



## Council Meeting

Jubilee Centre Council Chamber  
9909 Franklin Avenue, Fort McMurray

Tuesday, February 24, 2009  
6:00 p.m.

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### Agenda

#### Call to Order

#### Opening Prayer

#### Adoption of Agenda

#### Minutes of Previous Meetings

1. Regular Meeting – February 10, 2009

#### Delegations – None Scheduled

*Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.*

#### Public Hearings

2. Public Hearing re: Bylaw No. 09/011 – Closure of Undeveloped Government Road Allowance (Tempo Gas)
3. Public Hearing re: Bylaw No. 09/012 – Closure of an Undeveloped Government Road Allowance (Longboat Landing)

#### Bylaws

4. Bylaw No. 09/011 – Closure of Undeveloped Government Road Allowance (Tempo Gas) (2<sup>nd</sup> and 3<sup>rd</sup> readings)
5. Bylaw No. 09/012 – Closure of an Undeveloped Government Road Allowance (Longboat Landing) (2<sup>nd</sup> and 3<sup>rd</sup> readings)

6. Debenture Borrowing Bylaws for 2009 – Approved Public Works Capital Projects (8 Bylaws for 1<sup>st</sup> reading)

### **Reports**

7. Strategy for Formation of an Airport Authority

### **New and Unfinished Business**

8. Notice of Motion – Councillor Vyboh

### **Updates**

- Mayor's Update
- Reporting of Councillors on Boards and Committees
- Administrative Update
  - Dennis Peck, General Manager, Planning and Development

### **Adjournment**

**Subject: Bylaw No. 09/011– Closure of Undeveloped Government Road Allowance (Former Tempo Gas Site)****APPROVALS:**

Dennis Peck, General Manager, Planning and Development  
Kevin Greig, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Bylaw No. 09/011, being a bylaw to close a government road allowance, be read a second time.

THAT Bylaw No. 09/011 be read a third and final time.

**Summary:**

Administration proposes to close a portion of Road Plan 032 5018 (the Road) with the intent to exchange the land in order to complete the service road east on the north end of the Urban Service Area of Highway 63. Under the Municipal Government Act, any proposed road closure requires Council's approval and bylaw adoption.

**Background:**

Administration proposes the closure of the Road adjacent to the former Tempo Gas Station site at the north edge of the Urban Service Area and the Highway 63 Eco-Industrial Park (Attachment 2). As part of the development of the Industrial Park, municipal roads are being built to allow access to the site and the lands as the Road will no longer be required. Development is not permissible on any road plan; consequently, the Road must be closed in order for development to occur.

Section 18 (1) of the *Municipal Government Act* states, that a municipality has direction, control and management of all roads within the municipality. The municipality has administrative control over Road Plan 032 5018 even though ownership lies with the Crown. Upon closure of a road plan, title is transferred from the Minister of Transportation to the Regional Municipality of Wood Buffalo at no cost. Under the terms of the Municipality's amalgamation agreement, the Urban Service Area is recognized as being equivalent to a city for legislative and grant purposes; therefore, Ministerial approval of the proposed closure is not required. The proposed bylaw has been reviewed by Land Titles to ensure the accuracy of legal descriptions (Attachment 1).

Upon closure of the Road, the Municipality intends to exchange this land for land owned by Tempo Gas on the Highway side of the old Tempo Gas Station site. The intent of this exchange is to extend the service road between the Industrial Park and Highway 63 to the entrance to the

entire area. The land exchange is dependent on the re-development of the Tempo site and the exchange will be subject to a future Council decision.

**Rationale for Recommendation(s):**

The Planning and Development Department supports the partial closure of Road Plan 032 5018. The road closure will have no impact on municipal operations and will allow for development in the Eco-Industrial Park. The road right-of-way is not required for access to land parcels and it will also allow the Municipality the option of exchanging the surplus land for a service road extension in the future, which will benefit the Municipality.

**Attachments:**

1. Bylaw No. 09/011
2. Subject Area Map

**BYLAW NO. 09/011**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES**

**WHEREAS** application has been made to the Council of the Regional Municipality of Wood Buffalo to close an undeveloped government road allowance pursuant to the requirements of section 22 of the Municipal Government Act, c.M-26, RSA 2000, as amended;

**WHEREAS** the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

**WHEREAS**, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act; and

**WHEREAS**, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw,

**NOW THEREFORE BE IT RESOLVED** that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta hereby enact as follows:

1. The following described road allowance is hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

**Plan 032 5018**

All that portion of road lying west of the west boundary of Lots 2 and 3 Block 2 Plan 072 2934 and north of a line drawn from the most easterly south east corner of Lot 2 Plan 012 3419 to the south west corner of said Lot 3 Block 2 Plan 072 2934.

**Excepting thereout all mines and minerals**

2. This Bylaw shall become effective when it has received third and final reading and has been signed by the Mayor and Chief Legislative Officer.

READ a first time this 10<sup>th</sup> day of February, 2009.

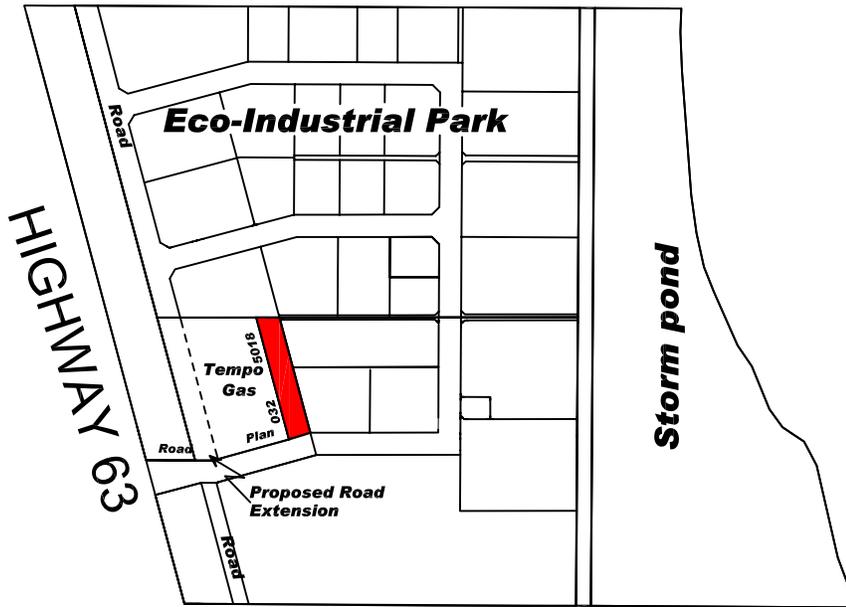
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

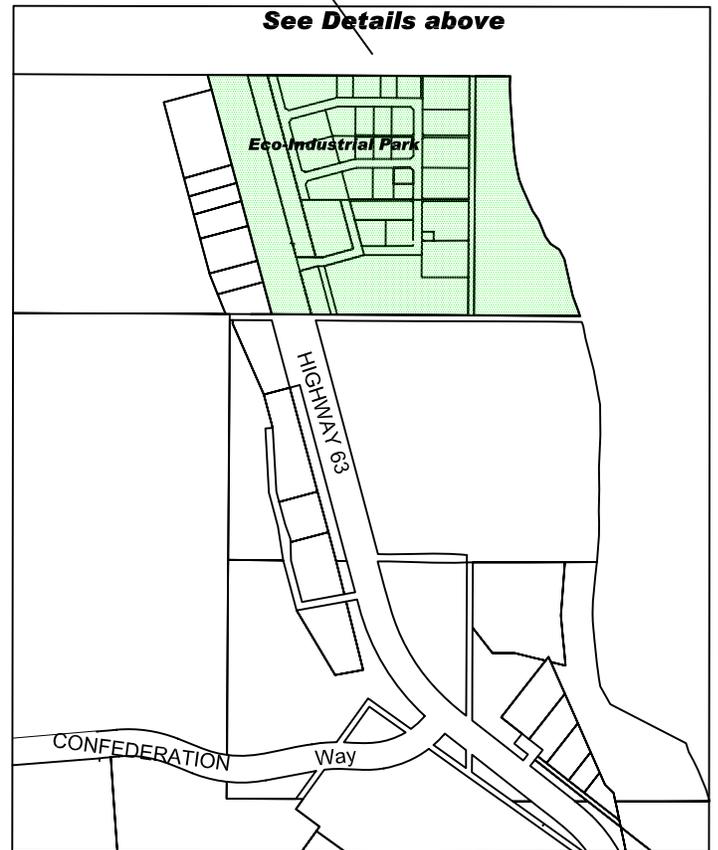
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer



