



Council of the Town of Fort Smith
April 29, 2025 @ 6:30 PM

SPECIAL MEETING AGENDA

1. CALL TO ORDER

- a. Confirmation of Quorum
- b. Acknowledgment of First Nations

2. ADOPTION OF AGENDA

- a. Review and formal adoption of the meeting agenda

3. ADMINISTRATION

- a. 3rd Reading of Mill Rate Bylaw # 1061
- b. Presentation and Approval of the 2024 Financial Audit Statement
- c. Raw Water Intake Project – Engineer Recommendation & Budget Impact

4. EXCUSING OF COUNCILLORS

5. PUBLIC COMMENT / QUESTION PERIOD

6. ADJOURNMENT



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH
BY-LAW 1061

A BY-LAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH, IN THE NORTHWEST TERRITORIES, TO PROVIDE FOR THE ESTABLISHMENT OF A MUNICIPAL AND EDUCATION MILL RATE, PASSED PURSUANT TO SECTION 76 OF THE PROPERTY ASSESSMENT AND TAXATION ACT, BEING CHAPTER P-10, OF THE REVISED STATUTES OF THE NORTHWEST TERRITORIES 1988.

WHEREAS, the Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, deems it to be in the public interest and is required by the provision of the Property Assessment and Taxation Act to establish Mill Rates for Municipal and School purposes; and

NOW THEREFORE, the Council of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

- 1. That this bylaw may be cited as the “2025 Mill Rate Bylaw”;
- 2. That assessed property in the Town of Fort Smith, liable to taxation and in respect of which grants-in-lieu of taxes may be paid, shall be liable for taxation and grants-in-lieu of taxes as follows:

a) Residential Developed.....	14.61
b) Residential Non-Developed.....	15.03
c) Commercial Developed.....	27.71
d) Commercial Non-Developed.....	29.39
e) Industrial Developed.....	29.12
f) Industrial Non-Developed.....	31.20
g) Institutional Developed.....	39.87
h) Institutional Non-Developed.....	41.62
i) Recreational.....	16.79
j) Telecommunications.....	39.16
k) Country Residential Developed.....	12.99
l) Country Residential Non-developed.....	13.07
m) Country Residential Mixed Use.....	15.11

- 3. That the rate of taxation to be applied to lands and improvements liable to taxation, or in respect of which grants-in-lieu may be paid, for school purposes shall be as follows for the year 2025.

a) School Levy.....	2.91
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READ A FIRST TIME THIS 15th DAY OF April, 2025, A.D.

READ A SECOND TIME THIS 15th DAY OF April, 2025, A.D.



**THE MUNICIPAL CORPORATION OF THE TOWN OF FORT SMITH
BY-LAW 1061**

READ A THIRD TIME THIS 29th DAY OF April, 2025, A.D.

MAYOR

SENIOR ADMINISTRATIVE OFFICER

I hereby certify that this bylaw has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the bylaws of the Municipal Corporation of the Town of Fort Smith.

SENIOR ADMINISTRATIVE OFFICER



Briefing Note

To: Mayor and Council
From: Administration
Date: April 29, 2025
Subject: Raw Water Intake Project Budget Increase and Capital Re-Prioritization

PURPOSE:

To seek Council approval for a \$299,040 budget increase to the Raw Water Intake (RWI) Rehabilitation Project, enabling the Town to address critical infrastructure scope additions through strategic reprioritization of capital projects, given the uncertain status of CHIF funding.

BACKGROUND:

The Raw Water Intake Building, constructed in 1959, has exceeded its useful service life. While the below-grade structure remains functional, the above-grade components present significant safety and operational concerns. Failure of this infrastructure would result in the complete loss of the Town's drinking water supply, which is currently supported by only two days of stored capacity.

Initial tenders issued in 2023 faced significant challenges, including no bids or bids well over budget, primarily due to construction risks and uncertainty. In response, the project was split into phases and retendered, resulting in a \$4.2 million contract awarded to CAB Construction Ltd. in August 2024. A revised project budget of \$4.53 million was approved by Council in June 2024. A funding application for \$3.4 million was submitted to the Canada Housing Infrastructure Fund (CHIF) in December 2024, and while initial feedback has been positive, final approval remains pending with no firm commitment or timeline.

CURRENT SITUATION:

A key project component—replacement of underwater components such as gate valves and intake screens—was initially included as a \$30,000 cash allowance (Bid Item 1.6). However, CAB Construction's submitted cost was \$378,600, later revised to \$299,040 after value engineering and risk reduction discussions. AECOM recommends proceeding with the revised proposal due to its critical path status and the essential nature of the work.

Given the pending status of CHIF funding and current capacity constraints, it is not prudent to rely on that funding at this time. Therefore, Administration recommends strategic reprioritization within the capital plan to fund this budget increase immediately, without disrupting the overall infrastructure program.

To offset the \$299,040 increase:

- Defer the Town Hall Retrofit Project (\$250,000), based on feasibility and alignment with current staffing resources.
- Reduce the Arena Upgrade Project scope by \$49,040.

This ensures funding can be redirected toward the Raw Water Intake without additional burden on reserves or debt, and supports continued progress on high-priority infrastructure.



STRATEGIC PRIORITY ALIGNMENT:

This project directly supports the Town of Fort Smith's Strategic Plan through:

- **Sustainable Service Delivery:** Reinforces long-term drinking water reliability by upgrading a critical asset, reducing risk of service disruption.
- **Asset Management:** Proactively addresses aging infrastructure to extend asset life and reduce long-term operational costs.
- **Climate Action and Resilience:** Integration of solar power and energy-efficient systems supports sustainability and reduces the community's environmental footprint.
- **Risk Management and Public Safety:** Mitigates major infrastructure failure risk and protects public health and safety by ensuring water security.

RECOMMENDATION:

That Council approve a budget increase of \$299,040 to the Raw Water Intake Rehabilitation Project, to be funded through:

- The deferral of the Town Hall Retrofit Project (\$250,000), and
- A reduction in scope of the Arena Upgrade Project (\$49,040).

This recommendation ensures continued delivery of critical infrastructure aligned with the Town's strategic priorities while maintaining flexibility in the capital program.

April 24th, 2025

Tracy Thomas, SAO
Town of Fort Smith
PO Box 147
Fort Smith, NT X0E 0P0

Dear Ms. Thomas:

AECOM File: 60700851

Regarding: Town of Fort Smith Raw Water Intake Rehabilitation – Recommendation for the Extra Cash Allowances for Bid Item 1.6 in the Contract Price Schedule 1A (Replacement of the Gate Valves, Screens, Wash Piping and Slide Gates below River Water Level)

When the original tender was advertised and then concluded in September 2023, it was brought to our attention, from potential bidders during the tender period, that the work required for the replacement of the gate valves, screens, wash piping and slide gates below river water level was going to be extremely costly, based on an apparent lack of information on the access and the condition of the existing components. During the tender period, several bidders inquired about this item, and it was communicated to us that the cost of these works could potentially exceed the original estimates by approximately \$1 million—an increase that, at the time, lacked clear justification.

When the project was retendered in October 2023, a cash allowance of \$30,000, Bid Item 1.6, was included specifically to cover labor and access only for these works. This adjustment encouraged more competitive bidding and ultimately resulted in the contract being awarded to the successful general contractor, CAB Construction Ltd.

Recently, CAB Construction submitted a proposal for the replacement of the screens under Bid Item 1.6, quoting a total cost of \$378,000. Given that this figure was significantly higher than the allocated allowance, we engaged the contractor for further clarification. They explained that the proposed cost reflected the risks associated with the work.

Following a series of meetings, we reviewed the scope and identified ways to mitigate the associated risks. As a result, CAB Construction revised their proposal, reducing the cost to \$299,040.



Based on our assessment and considering the updated scope and agreed-upon risk mitigation measures, AECOM recommends accepting CAB Construction Ltd.'s revised proposal for these additional works. This activity is on the critical path for the project.

Please call me at 587-335-0050 should you have any questions or concerns.

Sincerely,
AECOM Canada Ltd.

A handwritten signature in black ink, appearing to read "Nick Bevington", is positioned below the typed name.

