

Town of Drumheller COUNCIL MEETING AGENDA

**December 2, 2013 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, 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

3-5 5.1.1 Regular Council Meeting Minutes of November 18, 2013

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

6-25 6.1 Barb Steeves, Manager - East Coulee School Museum / Lynn VanKleef, President - Dinosaur Valley Heritage Society (Request for in-kind support for the remediation and redevelopment of the East Coulee School Museum)

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.1. CAO

8.1.1 Budget / Utility Rates Update

8.2. DIRECTOR OF INFRASTRUCTURE SERVICES

8.3. DIRECTOR OF CORPORATE SERVICES

26-28 8.3.1 RFD - Rate Review for Animal Fees and Business License

8.4. DIRECTOR OF COMMUNITY SERVICES

29-31 8.4.1 RFD - Drumheller Association of Skateboarding Enthusiasts' Request for Land

9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION

10.0 PUBLIC HEARING DECISIONS

11.0 UNFINISHED BUSINESS

12.0 NOTICE OF MOTION

13.0 COUNCILLOR REPORTS

13.1 Councillor S. Shoff - Community Futures Strategic Plan

14.0 IN-CAMERA MATTERS

14.1 Land Matters

**Town of Drumheller
COUNCIL MEETING
MINUTES**

November 18, 2013 at 4:30 PM
Council Chamber, Town Hall
224 Centre Street, Drumheller, Alberta



PRESENT:

MAYOR:

Terry Yemen

COUNCIL:

Jay Garbutt

Lisa Hansen-Zacharuk

Tara McMillan

Pat Kolafa

Sharel Shoff

Tom Zariski

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Allan Kendrick

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

ABSENT: DIRECTOR OF CORPORATE SERVICES:

Byron Nagazina

1.0 CALL TO ORDER

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

2.0 MAYOR'S OPENING REMARK

3.0 PUBLIC HEARING

4.0 ADOPTION OF AGENDA

MO2013.136 Zariski, Shoff moved to adopt the agenda as presented. Carried unanimously.

5.0 MINUTES

5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES

MO2013.137 McMillan, Zariski moved to adopt the Regular Council Meeting minutes as presented. Carried unanimously.

MO2013.138 McMillan, Zariski moved to adopt the Organizational Meeting minutes as presented. Carried unanimously.

5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION

5.3. BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

Brooke Christianson – Drumheller Association of Skateboarding Enthusiasts provided an overview of their preferred site based on public feedback. He advised that the site has been investigated by the designers and they have provided preliminary designs. It would extend from the parking lot behind the Chamber building and go north to the green space. The site is larger than the first site chosen (west of Aquaplex) and fits the project criterion, i.e. visibility as well as a design concept of having a beginner and advanced skater park. DASE would like to proceed with the detailed design phase however Council's approval is required.

R. Romanetz advised that Administration worked with the consultant on identifying existing utilities and the future site for the Town's Phase 2 recreation facilities. He stated that the second site is feasible as the horseshoe pit has been identified to be removed and the playground can be relocated. He explained that some utility lines must be considered when siting the skateboard park. He further explained that from Administration's point of view this site has good potential and does not restrict the Town's long term plans for Phase 2.

Questions / Comments from Council:

Councillor J. Garbutt asked if the second site will pass the surveillance criteria. N. Sereda advised that this area will still get the visibility from the traffic flow around the large dinosaur but not the exposure that the first site would provide. He further stated that an additional benefit is that the walking paths link to the skateboard park. Councillor J. Garbutt stated that this location is surrounded by mature trees and the tennis courts are often littered with seed pods and fluff and asked how DASE will address this problem. N. Sereda stated that there is one mature tree that would have to be trimmed and litter would have been a problem anywhere that a site is located. He further explained that DASE will construct a shed for brooms and rakes and serious users will clean the park themselves. Councillor T. Zariski asked if the land is owned by the Town. R. Romanetz stated yes. Councillor P. Kolafa asked if the heaving of the tennis courts is a concern. A. Kendrick that there are new ways to deflect roots from growing into the asphalt. R. Romanetz advised that the foundations will be below frost and not be impacted by tree roots. Councillor J. Garbutt stated that the overall Recreation Master Plan indicates the proposed site as a parking lot and asked if the plan moves forward, where will the parking lot for the curling rink will be located. R.

Romanetz advised that when Phase 2 proceeds parking will be looked at as part of the overall requirements for the second phase design. It was noted that Council did not have the final design concept drawing in their package. B. Christianson stated that he will forward a copy of the drawing to A. Kendrick. Mayor Yemen thanked Brooke and Nick for their presentation and advised that a decision will be made on the site location at their next Council meeting, December 2nd.

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1. CAO

8.2. Director of Infrastructure Services

8.3. Director of Corporate Services

8.4. Director of Community Services

P. Salvatore provided an overview of Palliser Regional Municipal Services' mapping website.

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

Councillor J. Garbutt encouraged Council to continue to reach out to the community by attending the Community Association / Society's meetings as outlined in the calendar.

14.0 IN-CAMERA MATTERS

There being no further business, the Mayor declared the meeting adjourned at 5:30 PM.

Mayor

Chief Administrative Officer



DRUMHELLER

OFFICE OF THE MAYOR



October 18, 2013

Lynne VanKleef, President
Dinosaur Valley Heritage Society
P.O. Box 514
East Coulee, Alberta
T0J 1B0

Dear Lynne:

Please be advised that I have received your letter dated October 8, 2013 requesting financial and in-kind support for the remediation and redevelopment of the East Coulee School Museum. I have referred your request to Administration in preparation of the operation and capital budgets however your request needs to be more specific to the actual finances and work required.

Trusting this meets with your satisfaction.

