



Council Meeting

Council Chambers
Municipal Building - Jubilee Centre
9909 Franklin Avenue, Fort McMurray

Tuesday, September 25, 2007
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

- A. Regular Meeting – September 11, 2007
- B. Public Hearing – September 11, 2007

Delegations

None Scheduled

(The Chair will provide an opportunity for those attending the meeting and wishing to address an item on the agenda to identify themselves and come forward to speak to Council. Consistent with all delegations, each presentation will be allowed a maximum of five minutes. This does not apply to Public Hearings or Bylaws for which a Public Hearing is required to be held, as the process for these items is regulated by the Municipal Government Act.)

Public Hearings

None Scheduled

Reports

- A. Rescinding of Employee Assistance Program Policy
- B. Capital Budget Amendment – Municipal Equipment Purchase
- C. Subdivision of Timberlea North Central Phase 8 (Consortium Lands)

Bylaws

- A. Bylaw No. 07/066 - Debenture Borrowing Bylaw – Thickwood Heights/Timberlea Multi-Use Facility (*1st Reading*)

New and Unfinished Business

Adjournment

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

To:	Mayor & Council
From:	Community Services
Date:	September 25, 2007
Subject:	Rescinding of Employee Assistance Program Policy

ISSUE:

To rescind the Employee Assistance Program Policy Per-120.

REFERENCES:

Municipal Government Act
Bylaw No. 01/090 – CAO Bylaw

HISTORY:

The Employee Assistance Program has been managed by policy since its inception in 1988. The policy has been changed to reflect the current organizational structure, committee membership and current terminology. During a recent review, it was determined that employee and family assistance is an administrative matter. Consequently, Administrative Directive HRM-120, Employee & Family Assistance Program, was approved by the Chief Administrative Officer effective August 13, 2007 to replace the Council Policy.

ALTERNATIVES:

1. Rescind the Employee & Family Assistance Program Policy PER-120.
2. Do not rescind the Employee & Family Assistance Program Policy PER-120.

ANALYSIS:

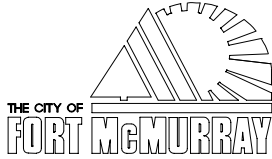
The Employee and Family Assistance Program is a joint initiative between the Municipality and its unions to provide employees and their family members with a supportive, confidential, voluntary program that promotes equal access to professional services to remediate personal problems. As personnel matters have been delegated to the Chief Administration Officer, a Council Policy is no longer required.

ATTACHMENTS:

1. Employee Assistance Program Policy PER-120, dated June 14, 1988.

ADMINISTRATIVE RECOMMENDATION:

THAT Employee & Family Assistance Program Policy PER-120, dated June 14, 1988, be rescinded.



CITY POLICY/PROCEDURE

Approval: Committee of the Whole	Date Originated: June 14, 1988	Policy Number:	
		Classification:	PER
Reference: Committee of the Whole June 14, 1988	Date Revised:	Category:	120
		Subject:	001/001
Policy Title: EMPLOYEE ASSISTANCE PROGRAM POLICY			

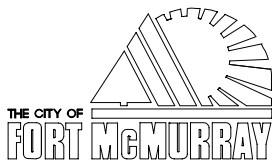
POLICY STATEMENT:

The Employee Assistance Program is a joint undertaking of the City of Fort McMurray and its union affiliates. Together they will provide to employees and their immediate families, a supportive, confidential, voluntary program that promotes easy access to professional services to remediate personal problems. The City of Fort McMurray highly values the physical and mental health of every employee and recognizes the significant inter-relationships between personal well-being and job performance.

POLICY OBJECTIVE:

The objective of this policy is to:

1. Support the overall well-being of employees and their families.
2. Create an awareness that alcohol and drug abuse are illnesses requiring treatment and remediation.
3. Recognize personal/emotional problems as stressors which can effect emotional health to a degree which results in minor/major dysfunction in work life as well as family and community/social life.
4. Assist in the remediation of alcohol or drug abuse and personal/emotional problems through early identification and the provision of an appropriate referral service.
5. Assist division/department heads in handling problem behaviours in a manner mutually beneficial to the employee and the organization.
6. Achieve increased productivity and reduced absenteeism through a healthier workforce.



