Francis moved Development Permit T00045-12D submitted by R.A. Hamilton & Assoc. for new construction of a single family dwelling located at 310 2 Street East, Drumheller on Plan 2089BN, Block 16, Lot 37 be approved with the following conditions:



DRUMHELLER

COMMUNITY SERVICES



1. Development shall conform to Land Use Bylaw 10-08.
2. 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 Officer/Municipal Planning Commission. An additional development permit may be necessary.
3. Proper placement of foundation walls -- as per application -- to be determined by a Registered Alberta Land Surveyor.
4. Any required Safety Codes permits (i.e. building, electrical, etc.) to be obtained prior to commencement of construction/installation.
5. Make provisions for proper installation of water meter as per Town of Drumheller Water/Sewer Bylaw.
6. All contractor's to be in possession of a valid Town of Drumheller business license.
7. External finished appearance of the proposed construction to be compatible with that of existing development.
8. 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.
9. All local improvements including, however not limited to driveways, frontage charges, water/sewer services, are at the expense of the owner.
10. Development to conform to any and all Federal, Provincial and/or Municipal regulations and/or guidelines that may apply.

Second: J. Nielsen – Carried

4.0 PALLISER REGIONAL MUNICIPAL SERVICES

4.1 Subdivision Report – File No. 80/117 Gustav and June Mattheis and Dale and Suzanne Sands Lot 2, Block 2, Plan 0513422 W ½ - 28-29-19-W4M

D. Suen presented the following subdivision application 80/117. Land is owned by Gustav and June Mattheis and Dale and Suzanne Sands. The proposed subdivision is to be consolidated with a pre-existing parcel and no new parcel is therefore being created. It would be the planning authority's recommendation that no municipal reserves be taken at this time.

No objections were received through circulation. D. Suen advised that Palliser Regional Municipal Services recommends that the application be approved subject to conditions.

The Municipal Planning Commission discussed the subdivision report.

Motion: S. Francis that the Municipal Planning Commission concur with the recommendations of Palliser Regional Municipal Services and that the application submitted by Gustav and June Mattheis and Dale and Suzanne Sands for Lot 2, Block 2, Plan 0513422, W ½ - 28-29-19-W4M be approved subject to conditions.

Second: J. Nielson – Carried



DRUMHELLER

COMMUNITY SERVICES



5.0 OTHER DISCUSSION ITEMS

25' Lots and Zoning Information

Municipal Planning Commission looked over maps of the Land Use Districts of Lots with a Frontage of 25 feet in the Town of Drumheller. Discussion points:

- Get information to the public and to developers on developments on smaller lots. Realtors are a good way to communicate information to the public, and that the Municipal Planning Commission is willing to work with owners on the development of the smaller lots to create neighborhoods with economical homes.
- 30 to 33 foot lots being built into neighborhoods for more economical housing.
- Bylaw changes to site coverage and the type of materials to use on smaller lots.
- Economical housing in a walk able community with parks and trees.

6.0 Adjournment –Meeting adjourned by B. Greene at 1:23 pm.

Chairperson

Development Officer

Town of Drumheller
Bylaw No. 10.12
(hereinafter referred to as "the Municipality")

IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$318,750 for the purpose of implementation of a process/engineering upgrade at the East Coulee Waste Water Plant.

WHEREAS:

The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the expanding and upgrading the sewage treatment plant.

Plans and specifications have been prepared and the total cost of the project is estimated to be \$1,275,000 and the Municipality estimates the following grants and contributions will be applied to the project:

Grants	\$956,250
Debenture(s)	<u>\$318,750</u>
Total Cost	\$1,275,000

In order to complete the project it will be necessary for the Municipality to borrow the sum of \$318,750, for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

The estimated lifetime of the project financed under this by-law is equal to, or in excess of twenty-five (25) years.

The principal amount of the outstanding debt of the Municipality at December 31, 2011 is \$12,052,809.04 and no part of the principal or interest is in arrears.