Nick Bevington, P.Eng.
Project Manager
Nick.Bevington@aecom.com

CAB Construction
#6 Breynat St
Ft Smith NT X0E 0P0
+18678720503
mbrowne@cabnwt.ca
GST/HST Registration No.:
754131670RT0001

ORIGINAL



Estimate

ADDRESS

Town of Fort smith

ESTIMATE # 1143

DATE 03/27/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
03/27/2025	Services-	River Abatement Solution	1	215,500.00	215,500.00
03/27/2025	Services-	Cab construction part of the project	1	65,000.00	65,000.00
03/27/2025	Services-	Engineering costs final sign off and stamp	1	35,000.00	35,000.00
03/27/2025	Services-	Admin Overhead safety insurance supervision project management	1	63,100.00	63,100.00

SUBTOTAL 378,600.00
GST @ 5% 18,930.00
TOTAL **\$397,530.00**

TAX SUMMARY

	RATE	TAX	NET
GST @ 5%		18,930.00	378,600.00

Accepted By

Accepted Date

CAB Construction
 #6 Breynat St
 Ft Smith NT X0E 0P0
 +18678720503
 mbrowne@cabnwt.ca
 GST/HST Registration No.:
 754131670RT0001

REVISED



Estimate

ADDRESS

Town of Fort smith

ESTIMATE # 1143

DATE 03/27/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
03/27/2025	Services- River Abatement Solution	1	185,000.00	185,000.00
03/27/2025	Services- Cab construction part of the project	1	47,000.00	47,000.00
03/27/2025	Services- Engineering costs final sign off and stamp	1	35,000.00	35,000.00
03/27/2025	Services- Admin Overhead safety insurance supervision project management	1	32,040.00	32,040.00

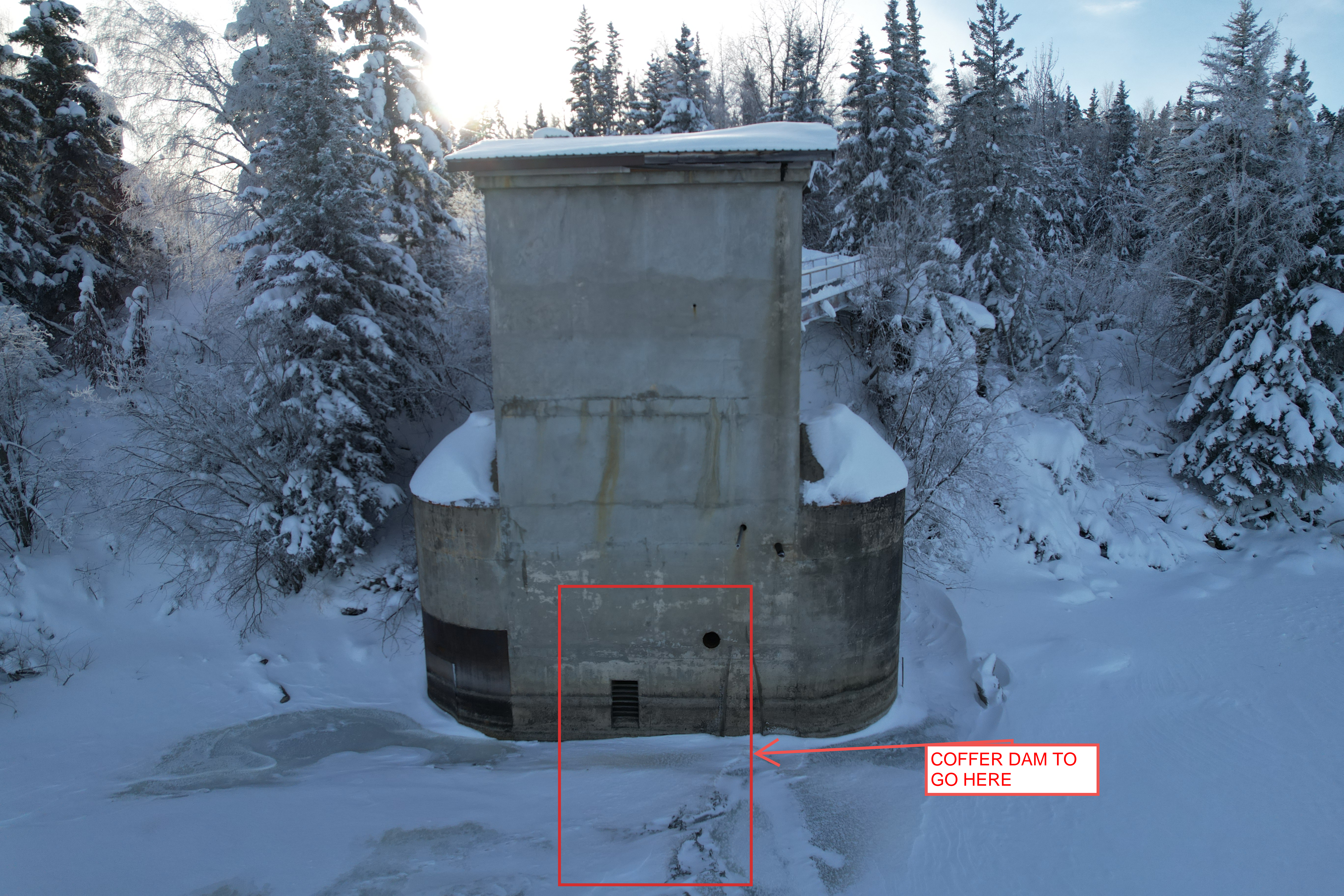
	SUBTOTAL	299,040.00
	GST @ 5%	14,952.00
	TOTAL	\$313,992.00

TAX SUMMARY

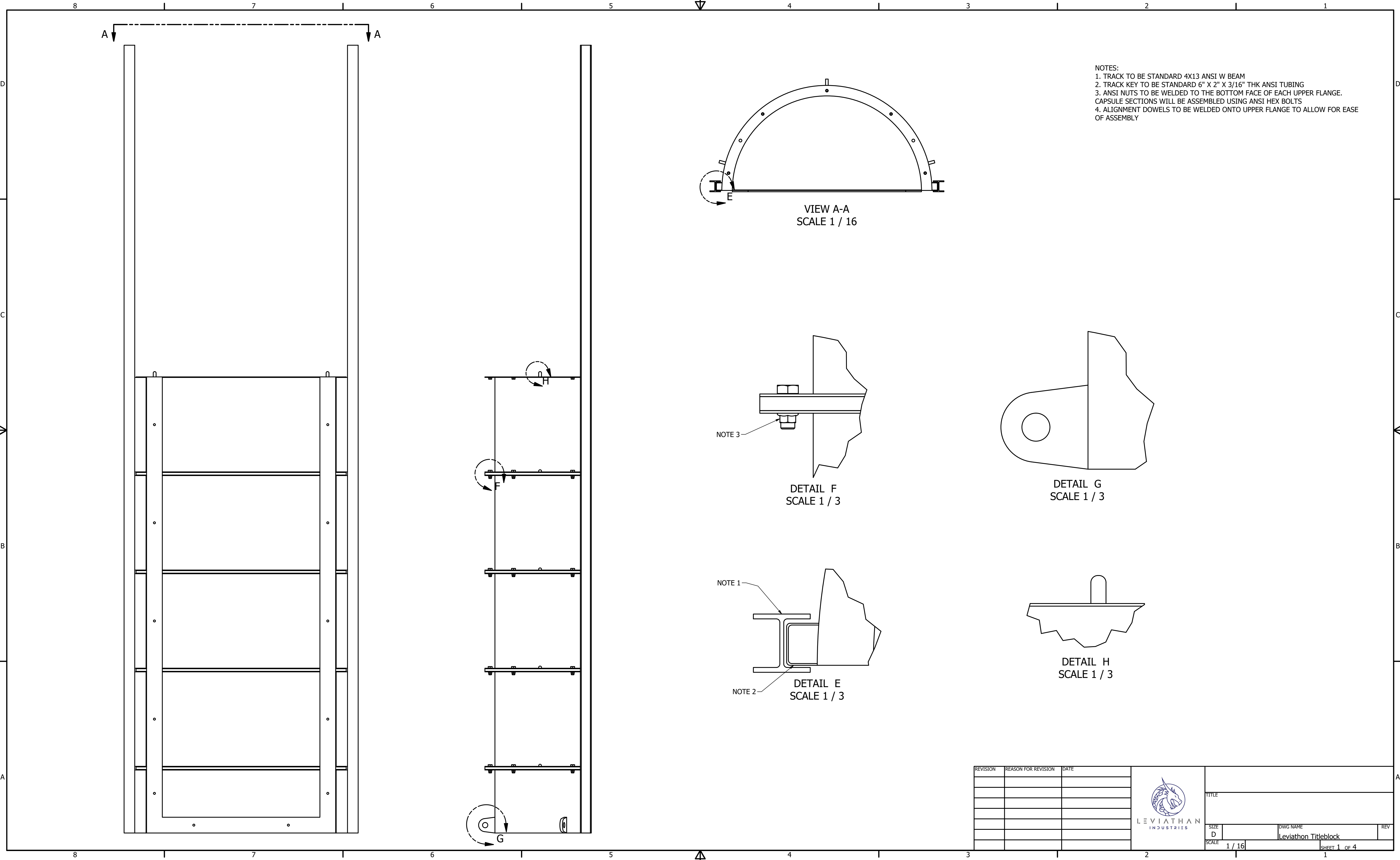
RATE	TAX	NET
GST @ 5%	14,952.00	299,040.00