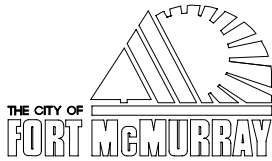
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GENERAL:

01 Definitions:

- 01.01 Agency - An agency approved by the Employee Assistance Program Committee that has the professional knowledge and expertise required to perform the assessment and referral function of the Employee Assistance Program.
- 01.02 Assessment - An interview by a counsellor covering a number of subjects in order to determine the specific nature of a personal problem and to identify the best way to successfully resolve it.
- 01.03 Confidentiality - No information, other than program statistics will be exchanged, released or discussed without the informed and written consent of the client.
- 01.04 Employee Assistance Program Representative - An employee who has volunteered for the position and who has been approved by their respective group, endorsed by the Employee Assistance Program Committee and who has been trained for the position.
- 01.05 Family - All dependents eligible to be covered under the employee's benefit plan, including spouse or common-law spouse.
- 01.06 Formal Referral - A referral initiated by the employer in response to an employee's job performance. The decision to proceed with the formal referral will always rest with the employee who may choose to reject this service.
- 01.07 Informal Referral - A referral initiated by the employee requiring no involvement by supervisor/superintendent, Human Resources or the Union.



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02 Responsibilities:

02.01 City Council to:

- (a) Approve any amendments to this policy.
- (b) Actively support the Employee Assistance Program.

02.02 Department Heads to:

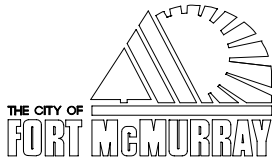
Actively support the Employee Assistance Program.

02.03 Superintendent/Supervisor to:

- (a) Actively support the Employee Assistance Program.
- (b) Familiarize and adhere to Employee Assistance Program Policy statement, program responsibilities and referral procedures.
- (c) Participate in appropriate Employee Assistance Program training.
- (d) Identify to employee, problems regarding poor performance and/ or unsatisfactory behaviour and inform employee of availability of the Employee Assistance Program and its services.
- (e) Adhere to all guidelines and procedures pertinent to confidentiality that are outlined in this policy.

02.04 Employee to:

- (a) Become familiar with Employee Assistance Program Policy.
- (b) Recognize the personal obligation to seek assistance when serious personal problems have an adverse effect on the ability to satisfactorily perform a job.



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- (c) Acknowledge that the Employee Assistance Program does not in any way lessen the expectation of satisfactory job performance.

02.05 Union to:

- (a) Actively support the Employee Assistance Program.
- (b) Familiarize and adhere to Employee Assistance Program Policy statement, program responsibilities and referral procedures.
- (c) Participate in appropriate Employee Assistance Program training and orientation.
- (d) Adhere to all guidelines and procedures pertinent to confidentiality that are outlined in this policy.

02.06 Employee Assistance Program Representative to:

- (a) Have and maintain a thorough knowledge of the policy statement, program responsibilities and referral procedures.
- (b) Have and maintain a thorough knowledge of the employee benefit plan(s) as applicable to the Employee Assistance Program.
- (c) Provide information and direction to all inquiries concerning the services of the Employee Assistance Program or its policy and procedures.
- (d) Provide the Employee Assistance Program Committee with information and suggestions regarding any perceived program needs.
- (e) Maintain confidentiality.

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02.07 Agency to:

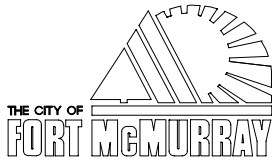
- (a) Provide assessment for all referrals, informal and formal. An assessment determines the nature of the problem and identifies the best way to successfully resolve it.
- (b) Provide short-term counselling for employees who have been assessed and are waiting for referral to other agencies.
- (c) Provide referral to professional resources and establish effective working relationships with them. The Agency is responsible for making the referral to the appropriate resource.
- (d) Provide follow-up support as required.
- (e) Provide program reports and evaluation as the link between employees, their families, professional resources and the workplace in order to assist the Employee Assistance Program Committee in preparing annual reports and other reports or program evaluations.