Yours truly,

Terry Yermen,
Mayor

TY/ljh

Cc: R.M. Romanetz, CAO

Town of Drumheller
Town Hall
703 2 Avenue West
Drumheller, AB T0J 0Y3

Canadian
Badlands

Barb Steeves, Manager - East Coulee School
Museum / Lynn VanKleef, President - Dinosaur Valley

Telephone: (403) 823-1306
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E-mail: mayor@dinosaurvalley.com
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Mayor Terry Yemen,
Town of Drumheller
224 Centre Street,
Drumheller, AB
T0J 0Y4

October 8, 2013

Dear Mayor Terry Yemen,

On behalf of the Drumheller Valley Heritage Society, we wish to thank the Town for providing a letter, dated September 12 and signed by Paul Salvatore, in support of our application for a Community Facility Enhancement Program grant. To follow up on that letter, please accept this formal request for financial and in-kind support for the remediation and redevelopment of the East Coulee School Museum.

This project has much support within the community (a petition circulated at SpringFest this year garnered more than 350 signatures) and resources have been committed to the project, however its success relies on Municipal, community and private sector support.

The Drumheller Valley Heritage Society is specifically requesting a contribution from the Town of Drumheller in the form of \$10,000 of in-kind support (labour and equipment) to assist with site remediation and a cash contribution of \$5,000 toward Phase I of the redevelopment project. The emphasis during this phase is boiler replacement and remediation required to repair immediate priority structural concerns identified in the recent facility condition review (attached).

We thank you for considering this request and look forward to partnering with you as we complete the work required to make this local treasure accessible for year-round events and activities, serving both local and area residents as well as many of the half million tourists that visit the area each year. We are proud of our contribution to the important tourist economy.

Sincerely,

A handwritten signature in black ink, appearing to read "L. VanKleef".

Lynne VanKleef
President, Dinosaur Valley Heritage Society

CC Paul Salvatore
Director, Community Services
Town of Drumheller

Dinosaur Valley Heritage Society
Box 514,
East Coulee, AB T0J 1B0

Business Plan Briefing Note East Coulee School Museum



9/11/2013

The Dinosaur Valley Heritage Society

 **Paul CONRAD**
& Associates Ltd.

East Coulee School Museum Remediation & Redevelopment

BRIEFING NOTE: PROJECT/COMMUNITY PARTNERS

EXECUTIVE SUMMARY

Located in the scenic Red Deer River Valley, East Coulee is surrounded by Canada's badlands. Since the 1998 merger of Drumheller and the Municipal District of Badlands No. 7, this unincorporated community is now under the municipal administration of the Town of Drumheller. Virtually a ghost town with fewer than 150 permanent residents, its importance lies within its history. Within 2 kilometers of the Atlas Coal Mine Historic Site, the area represents a rich period in Alberta history when 'Coal was King' and Drumheller and its surrounding communities were boom towns. While the Atlas Coal Mine National Historic Site in East Coulee recalls the colourful history of 'mining the black', the East Coulee School Museum, included in the Alberta Register of Historic Places, interprets the life of children and families in a bustling mine town.

Together the sites in and around Drumheller and the Canadian Badlands attract 500,000 tourists each year. Between May and October, the East Coulee School Museum and mine host popular school tours and special events like such as the May Day Miners Festival, Haunted Mine at Halloween and East Coulee Spring Fest (Hoodoo You Love!).

This project envisions remediation and redevelopment of the East Coulee School Museum to create a sustainable facility capable of hosting activities on a year round basis. Still heated by coal, the school house opened in 1985 and is largely volunteer-powered. It currently operates between the Victoria Day long weekend in May to Labour Day in September, offering 'Heritage Outside the Box' through tours, a café and interactive classes served with a dose of humor (*and cod liver oil!*). The facility is available for rental for weddings, reunions, music events and workshops. The East Coulee School Museum project brings together a diverse group of stakeholders committed to preservation and community facility development. At this year's Spring Fest, more than 350 attendees signed a petition supporting the ECSM renovation project. This Briefing Note precedes a detailed Business Plan for the remediation and redevelopment of the Museum. A building condition review has been conducted, and grant applications submitted to the Alberta Historic Resource Foundation for Conservation for specialized architectural and engineering services and to the Community Facility Enhancement Program. These are currently under review.



Serving as a musical venue, café, and authentic representation of school and family life in rural Alberta during the time when coal was king and East Coulee was a thriving boomtown with more than 3,000 residents.

Background and Current Status of Project

The East Coulee School House opened its doors on September 4, 1930, serving a community of more than 3,000 people. In 1944, an addition to the school doubled the facility in size, adding four more classrooms and a science lab in the basement. In the 1950, after the Leduc Oil Strike in 1948, oil and natural gas began to replace coal as a fuel of choice and mines began to shut down. By 1970, the community was a virtual ghost town. Those that remained in the area were interested in preserving the rich history of this era, the time when coal was king. The community restored the school house and re-opened it as the East Coulee School Museum in 1985. It was registered as a Historic Resource in February, 1986.

The building, now almost 85 years old, is still heated by a coal fired boiler and preserves the 1930's style school room experience. The facility is currently operated between the May long weekend and Labour Day in early September, providing an enriched program for school tours and serving as a tourist attraction that enhances other nearby historical sites such as the Atlas Coal Mine and historic Rosebud. It is also a beloved community venue offering rental space, a much anticipated annual music festival and café.