Accepted By

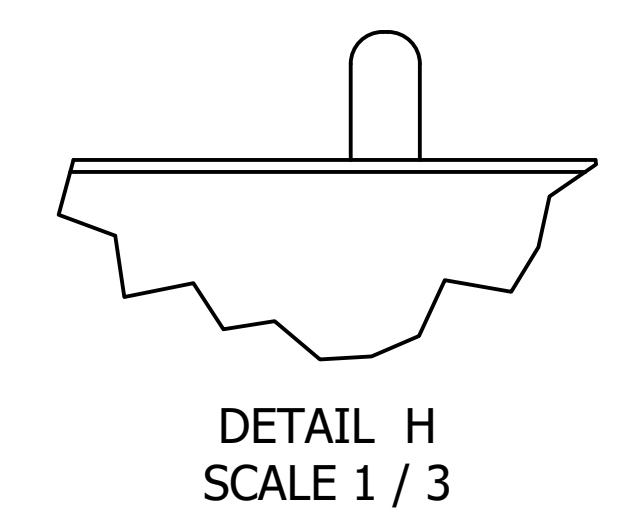
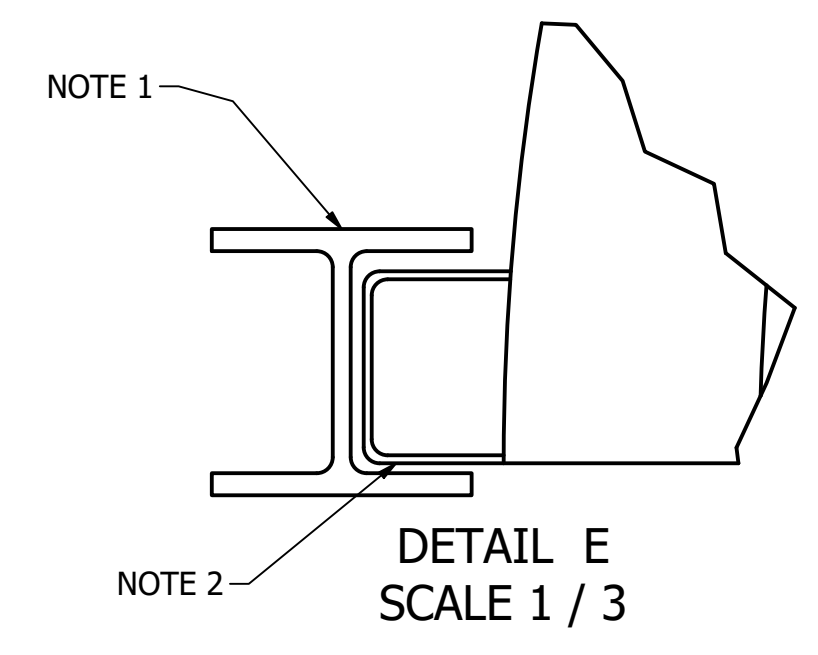
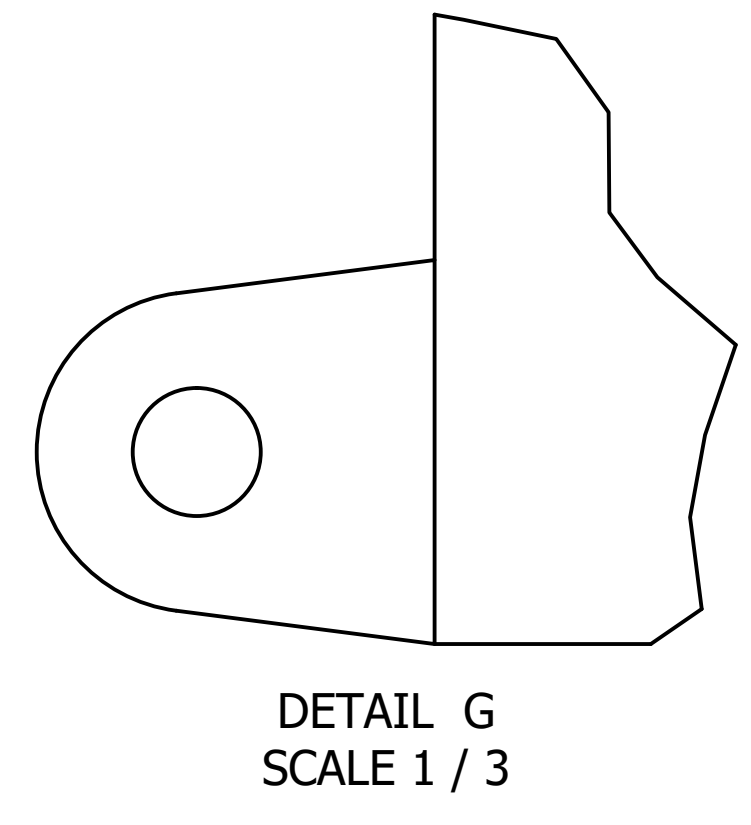
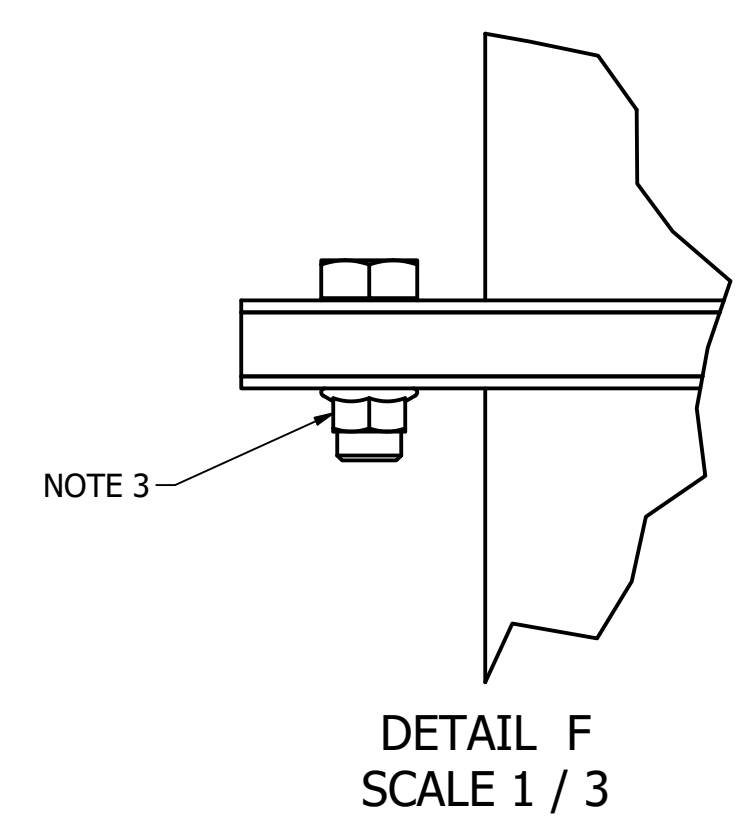
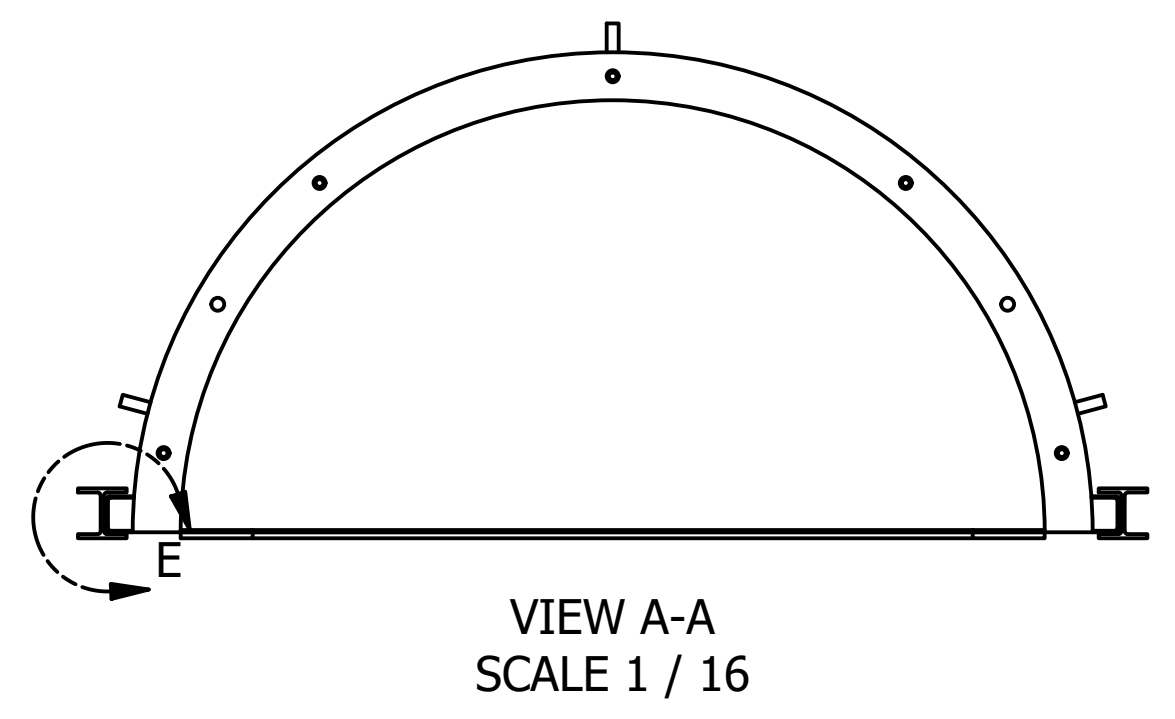
Accepted Date