 **Proposed Road Closure  
part of Road Plan 032 5018**

**See Details above**



**Subject: Bylaw No. 09/012– Closure of an Undeveloped Government Road Allowance (Longboat Landing)****APPROVALS:**

Dennis Peck, General Manager, Planning and Development  
Kevin Greig, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Bylaw No. 09/012, being a bylaw to close a government road allowance, be read a second time.

THAT Bylaw No. 09/012 be read a third and final time.

**Summary:**

Administration proposes to close a government road allowance to enable the Municipality to effect an option to purchase agreement with Clearwater Village Inc. as approved by Council on November 24, 2008. Under the Municipal Government Act, any proposed road closure requires Council's approval and bylaw adoption.

**Background:**

In 2002, Council amended Bylaw 02/002 to create a DC-R4 Direct Control High Density Residential District for the area known as Longboat Landing. In 2005, Council approved development of the Lower Townsite Loop Road, which required a portion of land from Longboat Landing. On November 24, 2008, Council approved the purchase of the then required land for the Loop Road. The terms of the acquisition included providing the seller with an option to purchase a portion of the government road allowance depicted in Attachment 2; however, the road allowance must be closed before the seller can exercise the option to purchase.

Section 18(1) of the *Municipal Government Act* states, that a municipality has direction, control and management of all roads within the municipality. The municipality has administrative control over the undeveloped government allowance, but ownership lies with the Crown. Upon closure of the undeveloped government road allowance, title will be transferred from the Minister of Transportation to the Regional Municipality of Wood Buffalo at no cost. Under the terms of the Municipality's amalgamation agreement, the Urban Service Area is recognized as being equivalent to a city for legislative and grant purposes; therefore, Ministerial approval of the proposed closure is not required. The proposed bylaw has been reviewed by Land Titles to ensure the accuracy of legal descriptions (Attachment 1).

**Budget/Financial Implications**

If the government road allowance is closed and Clearwater Village Inc. acts on the option to purchase the portion of the government road allowance, the proceeds of the sale will go into the Asset Acquisition Reserve.

**Rationale for Recommendation(s):**

Planning and Development supports the closure of the government road allowance which will allow for the Municipality to sell a portion of the land to Clearwater Village Inc., as outlined in the land transaction approved by Council on November 24, 2008. The closure will have no impact on municipal operations.

**Attachments:**

1. Proposed Bylaw No. 09/012
2. Subject Area Map

**BYLAW NO. 09/012**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO FOR THE PURPOSE OF CLOSING AND CREATING TITLE TO UNDEVELOPED GOVERNMENT ROAD ALLOWANCES**

**WHEREAS** application has been made to the Council of the Regional Municipality of Wood Buffalo to close an undeveloped government road allowance pursuant to the requirements of section 22 of the Municipal Government Act, c.M-26, RSA 2000, as amended;

**WHEREAS** the Council of the Regional Municipality of Wood Buffalo deems it expedient to provide for the purpose of closing certain roads, or portions thereof, situated in the said municipality, and thereafter disposing of same;

**WHEREAS**, notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act; and

**WHEREAS**, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw,

**NOW THEREFORE BE IT RESOLVED** that the Council of the Regional Municipality of Wood Buffalo in the Province of Alberta hereby enact as follows:

1. The following described road allowance is hereby closed for the purpose of creating title subject to the right of access granted by other legislation:

**Meridian 4 Range 10 Township 89**

All that portion of government road allowance adjoining River Lots 22, 23, and 24, Fort McMurray, Settlement Shown as Area "A" on Plan 082\_\_\_.

**Excepting thereout all mines and minerals**

2. This Bylaw shall become effective when it has received third and final reading and has been signed by the Mayor and Chief Legislative Officer.

READ a first time this 10<sup>th</sup> day of February, 2009.

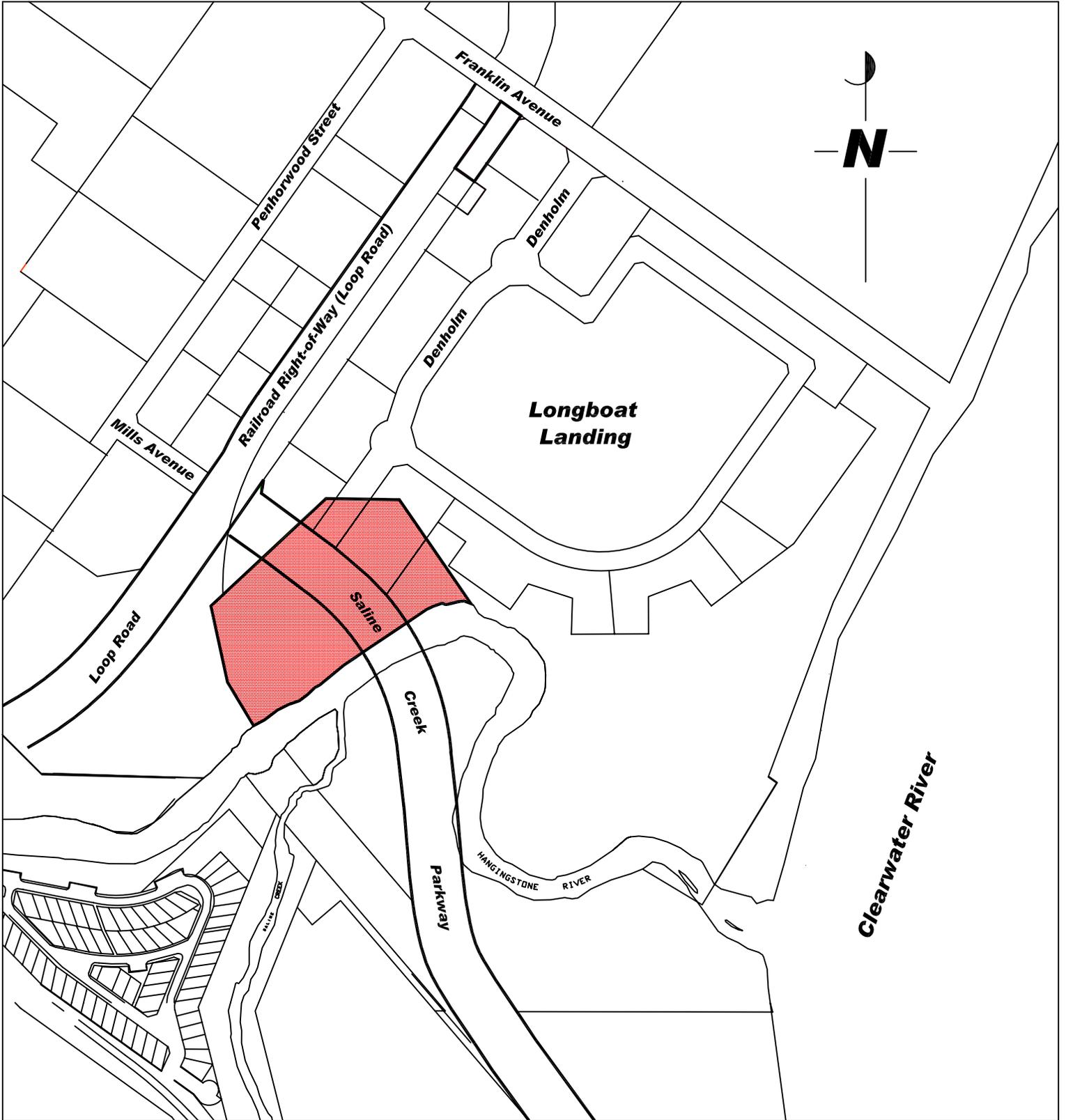
READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer



