



Council Meeting

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

Tuesday, February 12, 2008 - 6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

- A. Regular Meeting – January 22, 2008

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.

Bylaws

- A. Bylaw No. 08/005 – Debenture Borrowing Bylaw – Water Treatment Plant Security System Upgrade (*1st reading*)
B. Bylaw No. 08/021 - Debenture Borrowing Bylaw – Rural and Urban Emergency Vehicle Fleet Replacement (*1st reading*)
C. Debenture Borrowing Bylaws for Public Works 2008 Capital Projects (*16 Bylaws for 1st reading*)

Reports

- A. Appointment of Chief Administrative Officer
B. Initial Review: Municipal Not-for-Profit Corporations
C. Eco-Industrial Park: Land Transfer to Wood Buffalo Housing and Development Corporation
D. Capital Budget Amendment and Tender Award - Fort Chipewyan Airport Maintenance Garage
E. Capital Budget Amendment and Tender Award - Archie Simpson Arena Redevelopment Project

New and Unfinished Business

Updates

- A. Reporting of Councillors on Boards and Committees
(*Councillors Blair, Byron, Chadi, Clarkson and Allen*)
B. Mayor's Update

Adjournment

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Public Works
Date:	March 11, 2008
Subject:	Bylaw No. 08/005 – Debenture Borrowing Bylaw – Water Treatment Plant Security System Upgrade

ISSUE:

Approval of Debenture Bylaw No. 08/005 to borrow \$500,000 for the Water Treatment Plant Security System Upgrade.

REFERENCE:

1. Municipal Government Act Section 251(1)
2. 2008 Capital Budget

HISTORY:

This item was approved in the 2008 Capital Budget and requires Debenture Borrowing Bylaw. The security system will include swipe cards, upgrades of surveillance cameras and magnetic lock doors to restrict public from access to the grounds and facilities of the Water Treatment Plant.

ANALYSIS:

On December 10, 2007, Regional Council approved the 2008 Capital Budget. Part of this budget included the Water Treatment Plant Security System Upgrade. The Municipal Government Act Section 251(1) requires Regional Council to pass Bylaws approving Debenture Financing for Capital Projects.

ATTACHMENTS:

1. Bylaw No. 08/005
2. Amortization Schedule
3. 2008 Capital Budget Request Sheet

ADMINISTRATIVE RECOMMENDATION:

1. THAT Bylaw No. 08/005, being a borrowing bylaw for upgrading the Water Treatment Plant Security System Upgrade, be read a first time.

BYLAW NO. 08/005

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 HUNDRED THOUSAND DOLLARS (\$500,000.00) FOR THE PURPOSE OF THE WATER TREATMENT PLANT SECURITY SYSTEM UPGRADE.

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 Water Treatment Plant Security System Upgrade;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Water Treatment Plant Security System Upgrade is \$500,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$500,000.00, for a period not to exceed five (5) 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 by-law is equal to, or in excess of five (5) 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 Water Treatment Plant Security System Upgrade the sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) 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 \$500,000.00 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 Water Treatment Plant Security System Upgrade.
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 five (5) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Water Treatment Plant Security System Upgrade

Principal	\$500,000.00
Interest	5.00%
Term	5
Payments	\$115,487.40

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$500,000.00
1	\$500,000.00	\$25,000.00	\$115,487.40	\$90,487.40	\$409,512.60
2	\$409,512.60	\$20,475.63	\$115,487.40	\$95,011.77	\$314,500.83
3	\$314,500.83	\$15,725.04	\$115,487.40	\$99,762.36	\$214,738.47
4	\$214,738.47	\$10,736.92	\$115,487.40	\$104,750.48	\$109,988.00
5	\$109,988.00	\$5,499.40	\$115,487.40	\$109,988.00	\$0.00
Total		Interest \$77,437.00	Payment \$577,437.00	Principal \$500,000.00	



PROJECT NAME WTP Security System Upgrade

\$ 500,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Infrastructure

MUNICIPAL FUNCTION 31 - Common Services

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 (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)
		Jan-08	May-08	Jun-08	Sep-08

Description of Project

Install a security system that includes swipe cards, upgrade of surveillance cameras system, and magnetic lock doors to restrict public from access to the grounds and facilities of the Water Treatment Plant. Presently, there is no control of public access to the facility and water supply system.