All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

Agenda Item # 8.1.2

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of constructing the expanding and upgrading the sewage treatment plant. the sum of THREE HUNDRED EIGHTEEN THOUSAND AND SEVEN HUNDRED FIFTY DOLLARS (\$435,800) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large, of which amount the full sum of \$318,750 is to be paid by the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this by-law, namely the Sewage Debenture Borrowing Bylaw.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest instalments not to exceed twenty (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed seven percent (7%).
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the by-law shall be applied only to the project specified by this by-law.
7. This by-law comes into force on the date it is passed.

READ A FIRST TIME THIS _____ DAY OF _____ 2012.

READ A SECOND TIME THIS _____ DAY OF _____ 2012.

READ A THIRD TIME THIS _____ DAY OF _____ 2012.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

SEAL

**Town of Drumheller
Bylaw No.11.12
(hereinafter referred to as "the Municipality")**

IN THE PROVINCE OF ALBERTA

This bylaw authorizes the Council of the Municipality to incur indebtedness by the issuance of debenture(s) in the amount of \$435,800 for the purpose of extending the water transmission line from Cambria to East Coulee.

WHEREAS:

The Council of the Municipality has decided to issue a by-law pursuant to Section 258 of the *Municipal Government Act* to authorize the financing, undertaking and completion of the expanding and upgrading the sewage treatment plant.

Plans and specifications have been prepared and the total cost of the project is estimated to be \$4,358,000 and the Municipality estimates the following grants and contributions will be applied to the project:

Grants	\$3,922,200
Debenture(s)	<u>\$435,800</u>
Total Cost	\$4,358,000

In order to complete the project it will be necessary for the Municipality to borrow the sum of \$435,800, for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred to in this bylaw.

The estimated lifetime of the project financed under this by-law is equal to, or in excess of twenty-five (25) years.

The principal amount of the outstanding debt of the Municipality at December 31, 2011 is \$12,052,809.04 and no part of the principal or interest is in arrears.

All required approvals for the project have been obtained and the project is in compliance with all *Acts* and *Regulations* of the Province of Alberta.

Agenda Item # 8.1.3

NOW, THEREFORE, THE COUNCIL OF THE MUNICIPALITY DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That for the purpose of constructing the expanding and upgrading the sewage treatment plant. the sum of FOUR HUNDRED THIRTY FIVE THOUSAND AND EIGHT HUNDRED DOLLARS (\$435,800) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Municipality at large, of which amount the full sum of \$435,800 is to be paid by the Municipality at large.
2. The proper officers of the Municipality are hereby authorized to issue debenture(s) on behalf of the Municipality for the amount and purpose as authorized by this by-law, namely the Sewage Debenture Borrowing Bylaw.
3. The Municipality shall repay the indebtedness according to the repayment structure in effect, namely semi-annual or annual equal payments of combined principal and interest instalments not to exceed twenty (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed seven percent (7%).
4. The Municipality shall levy and raise in each year municipal taxes sufficient to pay the indebtedness.
5. The indebtedness shall be contracted on the credit and security of the Municipality.
6. The net amount borrowed under the by-law shall be applied only to the project specified by this by-law.
7. This by-law comes into force on the date it is passed.

READ A FIRST TIME THIS _____ DAY OF _____ 2012.

READ A SECOND TIME THIS _____ DAY OF _____ 2012.

READ A THIRD TIME THIS _____ DAY OF _____ 2012.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