**Road Closure**

## **Subject: Debenture Borrowing for 2009 Public Works Capital Projects**

### **APPROVALS:**

Darcy Elder, Manager, Infrastructure Division  
Kelly Kloss, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

### **Administrative Recommendation(s):**

1. THAT Bylaw No. 09/001, being a debenture borrowing bylaw amendment for the Regional Landfill project, be read a first time.
2. THAT Bylaw No. 09/002, being a debenture borrowing bylaw amendment for the Franklin/Riedel Upgrade & Rehabilitation project, be read a first time.
3. THAT Bylaw No. 09/003, being a debenture borrowing bylaw amendment for the Fort MacKay Bridge Replacement project, be read a first time.
4. THAT Bylaw No. 09/004, being a debenture borrowing bylaw amendment for the Athabasca Water Treatment Plant Expansion project, be read a first time.
5. THAT Bylaw No. 09/006, being a debenture borrowing bylaw amendment for the Roads/Fleet and Transit Shared Facility project, be read a first time.
6. THAT Bylaw No. 09/008, being a debenture borrowing bylaw for the Transit Terminals project, be read a first time.
7. THAT Bylaw No. 09/009, being a debenture borrowing bylaw amendment for the Solid Waste Shop/Office project, be read a first time.
8. THAT Bylaw No. 09/013, being a debenture borrowing bylaw for the Jubilee Centre Renovation Construction project, be read a first time.

### **Summary:**

Approval of debenture borrowing is required in order to proceed with projects previously approved through the Capital Budget process. As required by the Municipal Government Act, Council approval is required for borrowing purposes.

### **Background:**

The following projects, as approved by Council on December 9, 2008, identify debenture borrowing as a source of funding:

<b>Bylaw Number</b>	<b>Project Name</b>	<b>Debenture Amount</b>
09/001	Regional Landfill	\$20,194,974
09/002	Franklin/Riedel Upgrade & Rehabilitation	\$5,537,298
09/003	Fort MacKay Bridge Replacement	\$17,330,800
09/004	Athabasca Water Treatment Plant Expansion	\$70,120,669
09/006	Roads/Fleet and Transit Shared Facility	\$56,949,600
09/008	Transit Terminals	\$5,600,000
09/009	Solid Waste Shop/Office	\$6,780,400
09/013	Jubilee Centre Renovation – Construction	\$23,000,000

**Budget/Financial Implications:**

A total of \$205,513,741 in debenture borrowing, ranging from 10-25 years in duration, is required for the above projects.

**Rationale for Recommendation(s):**

Each of the above-noted projects was approved through the 2009 Capital Budget process and identifies debenture borrowing as a source of funding. Many of the noted projects span a period of several years and have experienced increased costs, thereby necessitating an increase in borrowing over that which was previously approved. If debenture borrowing is not approved, the projects must either be halted midstream or otherwise cannot proceed as planned. Debenture funds are drawn down by the Municipality only when a project commences and funds have been committed or expended, therefore, no costs are incurred if a project is delayed or does not proceed as planned.

As all of the noted projects exceed five (5) years in duration, advertising is required in accordance with Section 251 of the Municipal Government Act.

**Attachments:**

1. Bylaw No. 09/001 w/amortization schedule
2. Bylaw No. 09/002 w/amortization schedule
3. Bylaw No. 09/003 w/amortization schedule
4. Bylaw No. 09/004 w/amortization schedule
5. Bylaw No. 09/006 w/amortization schedule
6. Bylaw No. 09/008 w/amortization schedule
7. Bylaw No. 09/009 w/amortization schedule
8. Bylaw No. 09/013 w/amortization schedule

## **BYLAW NO. 09/001**

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 07/011 authorizing the issuance of a debenture of FIVE MILLION TWO HUNDRED EIGHTY SIX THOUSAND ONE HUNDRED FORTY SEVEN DOLLARS (\$5,286,147.00) xx/100 DOLLARS in respect of the project known as the Regional Landfill, the total cost of which project is estimated to be TWENTY FOUR MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$24,410,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Regional Landfill (the "Project");
2. The authorized expenditure for the Project is hereby increased from TWENTY FOUR MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$24,410,000.00) xx/100 authorized by Bylaw 07/011 to THIRTY EIGHT MILLION FIVE HUNDRED FORTY NINE THOUSAND NINE HUNDRED SEVENTY FOUR DOLLARS (\$38,549,974.00) xx/100;
3. The borrowing in the amount of FIVE MILLION TWO HUNDRED EIGHTY SIX THOUSAND ONE HUNDRED FORTY SEVEN DOLLARS (\$5,286,147.00) xx/100 for the Project authorized by Bylaw 07/011 is hereby increased by FOURTEEN MILLION NINE HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWENTY SEVEN DOLLARS (\$14,908,827.00) xx/100 to TWENTY MILLION ONE HUNDRED NINETY FOUR THOUSAND NINE HUNDRED SEVENTY FOUR (\$20,194,974.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 07/011, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 07/011, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 07/011, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 07/011;

8. Bylaw 07/011 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.
10. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

### Regional Landfill

Principal	\$20,194,974.00
Interest	5.10%
Term	20
Payments	\$1,634,265.53

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$20,194,974.00
1	\$20,194,974.00	\$1,029,943.67	\$1,634,265.53	\$604,321.85	\$19,590,652.15
2	\$19,590,652.15	\$999,123.26	\$1,634,265.53	\$635,142.27	\$18,955,509.88
3	\$18,955,509.88	\$966,731.00	\$1,634,265.53	\$667,534.52	\$18,287,975.36
4	\$18,287,975.36	\$932,686.74	\$1,634,265.53	\$701,578.78	\$17,586,396.57
5	\$17,586,396.57	\$896,906.23	\$1,634,265.53	\$737,359.30	\$16,849,037.27
6	\$16,849,037.27	\$859,300.90	\$1,634,265.53	\$774,964.63	\$16,074,072.64
7	\$16,074,072.64	\$819,777.70	\$1,634,265.53	\$814,487.82	\$15,259,584.82
8	\$15,259,584.82	\$778,238.83	\$1,634,265.53	\$856,026.70	\$14,403,558.12
9	\$14,403,558.12	\$734,581.46	\$1,634,265.53	\$899,684.06	\$13,503,874.06
10	\$13,503,874.06	\$688,697.58	\$1,634,265.53	\$945,567.95	\$12,558,306.10
11	\$12,558,306.10	\$640,473.61	\$1,634,265.53	\$993,791.92	\$11,564,514.19
12	\$11,564,514.19	\$589,790.22	\$1,634,265.53	\$1,044,475.30	\$10,520,038.88
13	\$10,520,038.88	\$536,521.98	\$1,634,265.53	\$1,097,743.54	\$9,422,295.34
14	\$9,422,295.34	\$480,537.06	\$1,634,265.53	\$1,153,728.46	\$8,268,566.88
15	\$8,268,566.88	\$421,696.91	\$1,634,265.53	\$1,212,568.62	\$7,055,998.26
16	\$7,055,998.26	\$359,855.91	\$1,634,265.53	\$1,274,409.62	\$5,781,588.64
17	\$5,781,588.64	\$294,861.02	\$1,634,265.53	\$1,339,404.51	\$4,442,184.14
18	\$4,442,184.14	\$226,551.39	\$1,634,265.53	\$1,407,714.14	\$3,034,470.00
19	\$3,034,470.00	\$154,757.97	\$1,634,265.53	\$1,479,507.56	\$1,554,962.44
20	\$1,554,962.44	\$79,303.08	\$1,634,265.53	\$1,554,962.44	(\$0.00)
		Interest	Payment	Principal	
	Total	\$12,490,336.55	\$32,685,310.55	\$20,194,974.00	