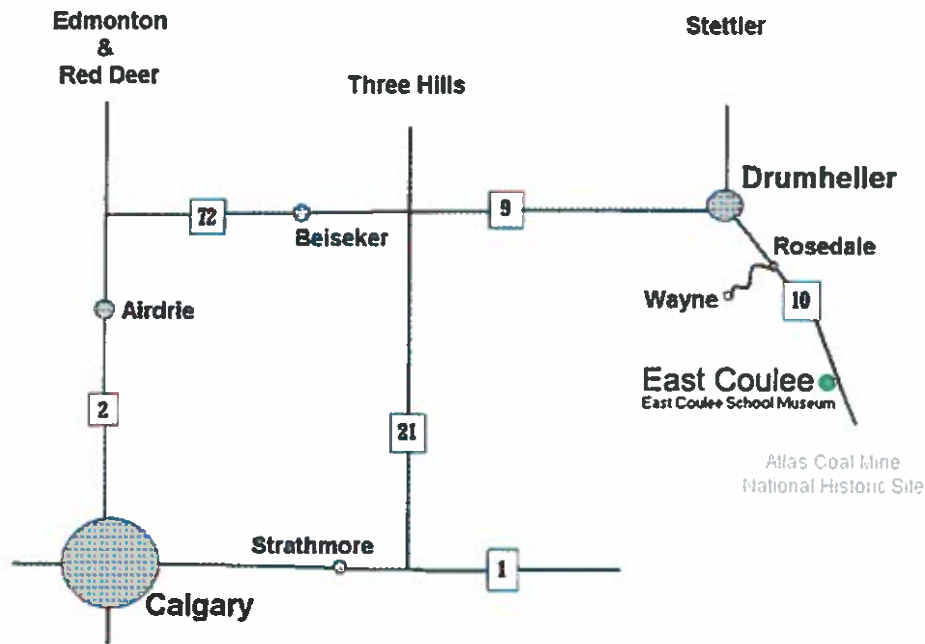
A group of vested community members operate and maintain the facility. They have come together to envision a re-developed facility capable of year round operation, hosting community events and programs to better serve community residents and visitors to the area. They have united to form a project team to guide the needs assessment, feasibility study and facility review process for an achievable facility development strategy.

This briefing note serves to introduce the project and provide its context within the community and region. It will serve as the basis for the final Business Plan. A facility review, conducted in June 2013 includes project cost estimates that inform the project budget provided on page six of this request. Committed to a community development approach to facility and program planning, the business planning process relies heavily on stakeholder and community engagement at every stage. **Implementation of an agreed upon project will rest on the ability of the project planning team to engage community, government and private business in an innovative capitalization strategy.**

Preliminary Research – Community and Region

East Coulee, now annexed by the expanded Town of Drumheller, has the distinction of being an Alberta Ghost Town. In the 1930's however, it was at the heart of the coal mining boom. What had begun in 1911 as rough and rustic mining camps grew into a healthy community with schools, churches, sport teams and cultural life with a population in excess of 3,000 residents. The whole area was the fastest growing population centre in Canada, attracting people from across Canada and Europe. It was at its height a bustling community with a diverse population that spoke every language in Europe. Between 1911 and 1979 when Atlas #4 Mine shipped its last load of coal on the CN rail line, almost 57 million tons of coal had been produced from as many as 139 mines. Located within 2 kilometers of the Atlas Coal Mine Historic Site and a few kilometers of the Rosebud Theatre, an innovative playhouse that attracts 40,000 visitors each year, the East Coulee School Museum enhances the inventory of historically significant sites and facilities in the area.

East Coulee is within the boundaries of the Town of Drumheller, accessed by Alberta Hwy #10.



The East Coulee community is only a few blocks long. It has numerous old and abandoned buildings, interspersed with occupied dwellings, and there are many abandoned coal mines nearby set in the inspiring scenery of the Canadian Badlands. Resplendent with hoodoos and fossils, these ingredients combine to create a unique and interesting destination for visitors. Dinosaur Valley, as this area has become known, attracts more than 500,000 visitors annually.

East Coulee is only a few blocks long with many abandoned buildings



Request to Private Sector and Community Partners

The Dinosaur Valley Heritage Society is seeking financial and in-kind support to address priority Phase One renovations within a larger facility remediation and redevelopment project. This Briefing Note formally requests support from the Town of Drumheller, facility owner East Coulee Community Association and private sector partner, Canalta Hotels. Central to the work to be completed in Phase I is replacement of the original 1930 coal boiler that is still used to heat the building, allowing the East Coulee School Museum to be operated on a year round basis. Because the facility is designated as a Local Historic Resource and is included in the Alberta Register (1986), work will require approval by the Alberta Historic Resources Foundation prior to implementation.

The facility is a source of pride in the community during the few months each year that the museum operates (May to September). This rich heritage and cultural resource is enjoyed by area residents and also many of the half million tourists that visit the Canadian Badlands each year. The facility opened as a museum Valley in 1985 and is a member of the Alberta Museums Association. Anticipating celebration of its 30th anniversary in 2015, the facility has been operated and maintained by a group of dedicated community members.

The facility is now more than 80 years old so its remediation, preserving and conserving the facility within the established Standards and Guidelines for the Conservation of Historic Places in Canada, is of urgency. In order to be able to fully identify and communicate to stakeholders the full vision for the project, the planning process will include development of architectural renderings that convey this facility's full potential once properly preserved and conserved. The Dinosaur Valley Heritage Society has identified resources to commit to such a study and obtained cost estimates for this work.

The longer term outcome for this project would be implementation of the full preservation and conservation project. The fully remediated and redeveloped, year round use facility will create multiple social and economic benefits and aligns the project with existing tourism and economic development initiatives. Cultural and heritage tourism is growing in popularity as tourists seek experiences that allow them to learn about the places and people they are visiting. As tourists continue to seek meaningful travel experiences, outdoor and eco-tourism opportunities available in the Canadian Badlands will continue to be highly appealing. The Town of Drumheller and the Drumheller & District Chamber of Commerce has identified tourism and the development of tourist attractions and amenities as a priority in ensuring municipal and area sustainability and economic growth. It makes good business sense to invest in the rich historical resources of the area.

The project team is committed to the success of this project and seeing it through to completion and is excited by the prospect of beginning this work. In addition to the resources already committed to the business planning and Phase I remediation, the team is counting on Municipal and community support.