COFFER DAM TO GO HERE



- NOTES:
1. TRACK TO BE STANDARD 4X13 ANSI W BEAM
 2. TRACK KEY TO BE STANDARD 6" X 2" X 3/16" THK ANSI TUBING
 3. ANSI NUTS TO BE WELDED TO THE BOTTOM FACE OF EACH UPPER FLANGE. CAPSULE SECTIONS WILL BE ASSEMBLED USING ANSI HEX BOLTS
 4. ALIGNMENT DOWELS TO BE WELDED ONTO UPPER FLANGE TO ALLOW FOR EASE OF ASSEMBLY



REVISION	REASON FOR REVISION	DATE

TITLE

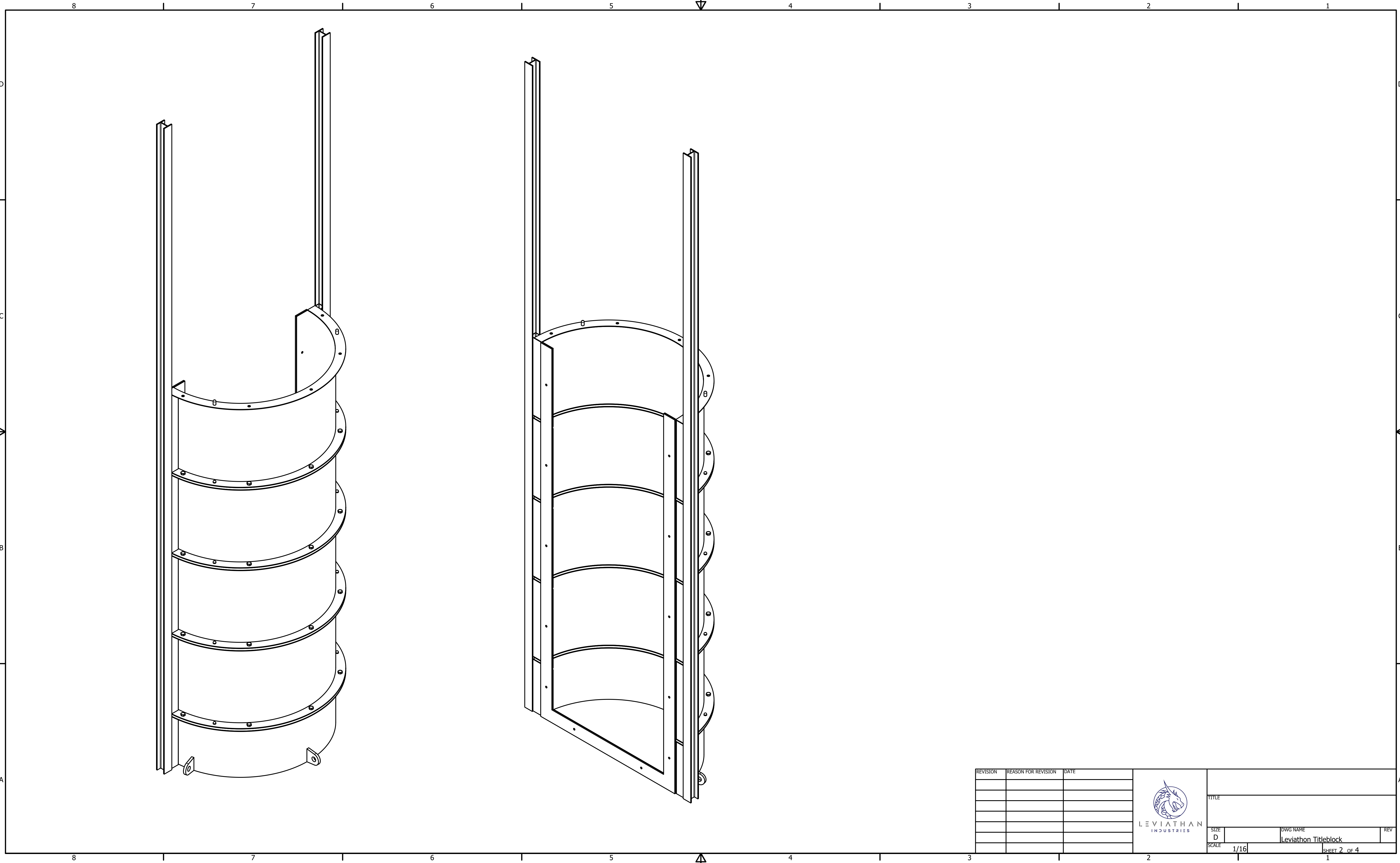
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SCALE 1 / 16