**BYLAW NO. 09/002**

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 07/014 authorizing the issuance of a debenture of THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 DOLLARS in respect of the project known as the Franklin/Riedel Upgrade and Rehabilitation (Phase II), the total cost of which project is estimated to be THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Franklin/Riedel Upgrade and Rehabilitation (Phase II) (the "Project");
2. The authorized expenditure for the Project is hereby increased from THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 authorized by Bylaw 07/014 to FIVE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$5,537,298.00) xx/100;
3. The borrowing in the amount of THREE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT DOLLARS (\$3,537,298.00) xx/100 for the Project authorized by Bylaw 07/014 is hereby increased by TWO MILLION DOLLARS (\$2,000,000.00) xx/100 to FIVE MILLION FIVE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED NINETY EIGHT (\$5,537,298.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 07/014, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 07/014, 10 (ten) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 07/014, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 07/014;

8. Bylaw 07/014 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.
10. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

Franklin/Riedel Upgrade and Rehabilitation (Phase II)

Principal	\$5,537,298.00
Interest	4.90%
Term	10
Payments	\$713,627.12

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$5,537,298.00
1	\$5,537,298.00	\$271,327.60	\$713,627.12	\$442,299.51	\$5,094,998.49
2	\$5,094,998.49	\$249,654.93	\$713,627.12	\$463,972.19	\$4,631,026.30
3	\$4,631,026.30	\$226,920.29	\$713,627.12	\$486,706.83	\$4,144,319.47
4	\$4,144,319.47	\$203,071.65	\$713,627.12	\$510,555.46	\$3,633,764.01
5	\$3,633,764.01	\$178,054.44	\$713,627.12	\$535,572.68	\$3,098,191.33
6	\$3,098,191.33	\$151,811.38	\$713,627.12	\$561,815.74	\$2,536,375.59
7	\$2,536,375.59	\$124,282.40	\$713,627.12	\$589,344.71	\$1,947,030.88
8	\$1,947,030.88	\$95,404.51	\$713,627.12	\$618,222.60	\$1,328,808.28
9	\$1,328,808.28	\$65,111.61	\$713,627.12	\$648,515.51	\$680,292.77
10	\$680,292.77	\$33,334.35	\$713,627.12	\$680,292.77	\$0.00
	Total	Interest	Payment	Principal	
		\$1,598,973.15	\$7,136,271.15	\$5,537,298.00	

### **BYLAW NO. 09/003**

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/003 authorizing the issuance of a debenture of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$1,410,000.00) xx/100 DOLLARS in respect of the project known as the Fort MacKay Bridge Replacement, the total cost of which project is estimated to be TWENTY ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$21,100,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Fort MacKay Bridge Replacement (the "Project");
2. The authorized expenditure for the Project is hereby increased from TWENTY ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$21,100,000.00) xx/100 authorized by Bylaw 08/003 to TWENTY THREE MILLION SEVEN HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$23,720,800.00) xx/100;
3. The borrowing in the amount of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$1,410,000.00) xx/100 for the Project authorized by Bylaw 08/003 is hereby increased by FIFTEEN MILLION NINE HUNDRED TWENTY THOUSAND EIGHT HUNDRED DOLLARS (\$15,920,800.00) xx/100 to SEVENTEEN MILLION THREE HUNDRED THIRTY THOUSAND EIGHT HUNDRED (\$17,330,800.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/003, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/003, 25 (twenty five) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/003, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/003;
8. Bylaw 08/003 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.

10. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

### Fort MacKay Bridge Replacement

Principal	\$17,330,800.00
Interest	5.14%
Term	25
Payments	\$1,246,973.62

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$17,330,800.00
1	\$17,330,800.00	\$890,803.12	\$1,246,973.62	\$356,170.50	\$16,974,629.50
2	\$16,974,629.50	\$872,495.96	\$1,246,973.62	\$374,477.67	\$16,600,151.83
3	\$16,600,151.83	\$853,247.80	\$1,246,973.62	\$393,725.82	\$16,206,426.01
4	\$16,206,426.01	\$833,010.30	\$1,246,973.62	\$413,963.33	\$15,792,462.68
5	\$15,792,462.68	\$811,732.58	\$1,246,973.62	\$435,241.04	\$15,357,221.64
6	\$15,357,221.64	\$789,361.19	\$1,246,973.62	\$457,612.43	\$14,899,609.21
7	\$14,899,609.21	\$765,839.91	\$1,246,973.62	\$481,133.71	\$14,418,475.50
8	\$14,418,475.50	\$741,109.64	\$1,246,973.62	\$505,863.98	\$13,912,611.52
9	\$13,912,611.52	\$715,108.23	\$1,246,973.62	\$531,865.39	\$13,380,746.13
10	\$13,380,746.13	\$687,770.35	\$1,246,973.62	\$559,203.27	\$12,821,542.85
11	\$12,821,542.85	\$659,027.30	\$1,246,973.62	\$587,946.32	\$12,233,596.53
12	\$12,233,596.53	\$628,806.86	\$1,246,973.62	\$618,166.76	\$11,615,429.77
13	\$11,615,429.77	\$597,033.09	\$1,246,973.62	\$649,940.53	\$10,965,489.24
14	\$10,965,489.24	\$563,626.15	\$1,246,973.62	\$683,347.48	\$10,282,141.76
15	\$10,282,141.76	\$528,502.09	\$1,246,973.62	\$718,471.54	\$9,563,670.23
16	\$9,563,670.23	\$491,572.65	\$1,246,973.62	\$755,400.97	\$8,808,269.25
17	\$8,808,269.25	\$452,745.04	\$1,246,973.62	\$794,228.58	\$8,014,040.67
18	\$8,014,040.67	\$411,921.69	\$1,246,973.62	\$835,051.93	\$7,178,988.74
19	\$7,178,988.74	\$369,000.02	\$1,246,973.62	\$877,973.60	\$6,301,015.13
20	\$6,301,015.13	\$323,872.18	\$1,246,973.62	\$923,101.45	\$5,377,913.69
21	\$5,377,913.69	\$276,424.76	\$1,246,973.62	\$970,548.86	\$4,407,364.83
22	\$4,407,364.83	\$226,538.55	\$1,246,973.62	\$1,020,435.07	\$3,386,929.76
23	\$3,386,929.76	\$174,088.19	\$1,246,973.62	\$1,072,885.43	\$2,314,044.32
24	\$2,314,044.32	\$118,941.88	\$1,246,973.62	\$1,128,031.75	\$1,186,012.58
25	\$1,186,012.58	\$60,961.05	\$1,246,973.62	\$1,186,012.58	\$0.00