Timeline

The project is scheduled to begin in November 2013 with completion by September 2014.

Project Budget

Activity	Cash	In Kind	Total
REVENUE			
Dinosaur Valley Heritage Society	\$21,000		\$21,000
East Coulee Community Association	\$5,000		\$5,000
CFEP Grant	\$50,000		\$50,000
Canalta Hotels	\$10,000		\$10,000
Town of Drumheller	\$5,000	\$10,000	\$15,000
TOTAL REVENUE	\$91,000	\$10,000	\$101,000
EXPENSES			
Site Grading		\$10,000	\$4,200
Foundation Engineering	\$6,000		\$3,150
Foundation Wall Construction	\$20,000		\$4,250
Damaged Wall/Ceiling Finishes	\$2,000		\$2,100
Boiler Replacement	\$50,000		\$4,200
Fees	\$13,000		\$2,100
TOTAL EXPENSES	\$101,000		\$101,000



Appendix – East Coulee School Museum Condition Report

October 12, 2013

EAST COULEE SCHOOL MUSEUM

Project No: 1308

The East Coulee School Museum was constructed in 1930 (north section) and 1931 (south section). The building is a single storey building approximately 8,700 square feet. The 1930 section is 60' wide and 70' long has a crawl space and partial basement. The 1931 section is 60' wide and 75' long and has a full basement.



OBJECTIVES:

Sherri Turpin visited the site on May 15, 2013 to review the condition of the building and record the visit with photographs. The intent of this report is to review the condition of the East Coulee School Museum in order to assist the Museum in making informed decisions with regards to budgeting for the restoration of the existing facility.

This report discusses the physical condition of the existing facility components and some regulatory requirements. The recommendations herein are intended to consider the Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Programming and functionality also must be considered in determining the best solution for this facility and these have not been discussed in this report. Please note that the estimated costs in this document are general order of magnitude figures based on current cost data. Actual costs will be known when work is tendered to a contractor.

CURRENT CONDITION OF COMPONENTS:**1) Concrete:****a) Foundations:**

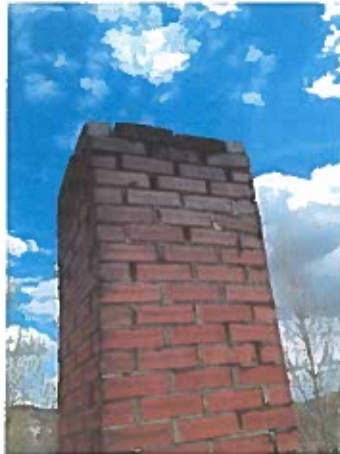
Foundations are reinforced concrete walls on reinforced concrete spread footings.

- i) Condition: The foundation wall is cracked and sinking on the north end of the west wall. It has caused the stucco to break away from the substrate. The parged surface is braking off the face of the wall. The foundation to the basement mechanical room entrance is cracked and leaning inward.
- ii) Recommendation: The cause of the structural failure could be attributed to the accumulation of roof storm water drainage along the west side of the building and inadequate positive slope away from the building. Remediation of the site drainage should be a high priority. Structural repair of the foundation walls as recommended by a structural engineer.
- iii) Estimated Cost:
 - (1) Site grading and re-seeding surface along the west side of the building: \$10,000
 - (2) Foundation repair engineering: \$6,000
 - (3) Shoring, selective demolition and reconstruction of 40' of foundation wall: 20,000

**b) Slab-on-grade:**

The basement slab is painted reinforced concrete.

- i) Condition: The surface of the slab is deteriorated along what appears to be a joint between two separate pours. This could be a tripping hazard. On the one side, the surface is uneven compared to the other side.
- ii) Recommendation: Clean the surface, remove loose pieces, fill areas where tripping may be a hazard, and re-paint the floor.
- iii) Estimated cost of surface preparation and painting: \$9,000.



2) Masonry:

a) Brick:

The chimney is standard sized red brick masonry.

- i) Condition: The top of the chimney is charred and the grout is deteriorated. It looks like some of the bricks have moved and may fall off. On the interior, the brick is in good condition.
- ii) Recommendation: Replace the bricks on the top 5-6 courses of the chimney with matching brick. Repoint the lower courses to the top of the roof.
- iii) Estimated cost to replace up to 4 m² of brick and repoint remainder of existing brick: \$3,000

3) Wood, Plastics and Composites:

a) Structural Wood Framing and Stairs:

The roof joists, floor joists, exterior and interior wall framing, and stairs are all dimensional lumber. The floor and roof decks are diagonal tongue and groove 1x6 boards. There was an opening through the floor that was framed over and a new stair was constructed in the corridor storage room.

- i) Condition: The structure is generally in acceptable condition. The finish on the exterior stair and ramp is in poor condition.
- ii) Recommendation: Re-finish the exterior stair and ramp.
- iii) Estimated Cost: \$1,000

b) Architectural Millwork:

Millwork consists of solid wood door casings, window casings, wall base, wainscoting, blackboard trim, and toilet partitions. The typical finish throughout is clear.

- i) Condition: The wood is exhibiting normal wear and tear for a building of this age.
- ii) Recommendation: Sand and refinish wood with a clear finish in keeping with the time period of the facility.
- iii) Estimated Cost: \$5,000 based on 100 hours of labour at \$40/hr plus materials.

c) Architectural Casework:

Casework in the kitchen is white shaker style doors and drawers on painted plywood casework. Counter tops are plastic laminate. The kitchen casework is not original to the building but serves the museum function.

- i) Condition: Good

4) Thermal and Moisture Protection:

a) Roofing:

The roofing is a built-up tar and gravel system. It appears to have been replaced in the 1980's. Flashings are a combination of white pre-finished metal and galvanized metal.