DWG NAME
Leviathon Titleblock

REV

SHEET 1 OF 4



REVISION	REASON FOR REVISION	DATE

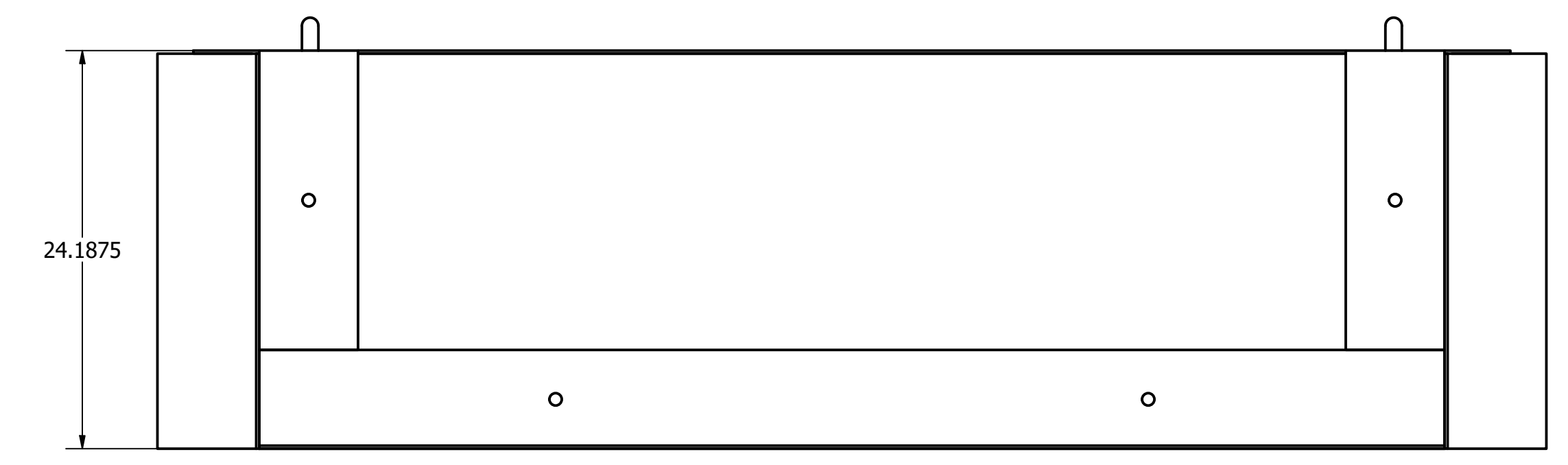
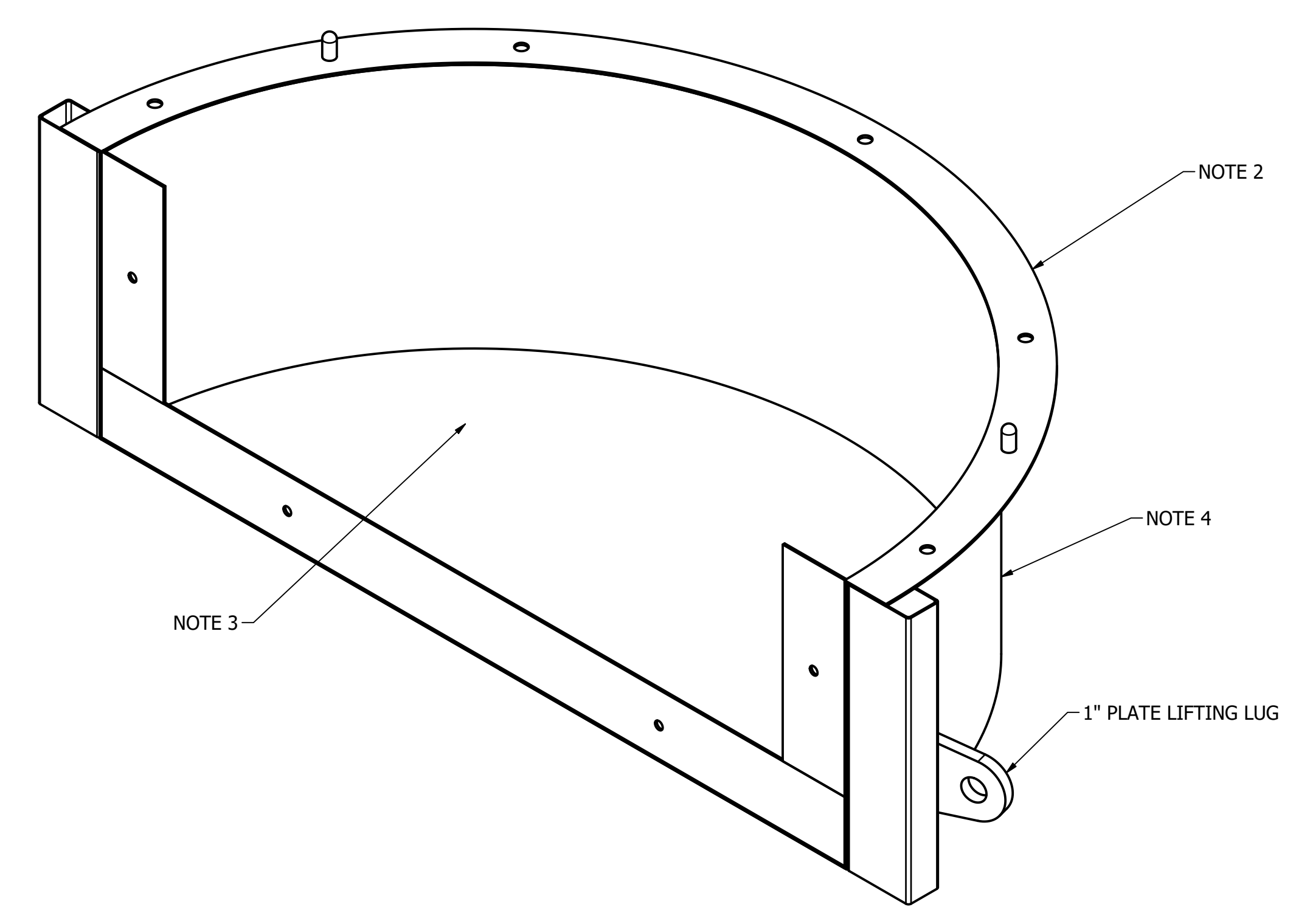
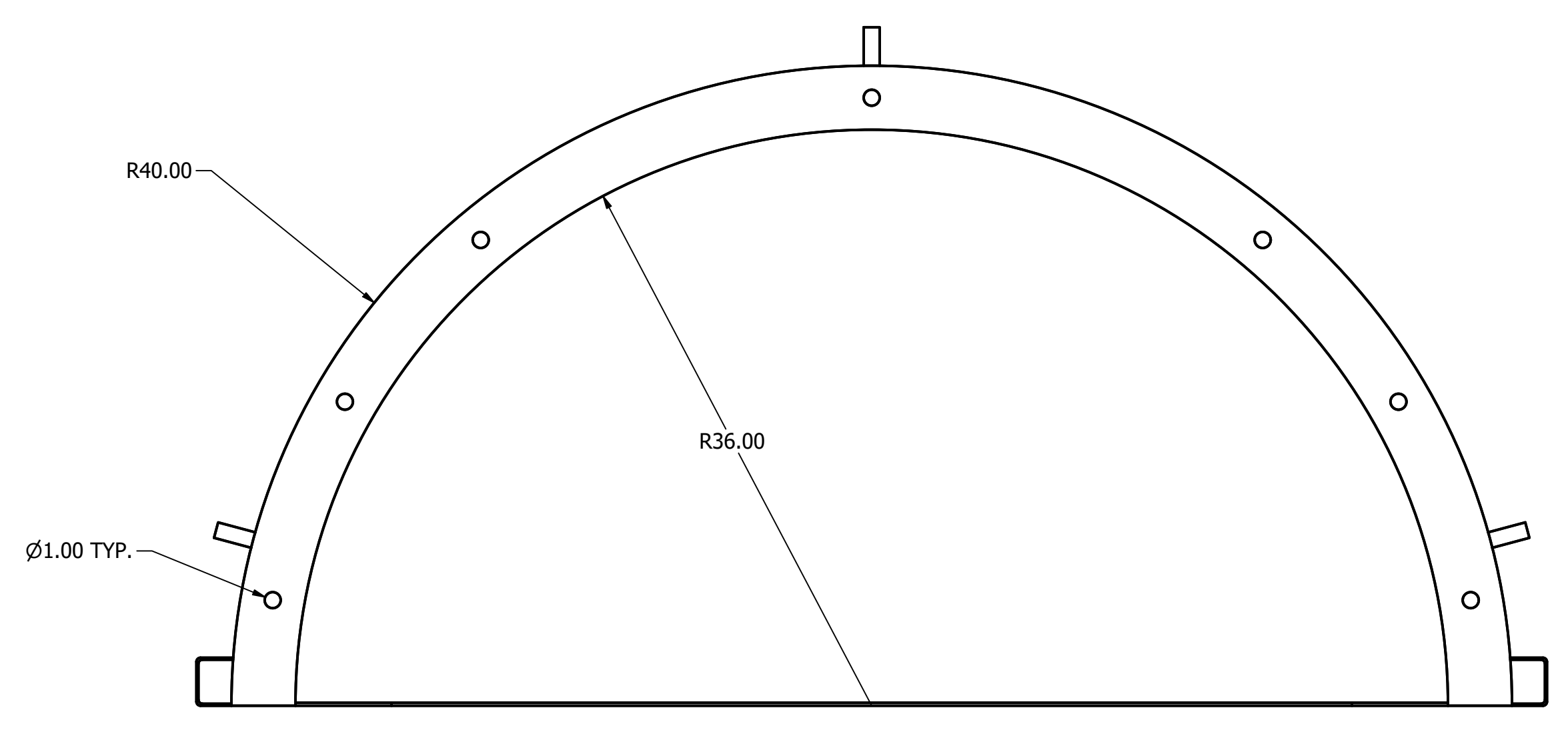