	Interest	Payment	Principal
Total	\$13,843,540.59	\$31,174,340.59	\$17,330,800.00

## **BYLAW NO. 09/004**

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/014 authorizing the issuance of a debenture of ELEVEN MILLION TWO HUNDRED TWELVE THOUSAND EIGHT HUNDRED EIGHT DOLLARS (\$11,212,808.00) xx/100 DOLLARS in respect of the project known as the Athabasca Water Treatment Plant Expansion, the total cost of which project is estimated to be TWENTY FOUR MILLION SEVEN HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED DOLLARS (\$24,798,600.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Athabasca Water Treatment Plant Expansion (the "Project");
2. The authorized expenditure for the Project is hereby increased from TWENTY FOUR MILLION SEVEN HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED DOLLARS (\$24,798,600.00) xx/100 authorized by Bylaw 08/014 to ONE HUNDRED TWENTY THREE MILLION SIX HUNDRED NINETY SEVEN THOUSAND THREE HUNDRED THIRTY SEVEN DOLLARS (\$123,697,337.00) xx/100;
3. The borrowing in the amount of ELEVEN MILLION TWO HUNDRED TWELVE THOUSAND EIGHT HUNDRED EIGHT DOLLARS (\$11,212,808.00) xx/100 for the Project authorized by Bylaw 08/014 is hereby increased by FIFTY EIGHT MILLION NINE HUNDRED SEVEN THOUSAND EIGHT HUNDRED SIXTY ONE DOLLARS (\$58,907,861.00) xx/100 to SEVENTY MILLION ONE HUNDRED TWENTY THOUSAND SIX HUNDRED SIXTY NINE (\$70,120,669.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/014, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/014, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/014, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/014;
8. Bylaw 08/014 is hereby amended in accordance with the terms of this Amending Bylaw;

9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.
10. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

### Athabasca Water Treatment Plant Expansion

Principal	\$70,120,669.00
Interest	5.10%
Term	20
Payments	\$5,674,470.89

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$70,120,669.00
1	\$70,120,669.00	\$3,576,154.12	\$5,674,470.89	\$2,098,316.77	\$68,022,352.23
2	\$68,022,352.23	\$3,469,139.96	\$5,674,470.89	\$2,205,330.93	\$65,817,021.30
3	\$65,817,021.30	\$3,356,668.09	\$5,674,470.89	\$2,317,802.80	\$63,499,218.50
4	\$63,499,218.50	\$3,238,460.14	\$5,674,470.89	\$2,436,010.75	\$61,063,207.75
5	\$61,063,207.75	\$3,114,223.60	\$5,674,470.89	\$2,560,247.30	\$58,502,960.45
6	\$58,502,960.45	\$2,983,650.98	\$5,674,470.89	\$2,690,819.91	\$55,812,140.55
7	\$55,812,140.55	\$2,846,419.17	\$5,674,470.89	\$2,828,051.72	\$52,984,088.82
8	\$52,984,088.82	\$2,702,188.53	\$5,674,470.89	\$2,972,282.36	\$50,011,806.46
9	\$50,011,806.46	\$2,550,602.13	\$5,674,470.89	\$3,123,868.76	\$46,887,937.70
10	\$46,887,937.70	\$2,391,284.82	\$5,674,470.89	\$3,283,186.07	\$43,604,751.64
11	\$43,604,751.64	\$2,223,842.33	\$5,674,470.89	\$3,450,628.56	\$40,154,123.08
12	\$40,154,123.08	\$2,047,860.28	\$5,674,470.89	\$3,626,610.61	\$36,527,512.46
13	\$36,527,512.46	\$1,862,903.14	\$5,674,470.89	\$3,811,567.75	\$32,715,944.71
14	\$32,715,944.71	\$1,668,513.18	\$5,674,470.89	\$4,005,957.71	\$28,709,987.00
15	\$28,709,987.00	\$1,464,209.34	\$5,674,470.89	\$4,210,261.55	\$24,499,725.45
16	\$24,499,725.45	\$1,249,486.00	\$5,674,470.89	\$4,424,984.89	\$20,074,740.55
17	\$20,074,740.55	\$1,023,811.77	\$5,674,470.89	\$4,650,659.12	\$15,424,081.43
18	\$15,424,081.43	\$786,628.15	\$5,674,470.89	\$4,887,842.74	\$10,536,238.69
19	\$10,536,238.69	\$537,348.17	\$5,674,470.89	\$5,137,122.72	\$5,399,115.98
20	\$5,399,115.98	\$275,354.91	\$5,674,470.89	\$5,399,115.98	(\$0.00)
	Total	Interest \$43,368,748.81	Payment \$113,489,417.81	Principal \$70,120,669.00	

## BYLAW NO. 09/006

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/009 authorizing the issuance of a debenture of TWENTY FOUR MILLION DOLLARS (\$24,000,000.00) xx/100 DOLLARS in respect of the project known as the Roads/Fleet and Transit Shared Facility, the total cost of which project is estimated to be FORTY EIGHT MILLION DOLLARS (\$48,000,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Roads/Fleet and Transit Shared Facility (the "Project");
2. The authorized expenditure for the Project is hereby increased from FORTY EIGHT MILLION DOLLARS (\$48,000,000.00) xx/100 authorized by Bylaw 08/009 to FIFTY SIX MILLION NINE HUNDRED FORTY NINE THOUSAND SIX HUNDRED DOLLARS (\$56,949,600.00) xx/100;
3. The borrowing in the amount of TWENTY FOUR MILLION DOLLARS (\$24,000,000.00) xx/100 for the Project authorized by Bylaw 08/009 is hereby increased by THIRTY TWO MILLION NINE HUNDRED FORTY NINE THOUSAND SIX HUNDRED DOLLARS (\$32,949,600.00) xx/100 to FIFTY SIX MILLION NINE HUNDRED FORTY NINE THOUSAND SIX HUNDRED (\$56,949,600.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/009, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/009, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/009, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/009;
8. Bylaw 08/009 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.

10. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

Roads/Fleet & Transit Shared Facility

Principal	\$56,949,600.00
Interest	5.10%
Term	20
Payments	\$4,608,610.44

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$56,949,600.00
1	\$56,949,600.00	\$2,904,429.60	\$4,608,610.44	\$1,704,180.84	\$55,245,419.16
2	\$55,245,419.16	\$2,817,516.38	\$4,608,610.44	\$1,791,094.07	\$53,454,325.09
3	\$53,454,325.09	\$2,726,170.58	\$4,608,610.44	\$1,882,439.86	\$51,571,885.23
4	\$51,571,885.23	\$2,630,166.15	\$4,608,610.44	\$1,978,444.30	\$49,593,440.93
5	\$49,593,440.93	\$2,529,265.49	\$4,608,610.44	\$2,079,344.96	\$47,514,095.98
6	\$47,514,095.98	\$2,423,218.89	\$4,608,610.44	\$2,185,391.55	\$45,328,704.43
7	\$45,328,704.43	\$2,311,763.93	\$4,608,610.44	\$2,296,846.52	\$43,031,857.91
8	\$43,031,857.91	\$2,194,624.75	\$4,608,610.44	\$2,413,985.69	\$40,617,872.22
9	\$40,617,872.22	\$2,071,511.48	\$4,608,610.44	\$2,537,098.96	\$38,080,773.26
10	\$38,080,773.26	\$1,942,119.44	\$4,608,610.44	\$2,666,491.01	\$35,414,282.25
11	\$35,414,282.25	\$1,806,128.39	\$4,608,610.44	\$2,802,482.05	\$32,611,800.20
12	\$32,611,800.20	\$1,663,201.81	\$4,608,610.44	\$2,945,408.63	\$29,666,391.57
13	\$29,666,391.57	\$1,512,985.97	\$4,608,610.44	\$3,095,624.47	\$26,570,767.10
14	\$26,570,767.10	\$1,355,109.12	\$4,608,610.44	\$3,253,501.32	\$23,317,265.78
15	\$23,317,265.78	\$1,189,180.55	\$4,608,610.44	\$3,419,429.89	\$19,897,835.89
16	\$19,897,835.89	\$1,014,789.63	\$4,608,610.44	\$3,593,820.81	\$16,304,015.08
17	\$16,304,015.08	\$831,504.77	\$4,608,610.44	\$3,777,105.67	\$12,526,909.40
18	\$12,526,909.40	\$638,872.38	\$4,608,610.44	\$3,969,738.06	\$8,557,171.34
19	\$8,557,171.34	\$436,415.74	\$4,608,610.44	\$4,172,194.70	\$4,384,976.63
20	\$4,384,976.63	\$223,633.81	\$4,608,610.44	\$4,384,976.63	(\$0.00)
		Interest	Payment	Principal	
	Total	\$35,222,608.86	\$92,172,208.86	\$56,949,600.00	

**BYLAW NO. 09/008**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF FIVE MILLION SIX HUNDRED THOUSAND (\$5,600,000.00) FOR THE PURPOSE OF THE TRANSIT TERMINALS.**

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Transit Terminals;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Transit Terminals is \$5,600,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$5,600,000.00, for a period not to exceed fifteen (15) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred in this bylaw.