- i) Condition: The roofing is in poor condition. There is beading and soft spots. Several leaks have been patched. Flashings are rusty, the finishes have worn off on parts and the larger areas have a patchwork of flashing pieces. There is ceiling damage due to roof leaks. When the b-vent was added to serve the gas fired space heater in the basement, the roof penetration was not adequately sealed. Also, the location of this roof penetration is poor in that it is at a low spot where snow accumulates and melts from the heat off the flue, causing ponding and ice damming on the roof.
- ii) Recommendation: Replace all roofing with new built-up roofing system. Refer also to the mechanical section below. Repair the roof upon removal of added mechanical equipment venting.
- iii) Estimated Cost: \$80,000 based on replacement of 8,700sf of surface area, removal of existing, patching of damaged sections, and replacement of flashings.



b) Stucco:

The exterior walls are cement stucco with a scattered rock chip finish.

- i) Condition: There are several areas on the surface where the stucco is cracked and has holes. Along the west wall toward the north, where the foundation has failed, the stucco
- ii) Recommendation: Repair stucco finish in damaged areas following structural remediation. Match the existing stone surface treatment.
- iii) Estimated Cost: \$5,000 based on an area of about 20 m² matching and patching existing.

**c) Insulation and Vapour Barrier**

The exterior walls may be insulated with wood chips and possibly zonolite. The attic is reported to be insulated with blown-in glass fibre insulation which would have been installed post construction. The vapour barrier would consist of the interior paint finish.

- i) Condition: The thermal resistance values do not meet current standards.
- ii) Recommendation: Attempting to upgrade the existing condition would be too damaging to the other historic building components, therefore it is recommended to leave as is.

Openings:**a) Exterior Doors:**

Exterior doors and frames are solid wood with original hardware.

- iii) Condition: The wood is exhibiting normal wear and tear for a building of this age. No significant warping was noticed. Some hardware functions poorly.
- i) Recommendation: Sand and re-finish existing doors and frames. Replace selective hardware with a style to match existing.
- ii) Estimated Cost: \$1,000 for refinishing of 4 exterior doors, both sides.



b) Interior Doors:

Interior doors are solid wood with wood frames and casings.

- iv) Condition: The wood is exhibiting normal wear and tear for a building of this age. No significant warping was noticed. Some hardware functions poorly.
- v) Recommendation: Sand and refinish wood with a clear finish in keeping with the time period of the facility. Replace selective hardware with a style to match existing.
- i) Estimated Cost:
 - (1) \$4,800 for refinishing of 24 interior doors, both sides.
 - (2) \$2,000 budget for hardware.

c) Exterior Windows:

Exterior windows are single pane wood with muntins and storm sashes. There is a skylight with wired glass and metal muntins.

- i) Condition: The painted finish is peeling. Some wood is weathered and damaged. Some storm sashes are missing. The skylight appears to be leaking at the perimeter flashing locations but the finish damage could be from condensation.
- ii) Recommendation: Restore windows by removing existing paint finish, replace damaged sections and re-finishing. Construct storm sashes to match existing for windows that do not have any. Reseal skylight and flashings with roofing replacement. There are 59 - 2' x 6' upper level windows, 1 - 2' x 4' upper level window, and 8 - 1.5' x 4' basement windows. Total of approximately 764sf of window area. The wood of the exterior windows will continue to weather without refinishing.
- iii) Estimated Cost: Replacement cost of windows would be around \$50,000. I would expect the refurbishment of the existing windows would be at least as much.



2) **Finishes:**

a) Interior Partitions and Wall Finishes:

Interior partitions are painted plaster on wood studs.

- i) Condition: Generally acceptable but there are a few areas of damage from roof leaks, specifically in the barrier-free washroom area.
- ii) Recommendation: Repair plaster and re-paint walls in the washroom.
- iii) Estimated Cost: \$1,000 patch ceiling and re-paint 1 room.

b) Floor Finishes:

The main floor finish throughout is hardwood. The barrier free washroom has residential quality sheet vinyl. The other washrooms have mosaic tile in the toilet areas. There is also sheet vinyl at the rear entrance.

- i) Condition: The hardwood has some damaged boards. The sheet vinyl is in poor condition and does not reflect the character of the original building.

- ii) Recommendation: Replace the sheet vinyl with mosaic tile in the washroom. Sand and refinish the wood flooring, replace boards as necessary.
- iii) Estimated Cost: \$40,000 to refinish wood flooring and install tile on 8,700sf / 800 m².

c) Ceiling Finishes:

The typical ceilings are gypsum plaster. The barrier free washroom has a suspended acoustic tile ceiling which does not match the period of the original construction.

- i) Condition: There are several areas of damage from roof leaks throughout. The suspended ceiling also has water damage.
- ii) Recommendation: Repair ceiling plaster and re-paint following roofing replacement. In the barrier free washroom, remove the suspended acoustic tile ceiling, extend the walls full height for typical plaster ceiling finish.
- iii) Estimated Cost: \$1,000 to repair an area of approximately 250sf.



3) **Specialties:**

a) Toilet/Shower Stall Partitions:

The toilet partitions are clear finished wood panel.

- i) Condition: Good

b) Food Service Equipment:

The kitchen equipment consists of a residential dishwasher, refrigerator and microwave.

- i) Condition: Good

c) Display Boards:

The classrooms have blackboards and tack boards.

- i) Condition: Acceptable

4) Plumbing & Heating:**a) Heating:**

The original heating system was a coal fired steam boiler with radiation cabinets along the perimeter. In the south basement there is a gas fired space heater and a hot water tank.