LEVIATHAN
INDUSTRIES

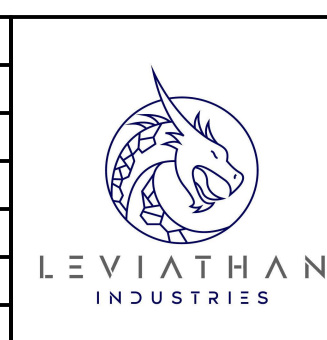
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SIZE D	DWG NAME Leviathon Titleblock	REV
SCALE 1/16	SHEET 2 OF 4	

8 7 6 5 4 3 2 1

- NOTES:
 1. ALL COMPONENTS ARE TO BE FABRICATED USING 3/16" CARBON STEEL PLATE
 2. FLANGE TO BE LASER CUT
 3. BASE TO LASER CUT
 4. CAPSULE BODY TO BE CONSTRUCTED OF ROLLED STEEL PLATE
 5. TOTAL ASSEMBLED MASS IS: 366.361 lbmass



REVISION	REASON FOR REVISION	DATE

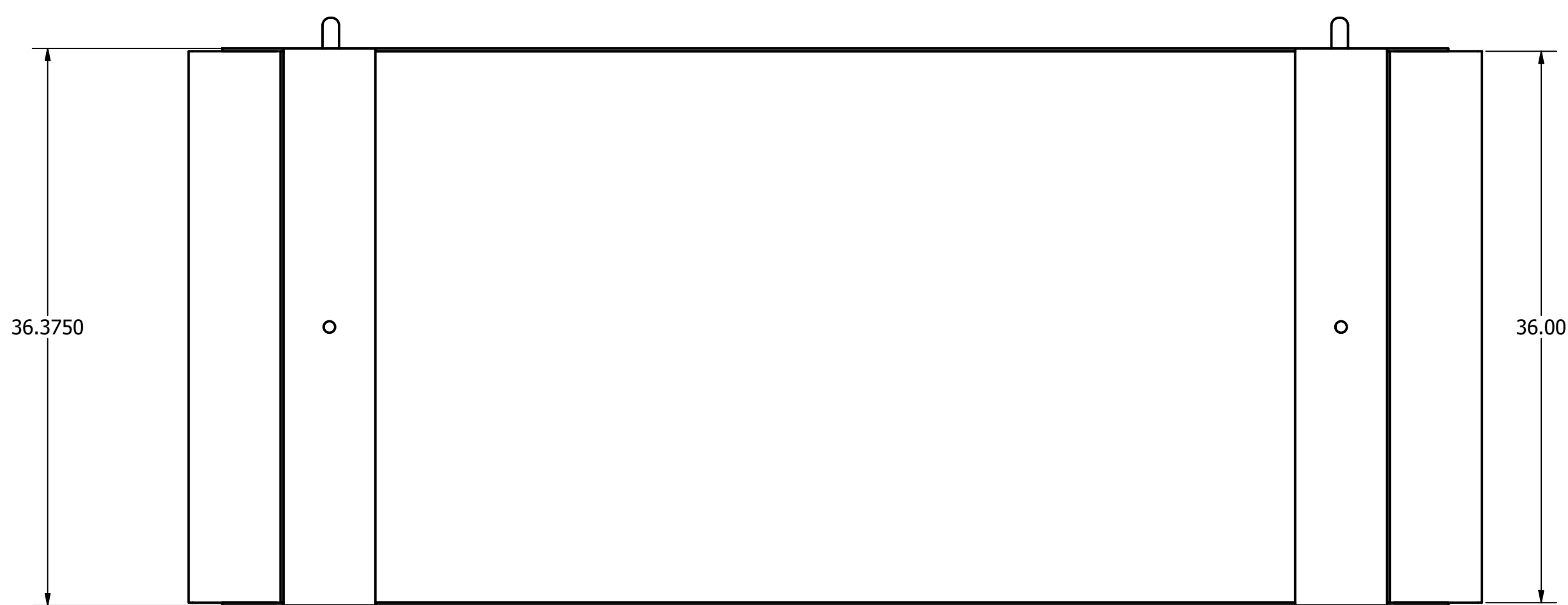
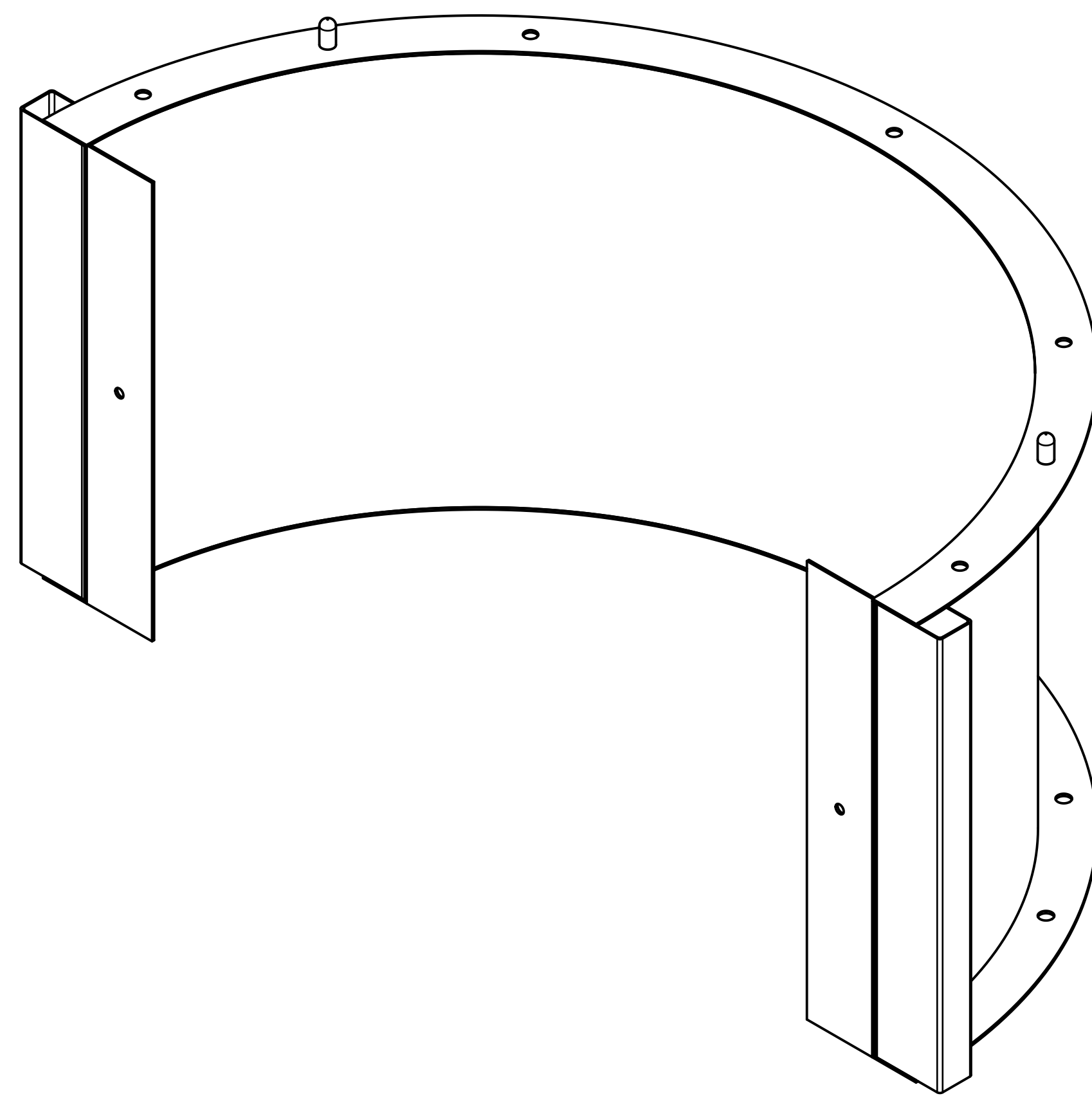
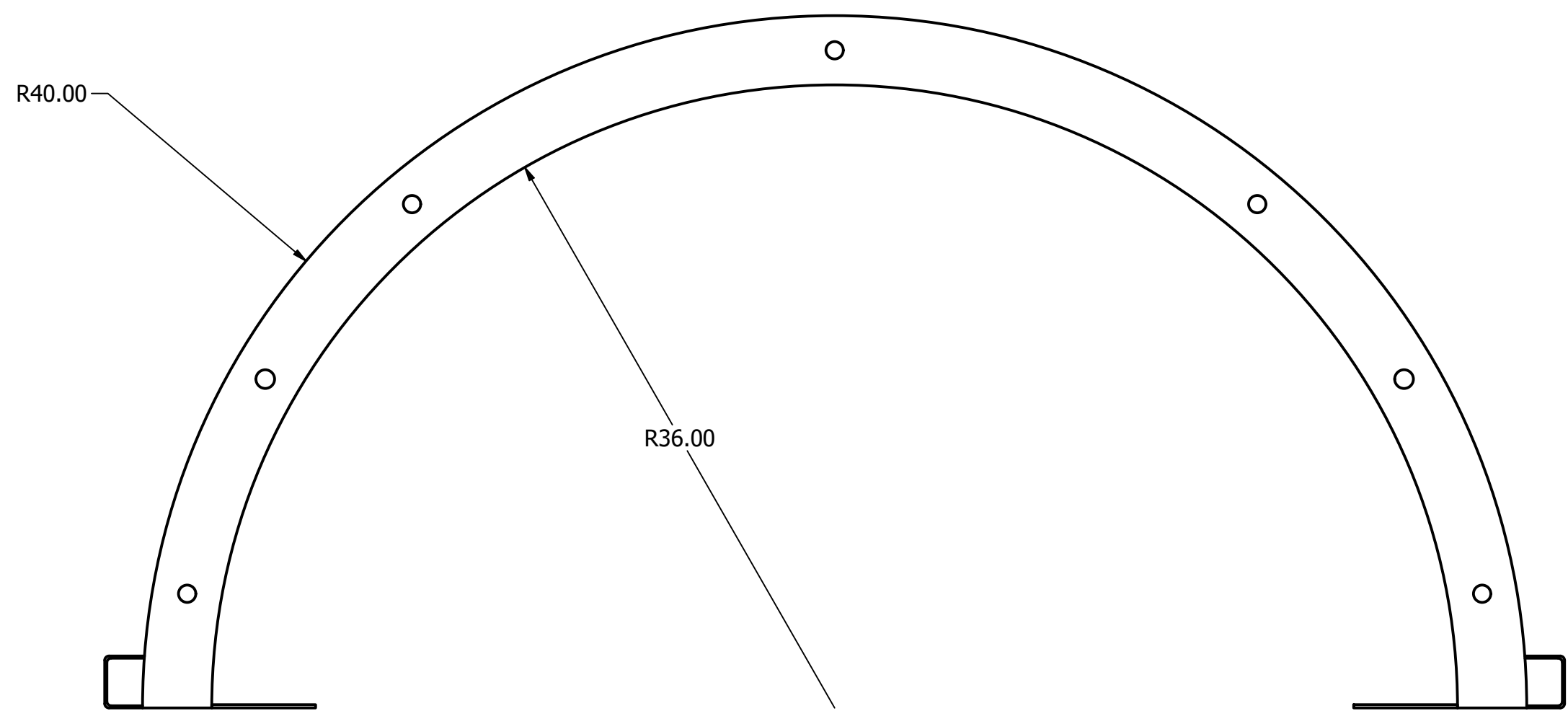