03 Terms of Reference for the Employee Assistance Program Committee:

03.01 Function:

- (a) To ensure that the Employee Assistance Program Policy is implemented.
- (b) To oversee the ongoing operation of the Employee Assistance Program.
- (c) To provide education, orientation, training and awareness as required.

03.02 Composition - This Committee will consist of representation as follows:



CITY POLICY/PROCEDURE

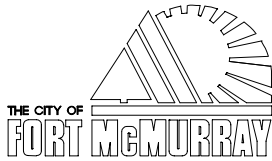
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- (a) A designated member of Fort McMurray Fire Fighters Association.
- (b) A designated member of Canadian Union of Public Employees.
- (c) The Manager of Human Resources.
- (d) The Manager of Community Services.
- (e) The Chairman will be elected within the Committee annually.

03.03 Frequency of Meetings - Meetings will take place once/month or as necessary.

03.04 Duties and Responsibilities:

- (a) Recommend changes to policy as required, updating referral procedures and program description as required.
- (b) Ensure consistent interpretation and application of policy and related documents.
- (c) Review ongoing and annual statistical reports as prepared by the Agency.
- (d) Develop an awareness program for employees regarding the function of Employee Assistance Program.
- (e) Establish annual budget for Employee Assistance Program.
- (f) Maintain desired number of Employee Assistance Program Representatives.
- (g) Ensure that Committee members, Employee Assistance Program Representatives, Supervisors and Shop Stewards participate in the appropriate orientation activities.



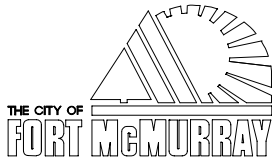
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- (h) In the remote event that confidentiality is breached, examine how the breach occurred and make any recommendations necessary to prevent recurrence.

04 General Principles:

- 04.01 The City of Fort McMurray and the unions jointly acknowledge that an employee's personal problems can be of a magnitude which affects function and emotional health and the ability to perform job responsibilities at a satisfactory and/or safe level.
- 04.02 Through the Employee Assistance Program, assistance will be provided to employees experiencing personal problems that may affect his health and safety, the health and safety of co-workers or his job performance.
- 04.03 Implementation of this program will in no way affect change to existing collective bargaining agreements or City policies and procedures and will not merit any special regulations, privileges or exemptions being applied.
- 04.04 Time off required by the employee experiencing problems to attend recommended appointments and/or treatments, will be recognized as sick time and paid as sick leave up to employee's current accrual. The employee will continue receiving any employee benefit program (including hospital/medical coverage) which is applicable to the employee. If special care or treatment is necessary outside the normal employee benefit program, the matter will be referred to the Board of Management for clarification with regard to coverage.
- 04.05 Referrals will be considered "Formal" when initiated by the employer in response to poor job performance and the decision to proceed with the formal referral will always rest with the employee.
- 04.06 Nothing in this policy is to be interpreted as constituting any waiver of management's rights or management's responsibility to maintain discipline or the right to invoke disciplinary measures in the case of misconduct.



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04.07 No employee will be discriminated against by his request for information, referral, guidance or treatment under the Employee Assistance Program.

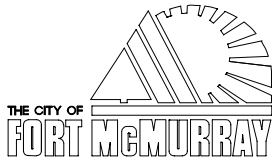
04.08 The availability of an assessment and referral service that is physically and administratively removed from the City workplace is an important component of this program and employees are assured of this option when seeking assistance.

05 Referral Procedures:

05.01 Informal Referral:

- (a) Informal referrals are initiated in three (3) different ways:
 - (i) As a result of self-awareness, self-assessment, and self-referral.
 - (ii) Through another individual who knows about the Employee Assistance Program and encourages the employee to make use of it.
 - (iii) As a result of a concerned supervisor's recommendation.
- (b) Regardless of who initiates the informal referral, it is generally brought about by exposure to the Employee Assistance Program through the education activities and/or through encouragement from an employee who has used the program or who has helped or seen another employee benefit from its services.