- i) Condition: The steam boiler is no longer working and replacement parts are unavailable. The newer gas fired space heater is being used to heat the entire facility but does not have any distribution infrastructure. The space heater is not suitable equipment or sized adequately for the facility and the flue location is causing roofing problems. It also can affect the relative humidity in the building which may have a detrimental effect on some building components. The newer equipment is not located in a mechanical room.
- ii) Recommendation: Provide a new high efficiency gas fired steam boiler to replace the existing. Flush the existing radiation cabinets and replace valves. Relocate the hot water tank into mechanical room. Exhaust the new boiler and hot water tank through the existing chimney with a new liner. Retain the existing boiler for historic reference.
- iii) Estimated Cost: \$50,000 including related accessories such as pumps and flue. (this is a difficult number to ascertain without a mechanical engineer's recommendation)

**b) Plumbing**

Plumbing fixtures in the washrooms have all been recently replaced.

- i) Condition: Fixtures are in good condition. The toilet in the barrier free washroom is not a high style. Surface mounted venting is unattractive.
- ii) Recommendation: Conceal venting in partition wall and extend through roof.
- iii) Estimated Cost: 1,000

5) Electrical, Communications, and Electronic Safety and Security:**a) Power:**

The main electrical panel has been changed to a Nova 220 amp with breakers and the circuitry has been replaced with Loomex wires. The breaker panel is full.

- i) **Condition:** The kitchen staff report that it does not take much for the breakers to switch off. There is inadequate service to run several pieces of kitchen equipment at the same time.
- ii) **Recommendation:** Investigate the draw on the circuits serving the kitchen. Provide dedicated circuits for major equipment. Consider upgrading the main panel and the service to the building.
- iii) **Estimated Cost:** \$3,000

b) Lighting:

Most of the light fixtures are original. There is exiting signage in the appropriate locations.

- i) **Condition:** Acceptable.
- ii) **Recommendation:** Light bulbs could be replaced with fluorescent bulbs as an energy efficiency upgrade.

c) Communication:

There is a telephone panel in the basement.

- i) **Condition:** Acceptable

ALBERTA BUILDING CODE - CURRENT REQUIREMENTS:**a) Fire and Life Safety:**

The building has had some upgrades for life safety such as exit lighting. Some recommended building code upgrades include:

- i) Separate the north basement from the south basement with a fire rated door with suitable hardware because the underside of the floor structure on the north section does not have fire protection while the south section does and can be occupied.
- ii) Currently the gas fired space heater and hot water tank are in the north basement area that does not have fire protection on the underside of the floor joists. Provide a room with a 1 hour fire resistance rating for the installation of gas fired mechanical equipment.
- iii) The venting flues for the mechanical equipment should be located in a fire rated shaft.

b) Barrier Free:

The building has had some modifications for barrier free access. A barrier free ramp was constructed at the front entrance, and a barrier free washroom was installed.

SUMMARY OF COST ESTIMATES (Order of Magnitude Values)

Component	(1) Priority 1 (0-24 mo.)	Priority 2 (24-36 mo.)	Priority 3 (36+ mo.)
Site Grading	\$10,000		
Foundation Repair Engineering	\$6,000		
Reconstruction of Foundation Wall	\$20,000		
Concrete floor in basement surface preparation and painting			\$9,000
Repair Brick Chimney		\$3,000	
Re-finish Exterior Ramp/Stair		\$1,000	
Re-finish Millwork			\$5,000
Replace Roofing		\$80,000	
Repair Stucco		\$5,000	
Re-finish Exterior Doors			\$1,000
Re-finish Interior Doors			\$6,800
Re-finish and Repair Windows			\$50,000
Repair Damaged Wall Finishes	\$1,000		
Re-finish Hardwood Flooring			\$40,000
Repair Damaged Ceiling Finishes	\$1,000		
Replace Boiler	\$50,000		
Conceal Venting		\$1,000	
Replace Main Breaker Panel		\$3,000	
TOTALS:	\$88,000	\$93,000	\$111,800
GRAND TOTAL			\$292.800

NOTES:

The structural repairs and mechanical systems should be high priority as these items will prevent further damage to the existing facility. Neglecting these items will continue to cause further damage to the interior. The roofing replacement will need to be done after the mechanical upgrades because the flue opening should be patched after the equipment is changed and the original chimney is being used again. Much of the interior wood refinishing is cosmetic.

END OF REPORT



DRUMHELLER



CORPORATE SERVICES

Agenda Item # 8.3.1



Request for Decision

Date: November 28, 2013

Topic:	2014 Fee Schedule		
Proposal:	2014 Fee Schedule establishing rates for Animals and Business License		
Proposed by:	Bill Wulff		
Correlation to Business (Strategic) Plan	The Fee Schedule for 2014 will be presented with the 2014 Operating Budget. However, Animal and Business Licenses are renewed on an annual basis and those affected would like to make their renewals as quickly as possible. Administration would like to have these two sections reviewed and passed prior the new year.		
Benefits:	Customers can renew their accounts in a timely fashion.		
Disadvantages:	n/a		
Alternatives:	These two sections can be presented during the budget process, however, these affected customers will have a small balance owing when the rates are finally approved.		
Finance/Budget Implications:	n/a		
Operating Costs:	\$0	Capital Cost:	\$0
Budget Available:	\$0	Source of Funds:	Operating budget
Budget Cost:	\$0	Under-budgeted Cost:	\$0
Communication Strategy:	Notify staff and advertise/publish these rates in the newspaper as well as the web page.		
Recommendations: (two motions please)	That Council adopt the Animal and Business License portion of the 2014 Fee Schedule.		
Report Writer:	Bill Wulff 	CAO:	