TITLE		
SIZE	DWG NAME	REV
D	Leviathon Titleblock	
SCALE	SHEET 3 OF 4	
1 / 8		

8 7 6 5 4 3 2 1

8 7 6 5 4 3 2 1

NOTES:
1. TOTAL ASSEMBLED MASS IS: 336.088 lbmass

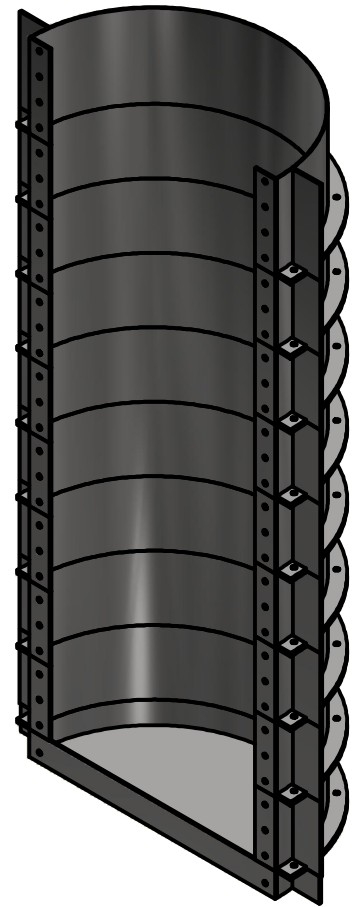
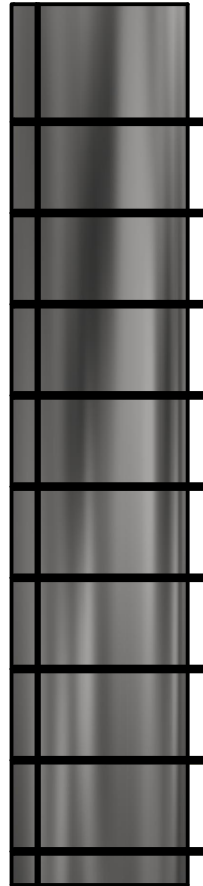
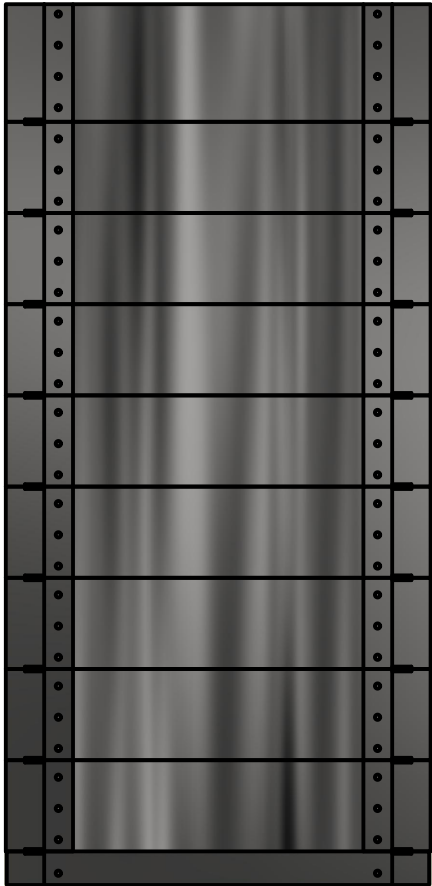
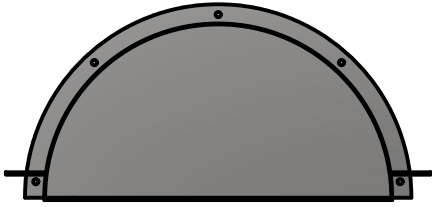