SEAL



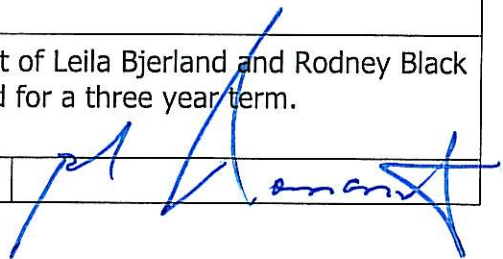
DRUMHELLER

REQUEST FOR DECISION

Agenda Item # 8.1.4



Request for Decision

		Date:	June 15, 2012
Topic:	DRUMHELLER PUBLIC LIBRARY BOARD APPOINTMENT		
Proposal:	Under their bylaw, the Drumheller Public Library Board are allowed 5 – 10 members and they wish to increase their membership to ten. The Drumheller Public Library Board currently has eight members. Ms. Leila Bjerland and Mr. Rodney Black have submitted their applications to serve in this capacity. The members of the Library Board have reviewed Leila and Rodney's applications and recommend approval.		
Proposed by:	Drumheller Public Library Board		
Correlation to Business (Strategic) Plan			
Benefits:	Increases membership on the Library Board.		
Disadvantages:			
Alternatives:			
Finance/Budget Implications:	N/A		
Operating Costs:		Capital Cost:	
Budget Available:	\$0.00	Source of Funds:	
Budget Cost:	\$0.00	Underbudgeted Cost:	
Communication Strategy:			
Recommendations:	That Council approve the appointment of Leila Bjerland and Rodney Black to the Drumheller Public Library Board for a three year term.		
Report Writer:	R.M. Romanetz, P. Eng.	CAO:	
Position:	Chief Administrative Officer		

OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER

Telephone: (403) 823-1339

LibraryBoardAppointmentJune2012	Created By: Linda Handy	1
---------------------------------	-------------------------	---

June 7th, 2012

Mayor Terry Yemen

Town of Drumheller

Dear Mr. Yemen

RE: Drumheller Public Library Board - Appointments

On behalf of the Board of the Drumheller Public Library, I would like to recommend the following individuals be appointed as Trustees to the Drumheller Public Library Board – Ms. Leila Bjerland and Mr. Rodney Black. Their application forms are attached.

I would also like to recommend the appointment of Mrs. Margaret Nielsen, as the alternate designate to represent the DPL Board on the Marigold Regional Library System Board.

Your consideration of these recommendations is greatly appreciated.

Sincerely,



J. Linda Traquair

Board Chair



DRUMHELLER

DINOSAUR CAPITAL OF THE WORLD



APPLICATION TO SERVE ON TOWN PUBLIC SERVICE BOARDS

Board applied for LIBRARY Board

Date June 5th 2012

Name of Applicant HEILA BJERLAND

Address DRUMHELLER AB Phone # To 5040

Length of Residency in Town 15 yrs

Past Service on Similar Boards Board member of Cottonwood Clay Works, Drumheller AB

BRIEF PERSONAL HISTORY (include information which you feel would assist Council in making a decision as to your capabilities to serve on this Board)

I've helped/volunteer for Macmine Community Association.
I've assisted Tim Smith on the Design Committee regarding the Badlands Community Facility Gallery and the new Cottonwood Clay Works Studio. I've Co-ordinated art classes for ARTSPARKS & taught art & clay classes @ the Drumheller Public Library Program Drumheller AB.

Heila Bjerland
Signature of Applicant

Fax back to (403)823-8006



APPLICATION TO SERVE ON TOWN PUBLIC SERVICE BOARDS

Board applied for LIBRARY

Date JUNE 4/2012

Name of Applicant RODNEY BLACK

Address _____ Phone # _____

Length of Residency in Town 1 YEAR

Past Service on Similar Boards Have served on and chaired committees and boards in churches, at a denominational level, and in Pakistan. Familiar with accounts, budgets, plans and minutes.

BRIEF PERSONAL HISTORY (include information which you feel would assist Council in making a decision as to your capabilities to serve on this Board)

I grew up in Drumheller and was a constant patron of the old library. I am a book collector and read widely. I am currently editing books for use in Pakistan. We recently relocated to Drumheller and just purchased a house in Midland.