05.02 Self-Initiated - There are various routes for an employee to self-refer to the Employee Assistance Program. The employee can contact the Agency directly or seek the assistance of an Employee



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Assistance Program Representative, an Employee Assistance Program Committee member, a Union Committee member, a Shop Steward, supervisor or other fellow employee. Contact numbers will be readily available from Employee Assistance Program Representatives and in the orientation material for the Employee Assistance Program.

05.03 Formal Referrals - A formal referral is a late stage referral offered by the supervisor in situations where there is a continued job performance difficulty, believed to be caused by a personal problem. It is utilized only after the informal referral procedure has been offered and when the desired change in job performance has not been met. A formal referral is offered only once and is recorded in the employee's personnel file. Regardless of who initiates the referral, only management can make the final offer of a formal referral. It is neither compulsory nor mandatory to accept an Employee Assistance Program referral.

05.04 Formal Referral Procedures:

- (a) If a supervisor has concerns regarding the appropriateness of the formal referral, then an Employee Assistance Program Representative may be consulted. Employee anonymity and confidentiality must be maintained.
- (b) A formal interview is held with the employee to review the employee's job performance and encourages the employee to participate in the Employee Assistance Program. If the employee elects to use the Employee Assistance Program, the supervisor explains that the employee is expected to maintain performance standards, including attendance, while participating in the Employee Assistance Program.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Community Services
Date:	September 25, 2007
Subject:	Capital Budget Amendment – Municipal Equipment Purchase

ISSUE:

The Parks and Outdoor Recreation Division require a stump grinder to remove hazardous trees to effectively reduce ground fuels and reduce tripping hazards in Wildland/Urban Interface treatment areas. This report is being presented as only Council has the authority to amend the Capital Budget.

REFERENCES:

- Engineering standards section 10.2.2
- FireSmart: Protecting Your Community from Wildfire Second Edition, Alberta Sustainable Resource Development

HISTORY:

In 1988, Regional Council adopted the Wildland/Urban Interface Program. The program implements initiatives to reduce the risk of wildfire in the region. Initiatives include fuel modifications (grass burning, hazard tree removal), development control option/restrictions, bylaws and public education.

After several years of success with fuel modification and implementing development controls throughout the region, contractors able to conduct hazard tree removal became unavailable. Therefore, the funds were carried over with the intention of continuing the work in the subsequent year.

In 2006, the Parks and Outdoor Recreation Division assumed the responsibility of the hazard tree removal for the Wildland/Urban Interface Program. During the project the need for a stump grinder was identified.

ALTERNATIVES:

1. Purchase the stump grinder utilizing the Year End Capital reserve fund.
2. Add the purchase of a stump grinder to the 2008 PAYG operating budget.

ANALYSIS:

Purchasing the stump grinder prior to the 2007 hazard tree removal project allows the crew to complete the task in accordance with the FireSmart Guidelines and the Municipality of Wood Buffalo Engineering Standards.

Delaying the purchase of the stump grinder reduces the efficacy of ground fuel reduction and increases tripping hazards in treatment areas.

This item is before Council as only Council, through the Municipal Government Act, has the authority to amend budgets.

ATTACHMENTS:

Capital budget amendment request – stump grinder.

ADMINISTRATIVE RECOMMENDATION:

THAT the 2007 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Stump Grinder Purchase, dated September 6, 2007; and.

THAT \$15,000 be allocated from the Year End Capital Reserve for the purchase of a stump grinder.

Regional Municipality of Wood Buffalo
Capital Budget Amendment Request, September 6, 2007
2007

Attachment 1

CURRENT PROJECT NAME: Stump Grinder Purchase

AMENDED PROJECT NAME: Stump Grinder Purchase

SPONSOR DEPARTMENT: Community Services

Project Amendment

SPONSOR DIVISION: Parks

CURRENT PROJECT BUDGET

Select current funding status

Current Priority Score

0

<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Operating Budget</i>	<i>Other Sources</i>	<i>Debtenture Financed</i>
<i>Prior</i>	-						
<i>2007</i>	-		-			-	-
<i>2008</i>	-						
<i>Thereafter</i>	-						
<i>TOTAL</i>	-	-	-	-	-	-	-

DESCRIPTION/REASONS FOR BUDGET AMENDMENT

To purchase a stump grinder for use in the Wildland/Urban Interface Project.