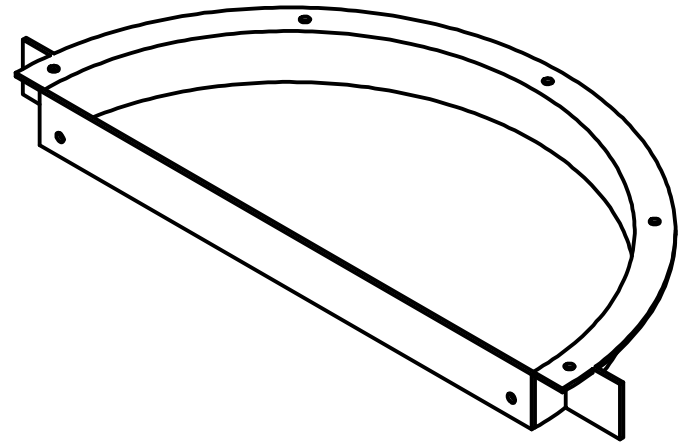
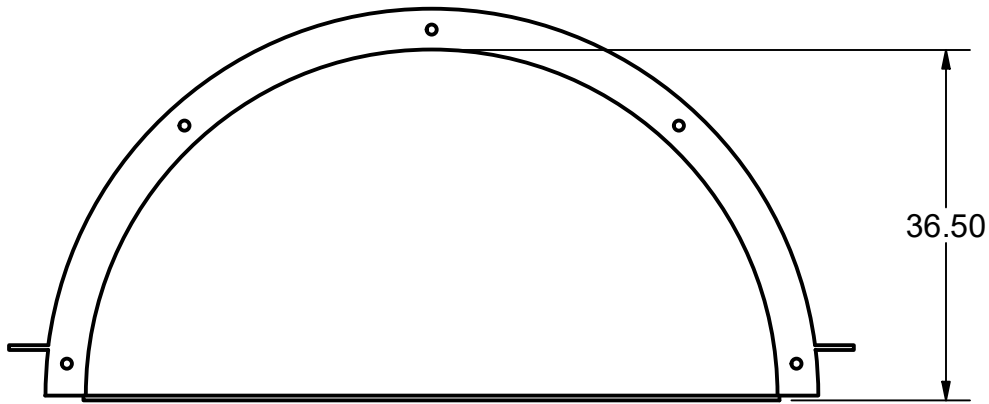
REVISION	REASON FOR REVISION	DATE



TITLE		
SIZE	DWG NAME	REV
D	Leviathon Titleblock	
SCALE	SHEET 4 OF 4	
1/8	1	

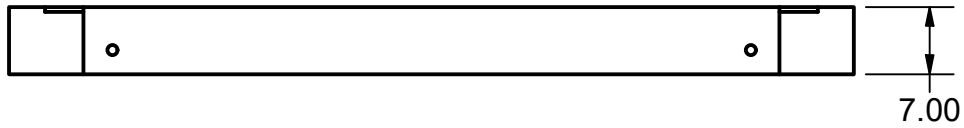
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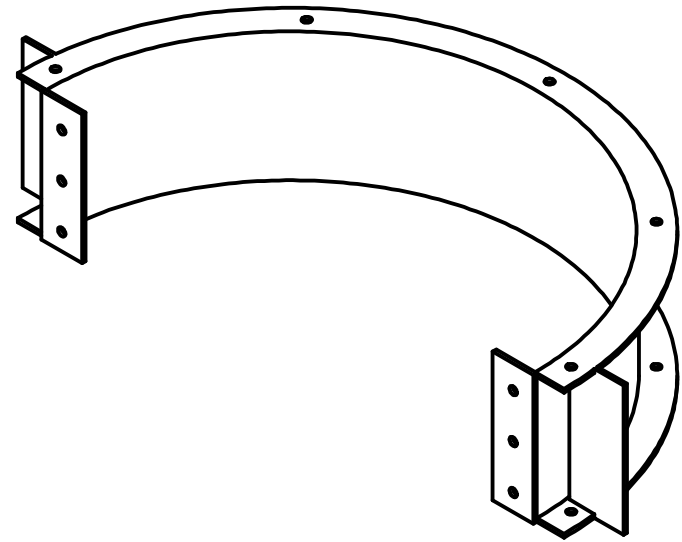
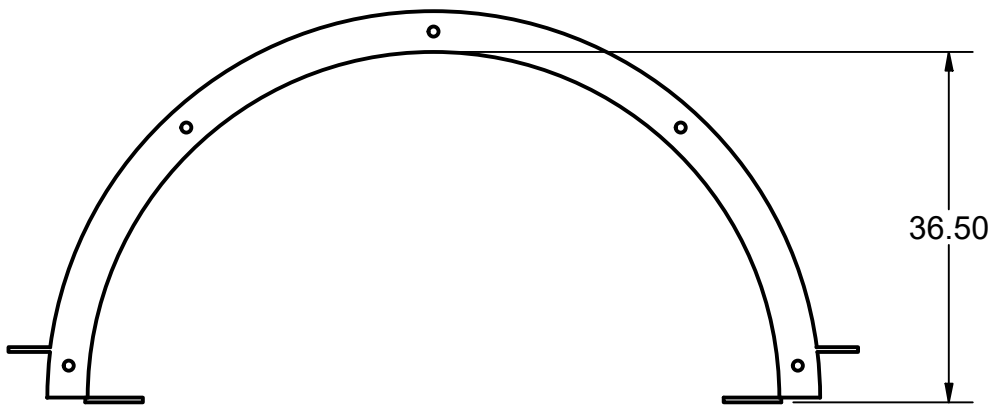




499.529
lbmass

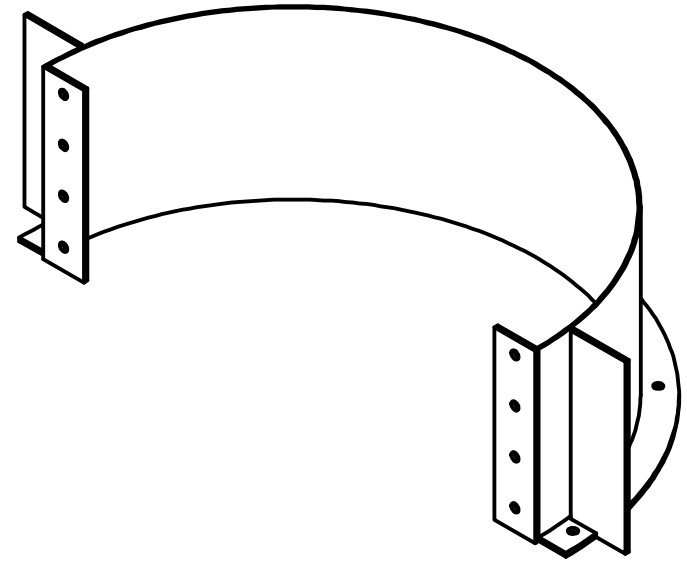
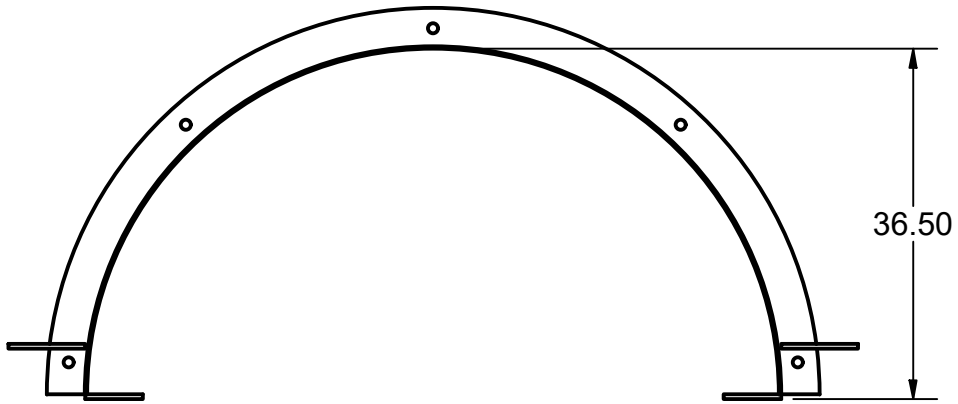
Bottom Piece
1x Required





361.511 lbmass
Transition Piece
8x Required





360.358 lbmass
Top Piece
1x Required