Rod Black
Signature of Applicant

Fax back to (403)823-8006



DRUMHELLER

INFRASTRUCTURE SERVICES

Agenda Item # 8.2.1



Request for Decision

Date: June 14, 2012

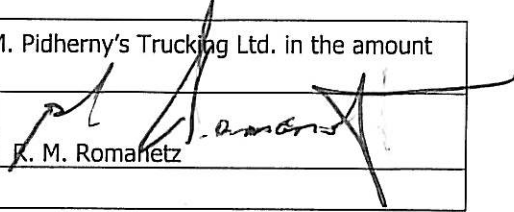
Topic:	2012 Cast Iron Watermain Replacement Program	
Proposal:	<p>Tenders for the 2012 Watermain Replacement Program closed on May 29, 2012 at 2:00 PM. Two tenders were received from: M. Pidherny's Trucking Ltd. and Knibb Developments Ltd. The low bidder was M. Pidherny's Trucking Ltd. with a tender amount of \$885,187.80 including GST. The engineering estimate for this project was approximately \$681,000.00. See attached Tender Award Recommendation Letter for MPE Engineering Ltd. dated May 30, 2012. As reported to Council on June 4th, the project cost is significantly higher than anticipated (\$340,000 over the Town's budget of \$600,000). Due to budget constraints, the Town and MPE reviewed the options to reduce the project costs. For reasons provided for in MPE's letter of June 8th, 2012, Administration is recommending Option 2 which removes Schedule C from the scope of the project and reduces the total project costs to \$775,300.00 (\$675,000 plus Eng. 100,300).</p> <p>In order to finance the budget shortfall of \$175,300.00 Administration recommends to delay the construction of the force main extension from Central Drumheller to South Railway Ave. The project has not been designed and the necessary easements have not been acquired. It is unlikely this project would be able to proceed in 2012. The project would be brought forward for reconsideration by Council in 2013.</p>	
Proposed by:	Allan Kendrick, Director of Infrastructure Services	
Correlation to Municipal Sustainability Plan	Program is identified in the MSP as a means to provide a roadmap for overall improvements to the Town's water system and also forms part of the 5 Year Cast Iron Water Main Replacement Plan approved by Council	
Benefits:	Improved reliability and delivery of water within the water system. Reduces the risk of emergency repairs, service interruptions and provides improved fire flows in the downtown area.	
Disadvantages:		
Alternatives:	Council reject this proposal	
Finance/Budget Implications:	Approved project within the 2012 Capital budget financed through the MSI Capital Program.	
Budget Available:	Project Costs: \$775,300.00	Source of Funds: Capital (MSI) \$600,000.00 New Deals 175,300.00 (transfer from sewage structures – prior years) Total \$775,300.00
Communication Strategy:	Affected parties will be notified.	

INFRASTRUCTURE SERVICES

Telephone: (403) 823-1354

	Created By: 6/14/12 3:31 PM	1
--	--------------------------------	---

Agenda Item # 8.2.1

Recommendations:	<ul style="list-style-type: none">Council award the low tender bid to M. Pidherny's Trucking Ltd. in the amount of \$675,000 excluding GST.		
Report Writer:	Ray Romanetz	CAO:	 R. M. Romanetz
Position:	CAO		

Suite 260, East Atrium, 2635 - 37 Ave NE
Calgary, AB T1Y 5Z6
Phone: 403-250-1362
1-800-351-0929
Fax: 403-250-1518

Agenda Item # 8.2.1



Town of Drumheller
703 - 2 Avenue West
Drumheller, Alberta
T0J 0Y3

May 30, 2012
File: N:\2450\034\L04-1.0

Attention: Mr. Allan Kendrick
Director of Infrastructure Services

Dear Al:

Re: 2012 Watermain Replacement
Tender Sumamry

Tenders were closed on Tuesday, May 29 at 2:00:00 p.m. at the Town Hall in Drumheller, Alberta. Table 1 summarizes the results of the two (2) tenders that were submitted.

Table 1 - Tender Summary

Contractor	Schedule A General	Schedule B Centre Street and Lane	Schedule C 2 nd Avenue East and Lane	Contingency	GST	Tendered Amount
M. Pidherny's Trucking Ltd.	\$106,530.00	\$536,436.00	\$170,070.00	\$30,000.00	\$42,151.80	\$885,187.80
Knibb Developments Ltd.	\$50,000.00	\$609,780.00	\$210,185.00	\$30,000.00	\$44,998.25	\$944,963.25
Budget Estimate	\$60,000.00	\$430,000.00	\$130,000.00	\$30,000.00	\$31,000.00	\$681,000.00

The low bid is \$59,775.45 lower than the next highest bid.

Please refer to the drawings and contract documents for the full scope of the work represented by the above costs.

MPE Engineering Ltd. recommends that M. Pidherny's Trucking Ltd. be awarded the contract in the amount of \$885,187.80 (including GST).