AMENDED PROJECT BUDGET (Only required if project is new, deferred, or amended)

Select amended funding status

Amended Priority Score

0

<i>Year</i>	<i>Annual Cost</i>	<i>Fed Grants</i>	<i>Prov Grants</i>	<i>Reserves</i>	<i>Operating Budget</i>	<i>Other Sources</i>	<i>Debtenture Financed</i>
<i>Prior</i>	-						
<i>2007</i>	15,000		-	15,000		-	-
<i>2008</i>	-						
<i>Thereafter</i>	-						
<i>TOTAL</i>	15,000	-	-	15,000	-	-	-

ADDITIONAL INFORMATION

Funding is available from Reserve Account

Community Services
Sponsor Department

Jason Sudom, Parks Supervisor
Project Lead

PLEASE NOTE: Deferred projects must follow the budget process. Deferring a project to a future year does not grant pre-budget approval for that project.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Planning & Development
Date:	September 25, 2007
Subject:	Subdivision of Timberlea North Central Phase 8 (Consortium Lands)

ISSUE:

To subdivide Lot 1, Block 17, Plan 052 3653 to create 470 lots.

REFERENCE:

Municipal Government Act RSA 2000, Chapter M-26 Part 17
Municipal Development Plan Bylaw 00/005
Timberlea Area Structure Plan (ASP) Bylaw 01/020
Land Use Bylaw 99/059
Previous approved subdivision applications for the Timberlea Consortium:

HISTORY:

The Planning and Development Department has received an application from IBI Group for the eighth phase of the Consortium Land Development in North Central Timberlea and to the east of Confederation Heights (Attachment 1). This is the last phase of development for the Timberlea Consortium Lands. The proposed Subdivision is located north of Confederation Way. The proposed subdivision (Attachment 2) is 32.90 ha in size and comprises the following:

- 165 R1 Lots
- 272 R1S Lots
- 28 R2 Lots
- 1 R2-1 Lot
- 4 PR Lots

Adjacent property owners and Municipal and Franchise utilities were notified and no objections were received, however the following concerns were raised:

- The Franchise Utilities require easements to service the development
- The Fire Department require restrictive covenants stating that no street parking shall be permitted in front of the lot shall be registered on the titles of the following lots (Attachment 3):
 1. Within Block 27: Lots 34 to 38 inclusive and 134 to 139 inclusive
 2. Within Block 26: Lots 25 to 30 inclusive

The Applicant will be required to address these concerns prior to the Municipality endorsing the subdivision.

ALTERNATIVES:

1. Refuse the Subdivision
2. Approve the Subdivision
3. Approve the Subdivision with conditions

ANALYSIS:

This is the final phase of the Consortium Land. The approval of this subdivision will complete the development of approximately 141 ha of land comprising a mix of single family and multi-family housing.

ATTACHMENTS:

1. Subject Area Map
2. Proposed Subdivision
3. Front Parking Restrictions

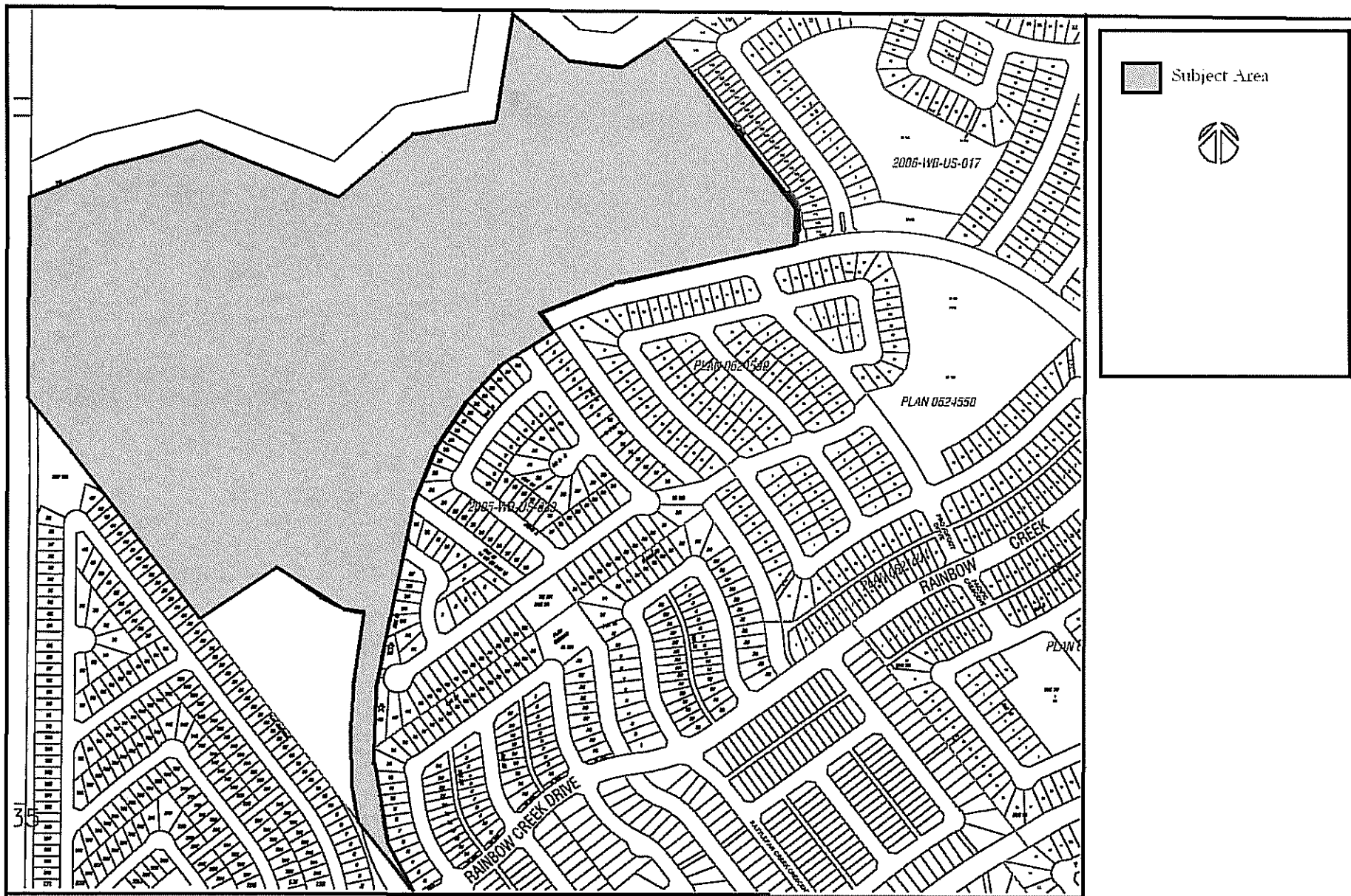
ADMINISTRATIVE RECOMMENDATION:

THAT Subdivision Application 2007-WB-US-014 be approved as the use of the land for the proposed subdivision is consistent with the Municipal Development Plan, Timberlea Area Structure Plan and Land Use Bylaw, the subdivision will be serviced by Municipal water and sewer services, and the land is suitable for the intended residential use, subject to the following conditions:

1. That prior to endorsement of the Plan of Subdivision, the developer shall enter into a development agreement or addendum to existing agreement with the Regional Municipality to address items including but not limited to the design and construction of municipal roads; the installation of municipal services and franchise utilities; construction of sidewalks; fuel reduction requirements to meet the municipal fire smart strategy, construction of fencing and installation of landscaping, play structures and other amenities on Municipal Reserves, PULs and other areas; construction of trail linkages, construction of storm water management facilities and payment of off-site levies for off-site improvements in accordance with the applicable off-site levy bylaws.
2. That all existing easements, rights-of-way, and other land rights shall be carried forward and registered on the titles of the newly created lots concurrent with registration of the Plan of Subdivision.
3. That all easements and rights-of-way required for the installation of Municipal or franchise utilities shall be provided by the developer at no cost to the municipality or any

franchise utility and registered by utility right of way plan concurrent with registration of the plan of subdivision.