CORPORATE SERVICES

Telephone: (403) 823-1311

RFD - 2014 bFee Schedule Animals and Business Licence.doc

Created By: Bill Wulff
11/29/13 11:49 AM

1

Town of Drumheller Fee Schedule				Effective	
Animals				1-Jan-13	1-Jan-14
Gst: all prices EXEMPT GST					
adopted: Council					
Altered Animal - with microchip or tattoo					
Dog	1.1.2610.521	A01		\$ 15.00	\$ 15.50
Cat	1.1.2610.521	A01		\$ 10.00	\$ 10.50
Altered Animal - without microchip or tattoo					
Dog	1.1.2610.521	A01		\$ 30.00	\$ 31.00
Cat	1.1.2610.521	A01		\$ 30.00	\$ 31.00
Unaltered Animal - with microchip or tattoo					
Dog	1.1.2610.521	A01		\$ 35.00	\$ 36.00
Cat	1.1.2610.521	A01		\$ 35.00	\$ 36.00
Unaltered Animal - without microchip or tattoo					
Dog	1.1.2610.521	A01		\$ 50.00	\$ 51.50
Cat	1.1.2610.521	A01		\$ 50.00	\$ 51.50
New Resident or New Animal licenses are prorated by month					
A proof of alteration (spaying or neutering) certificate from a veterinarian is required in order to apply the "altered animal" rate.					
A proof of microchip or tattoo certificate from a veterinarian is required in order to apply the "microchip or tattoo" rate.					
Animal Fines	1.1.2610.521	A02			
Animal Impound Fees	1.1.2610.521	A03			
Animal Adoption Fees	1.1.2610.521	A04			

true 3%
15.45
10.3
30.9
30.9
36.05
36.05
51.5
51.5

Town of Drumheller
Fee Schedule

Business License
GL Code
GST: exempl
source:

Resident Rates

Home Occupation
Owner Only
< 6 months
annual
1-2 employees
< 6 months
annual
Development Permit Required

All Classifications
except Home Occupations
< 6 months
annual

Non-Resident Rates
All Classifications
excepting Hawker and Peddler
annual

Subcontractor
< 6 months
annual

Transient Merchant
annual

Hawker and Peddler
One Month
Annual

true 3%
149.87
238.19
0
238.19
358.44
0
0
0
0
149.87
238.19
0
0
0
0
477.66
0
358.44
477.66
0
0
1194.29
0
0
238.96
716.43

Effective 1-Jan-12	Effective 1-Jan-13	Effective 1-Jan-14
\$ 141.00	\$ 145.50	\$ 149.75
\$ 224.50	\$ 231.25	\$ 238.20
\$ 224.50	\$ 231.25	\$ 238.20
\$ 338.00	\$ 348.00	\$ 358.00
\$ 141.00	\$ 145.50	\$ 149.75
\$ 224.50	\$ 231.25	\$ 238.20
\$ 450.00	\$ 463.75	\$ 477.50
\$ 338.00	\$ 348.00	\$ 358.00
\$ 450.00	\$ 463.75	\$ 477.50
\$ 1,126.00	\$ 1,159.50	\$ 1,194.00
\$ 225.00	\$ 232.00	\$ 239.00
\$ 675.30	\$ 695.56	\$ 716.50



Request for Decision

Date: November 28, 2013

Topic:	Drumheller Association of Skateboarding Enthusiasts (DASE) Skateboard Park – Revised Location
Background:	<p>The Drumheller Association of Skateboarding Enthusiasts (DASE) a community based committee is organized for the purpose of building a future skateboard park in the Town of Drumheller.</p> <p>DASE has raised over \$100,000 to date in support of this project, which is estimated to be \$500,000 in total costs based on preliminary estimates.</p> <p>The committee has been actively engaging with the community in October and November and through the course of public consultation that has taken place – recommends a conceptual design and location for the skateboard park. DASE recently gave a presentation to Council at the Committee meeting – of November 12, 2013 recommending to Council that a new location adjacent to the outdoor pool – would be preferred to the original proposed location on the west-side of the Aquaplex in proximity to the fountain. (A conceptual drawing is attached for your reference).</p> <p>On November 27, 2013 – the Drumheller Mail reported that funding for the Drumheller Tennis / multi-court project at DVSS was approved for \$40,000 worth of funding through CFEP. The receipt of this funding makes way for tennis / court sports at the DVSS location and thus makes the former tennis court space available for the future development of the skateboard park.</p> <p>The new location features a number of benefits including – likelihood of fewer conflicts with fountain park users, utilities and infrastructure complications and would leave space on the west side of the Aquaplex for future expansion – if required.</p> <p>As DASE has already engaged the services of New Line – as their skateboard park designers and builders, the next steps will continue to include fund-raising by DASE and coordination of the project with our Infrastructure Services staff.</p>
Proposed by:	Administration / DASE
Correlation to Business (Strategic) Plan	Identified within the Municipal Sustainability Plan "promotion of healthy lifestyles and choices."

Benefits:	A permanent skateboard park has been identified as a community project by youth and families for many years. Modern skateboard parks integrate park and trail space while promoting an active lifestyle for youth. The costs of maintaining skateboard parks is relatively low, if well planned and constructed.		
Disadvantages:	Requires the commitment of land Skateboard parks do not generate revenues		
Alternatives:	Take no action Identify another location for consideration Take action without DASE's input		
Finance/Budget Implications:	The property is owned by the Town of Drumheller. In kind support may be required in order to keep costs within DASE's budget.		
Operating Costs:	-In Kind-	Capital Cost:	-0-
Budget Available:	-0-	Source of Funds:	Grant Funds and donations / sponsorship
Budget Cost:	-0-	Underbudgeted Cost:	-0-
Communication Strategy:	Notify DASE and the press of Council's decision.		
Recommendations:	That Council support the Drumheller Association of Skateboarding Enthusiasts (DASE)'s new proposed location for a skateboard park – described as the current location of the single-court tennis court in Centennial Park – and as identified in the attached conceptual drawing of the site as provided by DASE.		
Report Writer:	Paul Salvatore	CAO:	
Position:	Director of Community Services		
			