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2007 is \$249,966,941.00 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of fifteen (15) years;

AND WHEREAS 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;

NOW, THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

1. That for the purpose of the Transit Terminals the sum of FIVE MILLION SIX HUNDRED THOUSAND DOLLARS (\$5,600,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of \$5,600,000.00 is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Transit Terminals.
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

installments not to exceed fifteen (15) 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 fourteen (14) percent.

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 bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw shall become effective when it has received third reading and been signed by the Mayor and Chief Legislative Officer.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

Transit Terminals

Principal	\$5,600,000.00
Interest	5.03%
Term	15
Payments	\$540,611.40

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$5,600,000.00
1	\$5,600,000.00	\$281,680.00	\$540,611.40	\$258,931.40	\$5,341,068.60
2	\$5,341,068.60	\$268,655.75	\$540,611.40	\$271,955.65	\$5,069,112.96
3	\$5,069,112.96	\$254,976.38	\$540,611.40	\$285,635.02	\$4,783,477.94
4	\$4,783,477.94	\$240,608.94	\$540,611.40	\$300,002.46	\$4,483,475.48
5	\$4,483,475.48	\$225,518.82	\$540,611.40	\$315,092.58	\$4,168,382.90
6	\$4,168,382.90	\$209,669.66	\$540,611.40	\$330,941.74	\$3,837,441.16
7	\$3,837,441.16	\$193,023.29	\$540,611.40	\$347,588.11	\$3,489,853.06
8	\$3,489,853.06	\$175,539.61	\$540,611.40	\$365,071.79	\$3,124,781.27
9	\$3,124,781.27	\$157,176.50	\$540,611.40	\$383,434.90	\$2,741,346.37
10	\$2,741,346.37	\$137,889.72	\$540,611.40	\$402,721.68	\$2,338,624.69
11	\$2,338,624.69	\$117,632.82	\$540,611.40	\$422,978.58	\$1,915,646.12
12	\$1,915,646.12	\$96,357.00	\$540,611.40	\$444,254.40	\$1,471,391.72
13	\$1,471,391.72	\$74,011.00	\$540,611.40	\$466,600.39	\$1,004,791.33
14	\$1,004,791.33	\$50,541.00	\$540,611.40	\$490,070.39	\$514,720.93
15	\$514,720.93	\$25,890.46	\$540,611.40	\$514,720.93	\$0.00
	Total	Interest	Payment	Principal	
		\$2,509,170.96	\$8,109,170.96	\$5,600,000.00	

## **BYLAW NO. 09/009**

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 08/018 authorizing the issuance of a debenture of FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) xx/100 DOLLARS in respect of the project known as the Solid Waste Office/Shop, the total cost of which project is estimated to be FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) xx/100 DOLLARS;

AND WHEREAS the Council of the Regional Municipality of Wood Buffalo wishes to increase the amount of borrowing authorized in respect of the aforesaid project;

NOW, THEREFORE, the Municipal Council of the Regional Municipality of Wood Buffalo, duly assembled, enacts as follows:

1. The purpose of this Bylaw is to authorize the borrowing of additional monies to finance the cost of the project known as the Solid Waste Office/Shop (the "Project");
2. The authorized expenditure for the Project is hereby increased from FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5, 500,000.00) xx/100 authorized by Bylaw 08/018 to SIX MILLION SEVEN HUNDRED EIGHTY THOUSAND FOUR HUNDRED DOLLARS (\$6,780,400.00) xx/100;
3. The borrowing in the amount of FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) xx/100 for the Project authorized by Bylaw 08/018 is hereby increased by ONE MILLION TWO HUNDRED EIGHTY THOUSAND FOUR HUNDRED DOLLARS (\$1,280,400.00) xx/100 to SIX MILLION SEVEN HUNDRED EIGHTY THOUSAND FOUR HUNDRED (\$6,780,400.00) xx/100 DOLLARS;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 08/018, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 08/018, 20 (twenty) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 08/018, either annual or semi-annual payments;
7. The sources of money to be used to pay the principal and interest owing under the borrowing hereby authorized will be the same as those authorized under Bylaw 08/018;
8. Bylaw 08/018 is hereby amended in accordance with the terms of this Amending Bylaw;
9. This Amending Bylaw shall be advertised in accordance with requirements of the *Municipal Government Act*, SA 2000, c. M-26, as amended.

10. This bylaw shall be passed and become effective when it receives third reading and is signed by the Mayor and Chief Legislative Officer.

READ a first time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third time in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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Mayor

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Chief Legislative Officer

## Debenture Schedule

Solid Waste Office/Shop

Principal	\$6,780,400.00
Interest	5.10%
Term	20
Payments	\$548,699.59

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$6,780,400.00
1	\$6,780,400.00	\$345,800.40	\$548,699.59	\$202,899.19	\$6,577,500.81
2	\$6,577,500.81	\$335,452.54	\$548,699.59	\$213,247.05	\$6,364,253.76
3	\$6,364,253.76	\$324,576.94	\$548,699.59	\$224,122.65	\$6,140,131.11
4	\$6,140,131.11	\$313,146.69	\$548,699.59	\$235,552.90	\$5,904,578.20
5	\$5,904,578.20	\$301,133.49	\$548,699.59	\$247,566.10	\$5,657,012.10
6	\$5,657,012.10	\$288,507.62	\$548,699.59	\$260,191.97	\$5,396,820.13
7	\$5,396,820.13	\$275,237.83	\$548,699.59	\$273,461.76	\$5,123,358.36
8	\$5,123,358.36	\$261,291.28	\$548,699.59	\$287,408.31	\$4,835,950.05
9	\$4,835,950.05	\$246,633.45	\$548,699.59	\$302,066.14	\$4,533,883.91
10	\$4,533,883.91	\$231,228.08	\$548,699.59	\$317,471.51	\$4,216,412.40
11	\$4,216,412.40	\$215,037.03	\$548,699.59	\$333,662.56	\$3,882,749.84
12	\$3,882,749.84	\$198,020.24	\$548,699.59	\$350,679.35	\$3,532,070.49
13	\$3,532,070.49	\$180,135.59	\$548,699.59	\$368,564.00	\$3,163,506.49
14	\$3,163,506.49	\$161,338.83	\$548,699.59	\$387,360.76	\$2,776,145.73
15	\$2,776,145.73	\$141,583.43	\$548,699.59	\$407,116.16	\$2,369,029.57
16	\$2,369,029.57	\$120,820.51	\$548,699.59	\$427,879.08	\$1,941,150.49
17	\$1,941,150.49	\$98,998.67	\$548,699.59	\$449,700.92	\$1,491,449.57
18	\$1,491,449.57	\$76,063.93	\$548,699.59	\$472,635.66	\$1,018,813.91
19	\$1,018,813.91	\$51,959.51	\$548,699.59	\$496,740.08	\$522,073.83
20	\$522,073.83	\$26,625.77	\$548,699.59	\$522,073.83	(\$0.00)
	Total	Interest \$4,193,591.83	Payment \$10,973,991.83	Principal \$6,780,400.00	

**BYLAW NO. 09/013**

**BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AUTHORIZE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO INCUR AN INDEBTEDNESS BY THE ISSUANCE OF DEBENTURES IN THE AMOUNT OF TWENTY THREE MILLION (\$23,000,000.00) FOR THE PURPOSE OF THE JUBILEE CENTER RENOVATION - CONSTRUCTION.**

WHEREAS the Council of the Regional Municipality of Wood Buffalo has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the financing, undertaking and completion of the Jubilee Center Renovation - Construction;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Jubilee Center Renovation - Construction is \$23,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$23,000,000.00, for a period not to exceed twenty five (25) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred in this bylaw.