Additional Funding Information

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debt/Future Financed
Prior	-						
2008	500,000						500,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	500,000	-	-	-	-	-	500,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance	(12,000)	(12,000)	(12,000)
Contracted service(s)		(3,000)	(3,000)
Select cost type			
Select cost type			
	(12,000)	(15,000)	(15,000)

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works

Project Lead Contact: Angus Peddle, Operations Planner Facilities Maintenance

Business Case Contact: John Baird, Supervisor Facilities Maintenance

Priority Score

72

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7	X			42
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4				0
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0

Total Priority Score 72

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Regional Emergency Services
Date:	February 12, 2008
Subject:	Bylaw No. 08/021 – Debenture Borrowing Bylaw – Rural and Urban Emergency Vehicle Fleet Replacement

ISSUE:

Debenture borrowing is required for the Rural and Urban Emergency Vehicle Fleet Replacement in the amount of \$2,310,000.00.

REFERENCE:

2008 Capital Budget

HISTORY:

The Emergency Vehicle Life Cycle Replacement Policy recommends that Urban Rescues and Pumpers be replaced every twenty (20) years, Ambulances be replaced every eight (8) years, Rural Pumper be replaced twenty-five (25) years, or sooner based upon a condition survey that evaluates the vehicle's overall serviceability as an emergency response vehicle. The following apparatus are past their life cycle due to mileage or condition survey and require replacement:

- Fort McMurray Rescue (20 yr) – 2000 – condition survey (\$820,000.00 total of 3 units)
- Fort McKay Rescue – condition survey (dollars from Rescue above)
- Wildland (20 yr) – 1969 – 39 years old (\$100,000.00 plus Wildland Reserve)
- Ambulance (8 yr) – 2001 – condition survey (mileage) (\$300,000.00)
- Ambulance (8 yr) – 2003 – condition survey mileage) (\$300,000.00)
- Fort Chipewyan Pumper (25 yr) – 1981 – 27 years old (\$320,000.00)
- Janvier Pumper (25 yr) – 1980 – 28 years old (\$350,000.00)
- Chief's Squad (8 yr) – 1999 – 9 years old (\$60,000.00)
- Squad 12 (8 yr) – 1997 – 11 years old (\$60,000.00)

ANALYSIS:

The 2008 Capital Budget was approved on December 10, 2007 and identified debenture borrowing as a source of funding for the above-noted project.

This bylaw is brought forward for Council consideration as the Municipal Government Act requires Council approval of any borrowing. 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 the above projects exceed five (5) years in duration, advertising is required in accordance with Section 251 of the Municipal Government Act.

ATTACHMENTS:

1. Bylaw No. 08/021
2. Amortization Schedule
3. Capital Budget Worksheet.

ADMINISTRATIVE RECOMMENDATION:

THAT Bylaw No. 08/021, being a debenture borrowing bylaw for the Rural and Urban Emergency Vehicle Fleet Replacement, be read a first time.

BYLAW NO. 08/021

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 TWO MILLION THREE HUNDRED TEN THOUSAND DOLLARS (\$2,310,000.00) FOR THE PURPOSE OF THE RURAL AND URBAN EMERGENCY VEHICLE FLEET REPLACEMENT.

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 Rural and Urban Emergency Vehicle Fleet Replacement;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Rural and Urban Emergency Vehicle Fleet Replacement is \$2,410,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$2,310,000.00, for a period not to exceed ten (10) 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 ten (10) 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 Rural and Urban Emergency Vehicle Fleet Replacement the sum of TWO MILLION THREE HUNDRED TEN THOUSAND DOLLARS (\$2,310,000.00) 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 \$2,310,000.00 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 Rural and Urban Emergency Vehicle Fleet Replacement.