RFD_Skateboard_Project_Revised_Location_1113			

Drumheller Skatepark

Preliminary Design - Site Option #2 - Concept #2



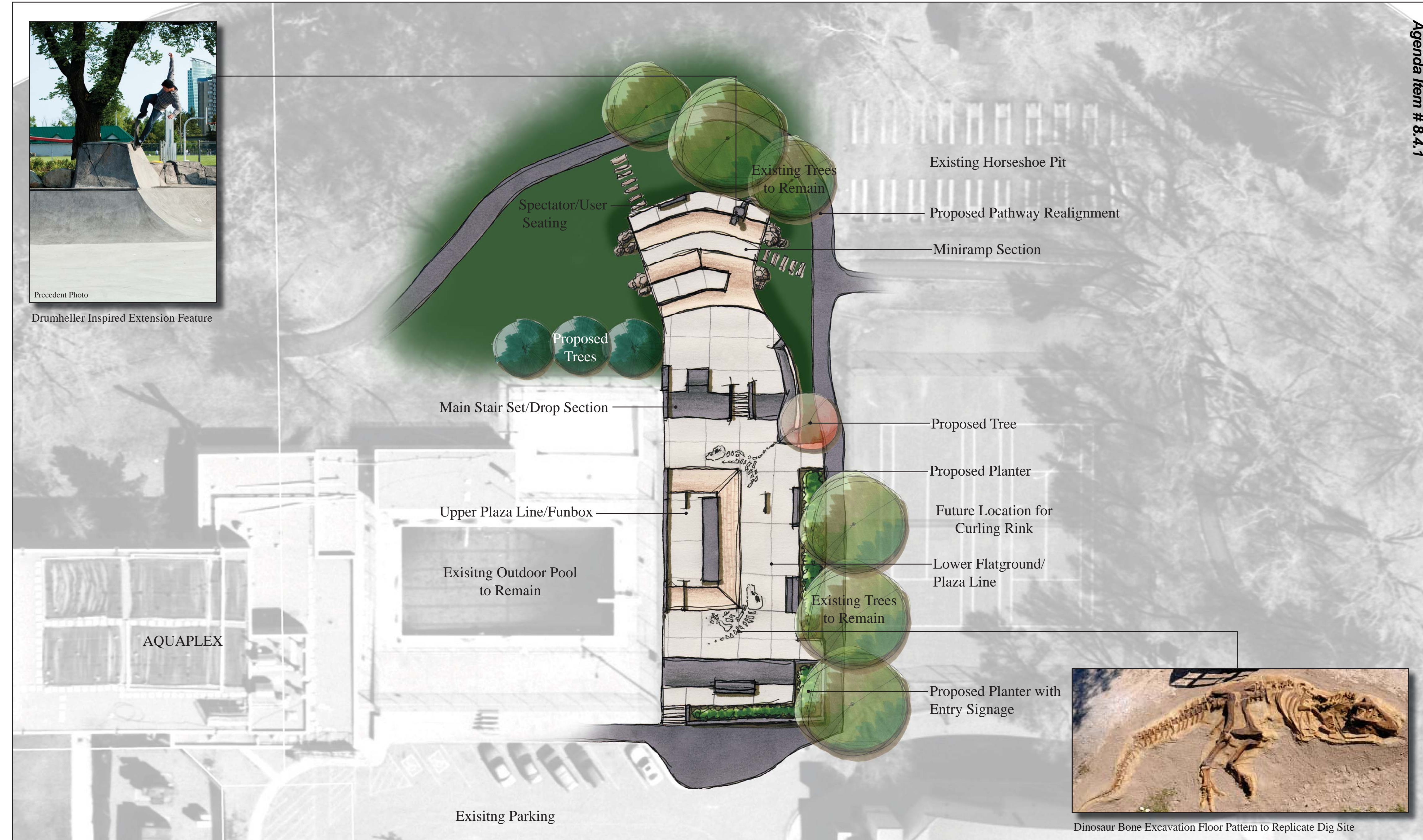
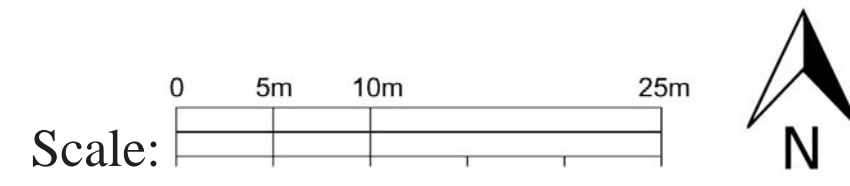
Context Plan



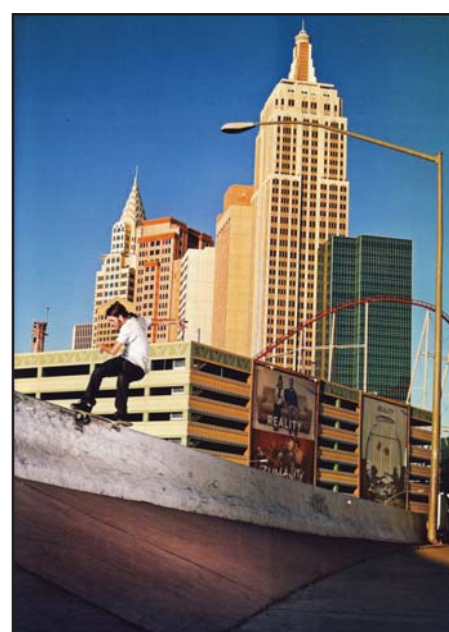
Project Vision

Skateparks are changing. The days of the stereotypical 'grey square' have long passed as a new era of facility design responds to much more than purely function. When designed and constructed with strong community input and sensitivity to the surrounding context, skateparks not only become beloved destinations for youth, but truly celebrated public spaces for everyone to enjoy. These spaces include world class skateable terrain that is complimented by art and sculpture, inviting viewing/socializing areas, and strong connections to surrounding amenities, making them welcome additions for the local youth as well as the surrounding community.

Preliminary Site Plan



Agenda Item # 8.4.1



Drumheller, AB

November, 2013

www.newlineskateparks.com
www.vdz.ca