4. That restrictive covenants stating that no street parking shall be permitted in front of the lot shall be registered on the titles of the following lots (Attachment 3):
 - Within Block 27: Lots 34 to 38 inclusive and 134 to 139 inclusive
 - Within Block 26: Lots 25 to 30 inclusive
5. The Land Use Bylaw for the area being amended to change the land use from UE-Urban Expansion to the various land use changes proposed.



Attachment 1 - Subject Area Map



TITLE AREA (PLAN 0523653, BLOCK 17, LOT 1)	141.40 ha
EXCEPT THEREOF *	83.46 ha
SUBDIVISION APPROVAL (PHASE 2) (2005-WB-US-33)	8.91 ha
SUBDIVISION APPROVAL (PHASE 6) (2006-WB-US-017)	13.38 ha
SUBDIVISION APPLICATION (PHASE 7) (2006-WB-US-029)	2.76 ha
REMAINDER OF TITLE AREA (GROSS DEVELOPABLE AREA)	32.90 ha

REMNANT	0.00 ha
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PRELIMINARY SUBJECT TO REVISION

**IBI ENGINEERS
GROUP PLANNERS**

DATE	March 21, 2007 Rev. April 25 2007	<div style="text-align: center;"> REGIONAL MUNICIPALITY OF WOOD BUFFALO </div>		
DESIGNED BY	T.M.		APPROVED	
DRAWN BY	T.M.		FILE NO.	EO-2698
CHECKED BY	C.C.B.		DRAWING NO.	
SCALE	1:2000		SHEET	01 OF 01



Parking Restrictions

*Lots 34 to 38 Inclusive ,
Block 27*

*Lots 134 to 139 Inclusive,
Block 27*

*Lots 25 to 30 Inclusive ,
Block 26*

Attachment 3 - Front Parking Restrictions

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Community Services
Date:	September 25, 2007
Subject:	Bylaw No. 07/066 - Debenture Borrowing Bylaw – Thickwood Heights/ Timberlea Multi-Use Facility

ISSUE:

Debenture financing in the amount of \$8,800,000 is required for the expansion of the Thickwood Heights/Timberlea Multi-Use Facility.

REFERENCE:

1. Municipal Government Act Section 251(1)
2. 2007 Capital Budget

HISTORY:

The Thickwood Heights/Timberlea Multi-Use Facility project was approved in the 2007 Capital Budget and a portion of the financing requires debenture borrowing. The debenture funds will be accessed as required.

Approval is required before administration can proceed with the Thickwood Heights/Timberlea Multi-Use Facility Feasibility and Economic Assessment Study.

ANALYSIS:

On December 12, 2006 Regional Council approved the 2007 Capital Budget. Part of this budget included the Thickwood Heights/Timberlea-Multiuse Facility. Section 251(1) of the Municipal Government Act requires that a bylaw be passed approving debenture financing for this capital projects.

ATTACHMENTS:

1. Bylaw No. 07/066
2. Amortization Schedule
3. 2007 Capital Budget Request Sheet

ADMINISTRATIVE RECOMMENDATION:

THAT Bylaw No. 07/066, being a debenture borrowing bylaw for the Thickwood Heights/Timberlea Multi-Use Facility, be read a first time.

BYLAW NO. 07/066

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 EIGHT MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$8,800,000.00) FOR THE PURPOSE OF THE THICKWOOD HEIGHTS/TIMBERLEA MULTIUSE FACILITY.