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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Rural & Urban Emergency Vehicle Fleet Replacement

Principal	\$2,310,000.00
Interest	6.00%
Term	10
Payments	\$313,854.98

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$2,310,000.00
1	\$2,310,000.00	\$138,600.00	\$313,854.98	\$175,254.98	\$2,134,745.02
2	\$2,134,745.02	\$128,084.70	\$313,854.98	\$185,770.28	\$1,948,974.73
3	\$1,948,974.73	\$116,938.48	\$313,854.98	\$196,916.50	\$1,752,058.23
4	\$1,752,058.23	\$105,123.49	\$313,854.98	\$208,731.49	\$1,543,326.75
5	\$1,543,326.75	\$92,599.60	\$313,854.98	\$221,255.38	\$1,322,071.37
6	\$1,322,071.37	\$79,324.28	\$313,854.98	\$234,530.70	\$1,087,540.66
7	\$1,087,540.66	\$65,252.44	\$313,854.98	\$248,602.54	\$838,938.12
8	\$838,938.12	\$50,336.29	\$313,854.98	\$263,518.70	\$575,419.43
9	\$575,419.43	\$34,525.17	\$313,854.98	\$279,329.82	\$296,089.61
10	\$296,089.61	\$17,765.38	\$313,854.98	\$296,089.61	\$0.00
Total		Interest \$828,549.83	Payment \$3,138,549.83	Principal \$2,310,000.00	



PROJECT NAME Rural & Urban Emergency Vehicle Fleet \$ **2,410,000**
Replacement

PROJECT LOCATION Municipal-Wide Implementation

SPONSOR DEPARTMENT Regional Emergency Services

SPONSOR DIVISION Urban Emergency Services

MUNICIPAL FUNCTION 23 - Fire Protection

TYPE OF PROJECT Fleet

Type of Cost Estimate

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

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)
				Jan-08	Dec-08

Description of Project

In 2008, the following vehicles need to be replaced: Two (2) Ambulances - \$600,000; Fort Chipewyan Pumper Truck - \$320,000; Fort MacKay Pumper Truck - \$350,000; One (1) Fort McMurray Fire Department & One (1) Ft McKay (rented) 3/4 ton truck - Light Rescue Vehicle Units & Equipment Replacement - \$820,000; Wildland Response Vehicle - \$200,000; Regional Fire Chief Vehicle Replacement - \$60,000; and Deputy Chief Fleet Replacement Vehicle - \$60,000.

Additional Funding Information

Debenture Funding. Funding for Wildland Response Vehicle could be offset with WUI reserve funds of \$100,000. There are no additional operating costs associated with replacement vehicles.

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	-						
2008	2,410,000					100,000	2,310,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	2,410,000	-	-	-	-	100,000	2,310,000

Operating Costs (Savings)

	2008	2009	2010
Select cost type			
Select cost type			
Select cost type			
Select cost type			
	-	-	-
Have operating impacts been budgeted for?	Not applicable		

Accountability Roles

Sponsor Department Contact: Brian Makey, Deputy Chief of Operations, Regional Emergency Services

Project Lead Contact: Brian Makey, Deputy Chief of Operations, Regional Emergency Services

Business Case Contact: Brian Makey, Deputy Chief of Operations, Regional Emergency Services

Priority Score

54

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Mayor and Council
 From: Public Works
 Date: February 12, 2008
 Subject: Debenture Borrowing for 2008 Public Works Capital Projects