Total estimated project cost (excluding GST) is as follows:

M. Pidherny's Trucking Ltd. (incl. contingency)	\$843,036
Engineering (MPE)	<u>\$100,300</u>
Total Project Cost	\$943,336

Please advise us on your decision and we will proceed with the notice of award. Once awarded, the contractor will have 21 days to provide a Performance Bond (50% of the contract price), a Labour and Materials Bond (50% of the contract price), insurance, and a construction schedule.

Town of Drumheller
File: N:\2450\034\L04-1.0
May 30, 2012

Agenda Item # 8.2.1

Page 2

If you have any questions or require further information, please call me at 403-219-6458.

Yours truly,

MPE ENGINEERING LTD.



Joel Thomson, E.I.T.
Design Engineer

JT:jt

Town of Drumheller
703 - 2 Avenue West
Drumheller, Alberta
T0J 0Y3

June 8, 2012
File: N:\2450\034\L05-1.0

Attention: Mr. Ray Romanetz
Chief Administrative Officer

Dear Ray:

Re: 2012 Watermain Replacement
Tender Recommendation

Tenders were closed on Tuesday, May 29 at 2:00:00 p.m. at the Town Hall in Drumheller, Alberta. The project cost as outlined in our May 30 letter is roughly \$340,000 over the Town's \$600,000 budget. Due to budget constraints we have identified a couple of options to reduce project costs which are summarized in Table 1.

Table 1 – Contract Options

OPTION	PROJECT	TENDERED AMOUNT (INCL. CONTINGENCY)
1	Full Tendered Contract	\$843,036.00
2	Remove Schedule C	\$675,000.00
3	Remove Schedule C + Remove E-W portion at S. End	\$400,000.00

These construction costs do not include engineering (\$100,300) or GST.

If budget permits, we would recommend that the Town proceed with Option 2 for the following reasons:

1. Completes the major 300 mm trunk main loop through the downtown core
2. Construction impact to adjacent property owners is limited to one year versus spread out over a couple years

Total estimated project cost (excluding GST) is as follows:

M. Pidherny's Trucking Ltd. (incl. contingency)	\$675,000
<u>Engineering (MPE)</u>	<u>\$100,300</u>
Total Project Cost	\$775,300

Table 2, below, shows the average construction costs broken down to price per meter of pipe installed for the last few years of Drumheller watermain replacement projects.

Table 2 – Drumheller Watermain Replacement Construction Costs

Year	Construction Costs	Construction Method	Construction Location
2005	\$ 800 / meter of pipe	Open Cut 4" Back Lane	Lane South 6 Ave. between 5 St. E. and 6 St. E.
2006/2007	\$1200 / meter of pipe	Open Cut 6" Back Lane	Lane South Riverside Drive – 5 St. E to 6 St. E.
2008	\$1500 / meter of pipe	Trenchless/Open Cut 6" Back Lane/Street	Hunts Crescent / Lane North 6 th Ave and East of 6 th St. E.
2009	\$1200 / meter of pipe	Trenchless 6", 10", and 12" Wide Street	Railway Avenue
2010	\$ 900 / meter of pipe	Trenchless 6" and 12" Wide Street	Riverside Drive and Civic Center
2011	\$1900 / meter of pipe	Trenchless 8" and 12" Back Lane	Lane North Center Ave – 2 St W. to Center Ave. & Center St.
2012	\$2100 / meter of pipe	Open Cut 6" and 12" Back Lane	Lane East Center St. Legion to Firehall

The higher 2011 and 2012 rates reflect that the replacements are being done in lanes with narrow work zones and several buried utilities which result in a congested work environment.

Overall the tendered rates are similar to last year's unit rates with the exception of the asphalt unit prices and the mobilization/demobilization unit price. This year's work also involves full overlay of the lane to improve drainage whereas last year the lanes were patched. The pipe installation work in this 6.0 meter wide back lane full of existing utilities is more expensive than in a wide street with only a couple of other utilities.

Pidherny's has been contacted and has agreed to look at a reduced contract scope. Please advise us on your decision.

If you have any questions or require further information, please call me at 403-219-6458.

Yours truly,

MPE ENGINEERING LTD.



Joel Thomson, E.I.T.
Design Engineer

JT/MS:jt