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 Thickwood Heights/Timberlea Multiuse Facility;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Thickwood Heights/Timberlea–Multiuse Facility is \$35,300,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$8,800,000.00, 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, 2006 is \$201,896,286.00 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 Thickwood Heights/Timberlea – Multiuse Facility the sum of EIGHT MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$8,800,000.00) 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 \$8,800,000.00 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 Thickwood Heights/Timberlea Multiuse Facility.

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 _____, 2007.

READ a second time this _____ day of _____, 2007.

READ a third and final time this _____ day of _____, 2007.

SIGNED and PASSED this _____ day of _____, 2007.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Thickwood Heights/Timberlea - Multiuse Facility

Principal	\$8,800,000.00
Interest	6.00%
Term	15
Payments	\$906,072.32

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$8,800,000.00
1	\$8,800,000.00	\$528,000.00	\$906,072.32	\$378,072.32	\$8,421,927.68
2	\$8,421,927.68	\$505,315.66	\$906,072.32	\$400,756.66	\$8,021,171.02
3	\$8,021,171.02	\$481,270.26	\$906,072.32	\$424,802.06	\$7,596,368.95
4	\$7,596,368.95	\$455,782.14	\$906,072.32	\$450,290.19	\$7,146,078.77
5	\$7,146,078.77	\$428,764.73	\$906,072.32	\$477,307.60	\$6,668,771.17
6	\$6,668,771.17	\$400,126.27	\$906,072.32	\$505,946.05	\$6,162,825.12
7	\$6,162,825.12	\$369,769.51	\$906,072.32	\$536,302.82	\$5,626,522.30
8	\$5,626,522.30	\$337,591.34	\$906,072.32	\$568,480.98	\$5,058,041.32
9	\$5,058,041.32	\$303,482.48	\$906,072.32	\$602,589.84	\$4,455,451.47
10	\$4,455,451.47	\$267,327.09	\$906,072.32	\$638,745.23	\$3,816,706.24
11	\$3,816,706.24	\$229,002.37	\$906,072.32	\$677,069.95	\$3,139,636.29
12	\$3,139,636.29	\$188,378.18	\$906,072.32	\$717,694.15	\$2,421,942.15
13	\$2,421,942.15	\$145,316.53	\$906,072.32	\$760,755.79	\$1,661,186.35
14	\$1,661,186.35	\$99,671.18	\$906,072.32	\$806,401.14	\$854,785.21
15	\$854,785.21	\$51,287.11	\$906,072.32	\$854,785.21	\$0.00
Total		Interest \$4,791,084.84	Payment \$13,591,084.84	Principal \$8,800,000.00	



PROJECT NAME Thickwood Heights/Timberlea - Multiuse Facility \$ **35,000,000**

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Community Services

SPONSOR DIVISION Parks

MUNICIPAL FUNCTION 72 - Recreation Bldg & Facility

TYPE OF PROJECT Building/Facility

Type of Cost Estimate

- ☐ Detailed (+/-15%)
☐ Preliminary (+/-30%)
☒ Conceptual (+/- 50%)
☐ Strategic (+/- 100%)

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)
Jun-07	Sep-07	Sep-07	Feb-08	Jan-09	Sep-10

Description of Project

Future population growth projections, and projected community organization growth clearly indicate the need for the development of an additional leisure facility. Facility components include two ice surfaces, gymnasium, aquatics pool, child play/minding area, and running track. The pre-design phase in 2007 will determine actual facility components.

Additional Funding Information

Debenture, Reserves

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	500,000						500,000
2008	250,000						250,000
2009	8,050,000						8,050,000
2010	26,200,000			26,200,000			
2011	-						
2012	-						
TOTAL	35,000,000	-	-	26,200,000	-	-	8,800,000

Operating Costs (Savings)

2008 2009 2010

Select cost type

Select cost type

Select cost type

Select cost type

Have operating impacts been budgeted for? No

Accountability Roles

Sponsor Department Contact: Stephen Clarke, Manager, Community Services

Project Lead Contact: John Mulhall, Superintendent, Recreation Arts & Leisure

Business Case Contact: John Mulhall, Superintendent, Recreation Arts & Leisure

Priority Score

48