WHEREAS the principal amount of the outstanding debt of the Regional Municipality of Wood Buffalo at December 31, 2007 is \$249,966,941.00 and no part of the principal or interest is in arrears;

WHEREAS the estimated lifetime of the project financed under this bylaw is equal to, or in excess of twenty five (25) years;

AND WHEREAS 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;

NOW, THEREFORE, the Council of the Regional Municipality of Wood Buffalo, duly assembled, hereby enacts as follows:

1. That for the purpose of the Jubilee Center Renovation - Construction the sum of TWENTY THREE MILLION DOLLARS (\$23,000,000.00) be borrowed from the Alberta Capital Finance Authority or another authorized financial institution by way of debenture on the credit and security of the Regional Municipality of Wood Buffalo at large, of which amount the full sum of \$23,000,000.00 is to be paid by the Regional Municipality of Wood Buffalo at large.
2. The proper officers of the Municipality are hereby authorized to issue debentures on behalf of the Municipality for the amount and purpose as authorized by this bylaw, namely the Jubilee Center Renovation - Construction.

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 installments not to exceed twenty five (25) 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 fourteen (14) percent.
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 bylaw shall be applied only to the project specified by this bylaw.
7. This bylaw shall become effective when it has received third reading and been signed by the Mayor and Chief Legislative Officer.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Legislative Officer

## Debenture Schedule

Jubilee Center Renovation - Construction

Principal	\$23,000,000.00
Interest	5.14%
Term	25
Payments	\$1,654,879.94

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$23,000,000.00
1	\$23,000,000.00	\$1,182,200.00	\$1,654,879.94	\$472,679.94	\$22,527,320.06
2	\$22,527,320.06	\$1,157,904.25	\$1,654,879.94	\$496,975.69	\$22,030,344.36
3	\$22,030,344.36	\$1,132,359.70	\$1,654,879.94	\$522,520.24	\$21,507,824.12
4	\$21,507,824.12	\$1,105,502.16	\$1,654,879.94	\$549,377.78	\$20,958,446.33
5	\$20,958,446.33	\$1,077,264.14	\$1,654,879.94	\$577,615.80	\$20,380,830.53
6	\$20,380,830.53	\$1,047,574.69	\$1,654,879.94	\$607,305.25	\$19,773,525.28
7	\$19,773,525.28	\$1,016,359.20	\$1,654,879.94	\$638,520.75	\$19,135,004.53
8	\$19,135,004.53	\$983,539.23	\$1,654,879.94	\$671,340.71	\$18,463,663.82
9	\$18,463,663.82	\$949,032.32	\$1,654,879.94	\$705,847.62	\$17,757,816.20
10	\$17,757,816.20	\$912,751.75	\$1,654,879.94	\$742,128.19	\$17,015,688.00
11	\$17,015,688.00	\$874,606.36	\$1,654,879.94	\$780,273.58	\$16,235,414.42
12	\$16,235,414.42	\$834,500.30	\$1,654,879.94	\$820,379.64	\$15,415,034.78
13	\$15,415,034.78	\$792,332.79	\$1,654,879.94	\$862,547.16	\$14,552,487.62
14	\$14,552,487.62	\$747,997.86	\$1,654,879.94	\$906,882.08	\$13,645,605.54
15	\$13,645,605.54	\$701,384.12	\$1,654,879.94	\$953,495.82	\$12,692,109.72
16	\$12,692,109.72	\$652,374.44	\$1,654,879.94	\$1,002,505.50	\$11,689,604.22
17	\$11,689,604.22	\$600,845.66	\$1,654,879.94	\$1,054,034.29	\$10,635,569.93
18	\$10,635,569.93	\$546,668.29	\$1,654,879.94	\$1,108,211.65	\$9,527,358.28
19	\$9,527,358.28	\$489,706.22	\$1,654,879.94	\$1,165,173.73	\$8,362,184.55
20	\$8,362,184.55	\$429,816.29	\$1,654,879.94	\$1,225,063.66	\$7,137,120.90
21	\$7,137,120.90	\$366,848.01	\$1,654,879.94	\$1,288,031.93	\$5,849,088.96
22	\$5,849,088.96	\$300,643.17	\$1,654,879.94	\$1,354,236.77	\$4,494,852.19
23	\$4,494,852.19	\$231,035.40	\$1,654,879.94	\$1,423,844.54	\$3,071,007.65
24	\$3,071,007.65	\$157,849.79	\$1,654,879.94	\$1,497,030.15	\$1,573,977.50
25	\$1,573,977.50	\$80,902.44	\$1,654,879.94	\$1,573,977.50	\$0.00
	Total	Interest	Payment	Principal	
		\$18,371,998.61	\$41,371,998.61	\$23,000,000.00	

**Subject: Strategy for Formation of an Airport Authority****APPROVALS:**

D'arcy Elliott, Deputy Chief Administrative Officer  
Rodney Burkard, Chief Administrative Officer

**Administrative Recommendation(s):**

THAT Administration be authorized to proceed with preparation and submission of a petition to the Alberta Minister of Transportation for formation of an Airport Authority to take over governance of the operations of the Fort McMurray Regional Airport; and

THAT once approved by the Minister of Transportation, an Airport Authority be formed, the assets of the Airport Commission be transferred to the Authority and the Fort McMurray Regional Airport Commission, a Part IX Corporation owned by the Regional Municipality of Wood Buffalo, be dissolved.

**Summary:**

Members of the Board of the Fort McMurray Regional Airport Commission have expressed interest in, and support for, conversion from a Part IX Municipal Corporation to an Airport Authority, and have urged Administration to proceed with the change as soon as possible. Administration has investigated the requirements and supports the change as being in the best interests of the Municipality, the Citizens, and other customers who are served by the airport, and the Airport Commission. The formation of an Airport Authority would require dissolution of the existing Part IX Corporation and Council is the approving authority for such matters.

**Background:**

On November 18, 2008, Council approved the Fort McMurray Airport Commission to seek the debt financing necessary for continuation of the expansion project of the Fort McMurray Regional Airport. In discussions leading to that decision, members of the Board of the Airport Commission had expressed interest in having the corporate governance structure changed from a Part IX Corporation to an Airport Authority under the provisions of the Regional Airports Authorities Act (Alberta). Administration has now investigated the requirements and conditions of forming an Airport Authority as the legal entity to conduct the expansion and operation of the airport, replacing the current Commission, and Administration supports the change. Members of the Board of the Airport Commission have continued to urge for the formation of an Authority at the earliest time.

Financing for the expansion project is a major factor making conversion to an Authority an attractive choice to consider. Although a private bond issue to fund the expansion project was still considered feasible just three months ago, the Airport Commission's banker now advises that today's marketplace and economy would likely make a bond issuance very expensive in terms of interest/discount rates and uncertain in terms of the market's willingness to invest in the amounts required. The primary advantage of converting to an Authority is that an Authority is eligible for debt funding through Alberta Capital Finance Corporation (ACFA), which provides access to debt funding at much lower interest or discount rates than a private bond placement would incur. The Airport Commission, as a Part IX Municipal Corporation, would technically be able to access ACFA funding if the funds flowed through the Municipality, but this would impact the Municipality's ability to incur debt for its own capital projects and so is not considered practical.

Conversion of the Airport Commission to an Airport Authority would have the effect of removing the airport operations from the indirect control of the Municipality (i.e. through authority to appoint or remove all Airport Commission Board members). It would also remove, or reduce the potential for, the general public to perceive the Municipality as accountable for the Airport's performance as the parent corporation. Directors of an Authority, appointed by multiple stakeholders in the community, would have accountability to their various appointers for ensuring that they act in the best interests of the community.

Note that for the Authority to operate and secure funding, the Municipality would be required to provide a formal lease of the airport property. Administration will be coming forward to Council for approval to enter into a lease with the newly formed Airport Authority in the future.

### **PROCESS FOR CREATING AN AUTHORITY**

Under the Regional Airports Authorities Act (Alberta):

- The Act states that "one or more bodies that in the Minister's opinion represent the interest of the public or public interests in the region" may submit a petition to the Minister of Transportation (Hon. Luke Ouellette) for formation of an Airport Authority. The petitioners are referred to as the "incorporators"<sup>1</sup>. The Municipality would have the lead in preparing the petition, but it is possible that stakeholders, such as the Airport Commission Board, the Chamber of Commerce, Oil Sands Industry stakeholders and others, might also express support for the change by participating as incorporators.
- The petition must name appointers – each appointer will have authority to nominate a set number of representatives to the Board of Directors of the new Authority, and to continue to name replacement Directors over time. The Act requires a Board of at least nine Directors, and specifies the range of Director skill/experience requirements suitable to provide oversight to an Airport. The Municipality would certainly be an appointer, but it can, and should, name others as well. The following table illustrates the appointer structure for three major Western Canadian airports, and the number of directors that each appoints to the Board:

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<sup>1</sup> Functionally equivalent to shareholders in terms of their relationship with the Board of the Authority (not a formal legal definition).

<u>Edmonton Airport Authority</u>		<u>Calgary Airport Authority</u>		<u>Vancouver Airport Authority</u>	
<b>Incorporator: Regional Airports Task Force Association</b>		<b>Incorporator: Calgary Transportation Authority</b>			
Government of Canada	2	Government of Canada	2	Government of Canada	2
City of Edmonton	5	City of Calgary	3	City of Vancouver	1
City of Leduc	1	MD of Rocky View	1	City of Richmond	1
Leduc County	1	Chamber of Commerce	11	Greater Vancouver Regional District	1
Sturgeon County	1			Institute of Chartered Accountants of BC	1
Strathcona County	1			Law Society of BC	1
Parkland County	1			Vancouver Board of Trade	1
At Large	1			Assoc'n of Prof'l Engineers & Geoscientists of BC	1
Vacant	2			At large	4
<b>Total</b>	<b>15</b>	<b>Total</b>	<b>17</b>	<b>Total</b>	<b>13</b>

- The Red Deer Airport Authority, the third and smallest regional airport authority in Alberta, was formed through a petition by the Red Deer Airport Authority Commission<sup>2</sup>, and has three appointers: The City of Red Deer (3); The County of Red Deer (3); and The Red Deer Chamber of Commerce (3).
- Since the above three national airports were previously owned by Transport Canada, each has Federal Government representation as appointers. This would not be a requirement for this Municipality's Authority, but may be a good idea.
- Note that the appointed members of the Board of an Airport Authority must be totally removed from any public sector involvement – no Directors may be officials of any government body or agency (elected, employed or contracted).

**ADVANTAGES OF AN AIRPORT AUTHORITY:**

- Improves the financial feasibility of proceeding with the airport expansion, which Council has supported.
- Significantly reduces the debt financing costs of the Airport expansion by gaining access to AAA rated bond funding through Alberta Capital Finance Authority.
  - In today's financial marketplace the difference could be as high as 4-5 percentage points, or more, on interest rates for bond financing of up to \$110 Million.
- Reduces or eliminates any political risk of a Board attempting to utilize political level actions to influence Council decisions regarding the Airport.

<sup>2</sup> Appears to be a body created specifically for the purpose of submitting the petition.

- Eliminates any time, cost and workload burden on Council and Administration related to the governance relationship in terms of participation in Board meetings and the review/monitoring/auditing role that must be performed.
- Eliminates any potential financial risk to the Municipality in the event the airport requires financial support (a political risk, not a legal requirement under the current structure).
- Increases the potential to receive a greater return on assets for the Municipality through a lease of the Municipality's lands to a more arm's length organization.
- Establishes a potentially stronger level of accountability through a broader representation of appointers, each of whom can appoint or rescind directors.

**DISADVANTAGES OF AN AUTHORITY:**

- Removes control over the Board membership from the Municipality.

**Proposed Incorporators to Support the Petition**

If other stakeholders are willing to join the Municipality as named incorporators, the petition would more clearly meet the Act's requirements that the incorporators represent the interests of the Community. If so, the petition may be more likely to be approved, and may be approved more quickly. Administration proposes to invite representatives from other major stakeholder sectors in the region to be named in the petition as incorporators as well.

**A Strategy for Structuring the Appointers**

The petition must name the appointers, all of whom must have accepted the responsibility that comes with this role before the petition is submitted, and must specify how many directors each appointer has authority to appoint. The following are possible sectors which could be included as appointers:

- The Municipality,
- The Oil Sands development sector,
- The local business community,
- Professional associations (accounting, legal, engineering, etc.),
- An air transportation or airline industry organization, and
- A Western Canadian Airport Authority.

It is also possible that representatives from one or more Federal and Provincial departments with significant interests in the Municipality and/or in the air transportation sector may be invited to participate as well. In total, this would result in a Board with not less than 10 members and as many as 15 or more, depending upon the interest and ability of the stakeholder groups to commit to taking on the responsibility of being named as appointers.

This is a possible structure only, and reflects the basic principles that: (1) the Board should have broad representation, and (2) no one appointer should have control over a majority of the Board appointments. Note that the willingness of these stakeholder sectors to take on this responsibility has not been confirmed, so the final group may be different.

**Alternatives:**

The alternative is to keep the Commission as a Part IX Corporation. The Commission may still be able to get affordable financing for the project in today's financial markets once a formal lease is in place. Administration is advised that investors are highly risk averse and a placement might be either difficult to make or may require a higher premium given the public perception of risk in the Oil Sands industry.

**Budget/Financial Implications:**

- Will result in unbudgeted legal fees for preparation of the petition.
- May provide a stronger opportunity to receive economic rents through a lease of the lands to a more arm's length body.

**Rationale for Recommendation(s):**

An airport is not a traditional municipal responsibility, and there are numerous examples of successful airports that are not owned by municipalities. Removing the airport operations from the Municipality is not like giving up a municipal responsibility – the Municipality has only been responsible for the airport for ten years since it was handed over by the Federal Government. If the conversion to an Authority is not made, it is quite likely that the airport expansion will have to be delayed for an indefinite time until the economy recovers, which is a disadvantage to the residents and businesses of the region.

Nothing in this change in governance alters or reduces the financial feasibility of the airport operations, services, management, labour or finances as they exist today. Similarly, this change in governance structure does not remove the requirement for the financial feasibility of the airport expansion to be proven in a compelling business case in order to secure financing.

This governance model leads to broader and more diverse engagement from and commitment by the business community and other stakeholders who will have responsibility to appoint directors. It should produce a more robust accountability of Board of the Authority overall. It will also reduce the resource requirements on both Council and Administration that come with the responsibilities for monitoring and oversight of a Part IX Corporation.

Timing for formation of an Authority will be important in that it may influence the ability of the Airport to access funding in time for the expansion. The Municipality must commence as soon as possible to allow for the inevitable review and approval time required to approve the petition at the provincial level. Overall, the financial and non-financial advantages of an Airport Authority appear to far outweigh the disadvantages, and this corporate structure for governance of the Fort McMurray Regional Airport appears to be in the best interests of the entire community.