- Bylaw No. 08/003 – Fort MacKay Bridge Replacement
- Bylaw No. 08/004 – Water Treatment Plant High Voltage Rehabilitation 2008
- Bylaw No. 08/006 – Water Treatment Plant Administration Renovations
- Bylaw No. 08/007 – Upgrade Pressure Reducing Valves 2008
- Bylaw No. 08/008 – Urban Road Rehabilitation 2008
- Bylaw No. 08/009 – Roads/Fleet & Transit Shared Facility
- Bylaw No. 08/011 – Sewer Main Replacement 2008
- Bylaw No. 08/012 – Timberlea Pumphouse Upgrade
- Bylaw No. 08/013 – Downtown Sewer Capacity Increase 2008
- Bylaw No. 08/014 – Athabasca Water Treatment Plant Expansion
- Bylaw No. 08/015 – Infrastructure Relocation Highway 63
- Bylaw No. 08/016 – Wastewater Treatment Plant Sand & Mud Dewatering Pad
- Bylaw No. 08/017 – Lift Station Upgrades (South)
- Bylaw No. 08/018 – Solid Waste Office/Shop
- Bylaw No. 08/019 – Fort Chipewyan Water Treatment Plant Back-up Power Supply
- Bylaw No. 08/020 – Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply

ISSUE:

Approval of debenture borrowing is required in order to proceed with projects previously approved through the Capital Budget process.

REFERENCE:

1. Municipal Government Act Section 251(1)
2. 2008 Capital Budget

HISTORY:

The following projects were approved by Council in the 2008 Capital Budget and identified debenture borrowing as a source of funding:

Bylaw #	Project Name	Debenture Amount	Description
08/003	Fort MacKay Bridge Replacement	\$1,410,000	Replacement of the Fort MacKay access bridge structure is necessary as the last inspection was done March 2004; next scheduled inspection is October 2008.
08/004	Water Treatment Plant High Voltage Rehabilitation 2008	\$2,000,000	An engineering study of the electrical layout of the WTP shows that it is near its maximum capacity and expansion will have a major impact in power supply and hence the high voltage rehabilitation project.

Bylaw #	Project Name	Debenture Amount	Description
08/006	Water Treatment Plant Administration Renovations	\$3,000,000	This project will increase office space and additional storage space. Renovations are needed to all original finishes and are included in this project.
08/007	Upgrade Pressure Reducing Valves 2008	\$1,500,000	The existing Pressure Reducing Valves are presently at the end of their life cycle and parts are no longer available.
08/008	Urban Road Rehabilitation 2008	\$5,333,334	The purpose of this project is to accelerate the roadway rehabilitation program with the goal of achieving and maintaining a pavement quality index of 6 or better throughout the roadway network.
08/009	Roads/Fleet & Transit Shared Facility	\$24,000,000	The purpose of this facility is to house Road Maintenance and Fleet & Transit operations and includes the construction of administration building, equipment and material storage facility.
08/011	Sewer Main Replacement 2008	\$379,248	This is the annual sewer main replacement of critical sections of waste water collection system due to capacity, age and conditions necessary to extend the life of the infrastructure prevent sewage spills & backups.
08/012	Timberlea Pumphouse Upgrade	\$1,500,000	The project includes the replacement of the fire pump to a generator set to meet the demand of the new proposed parcels D, E & F.
08/013	Downtown Sewer Capacity Increase 2008	\$500,000	The project includes the rehabilitation and redesign of sanitary sewer system in lower town site.
08/014	Athabasca Water Treatment Plant Expansion	\$11,212,808	The WTP capacity needs to be increased to meet future population and stricter disinfection regulations from Alberta Environment.
08/015	Infrastructure Relocation Highway 63	\$10,000,000	Alberta Transportation will be constructing a new bridge with construction commencing in 2007 across the Athabasca River, thus forcing the Municipality to relocate the sanitary sewer and water distribution systems.
08/016	WWTP Sand & Mud Dewatering Pad	\$2,000,000	This project includes design and construction of an engineered dewatering pad to aid in composting operations.
08/017	Lift Station Upgrades (South)	\$500,000	Lift Stations in MacKenzie, Gregoire, and Cornwall need upgrading as they are close to 30 years and equipment is operating beyond its life cycle and capacity.
08/018	Solid Waste Office / Shop	\$5,500,000	The building will be constructed at the Regional Landfill, with the intent of housing 22 staff members and 16 essential units which must be stored in a heated environment to protect the hydraulic systems.
08/019	Fort Chipewyan WTP Back-up Power Supply	\$400,000	This will help to supply emergency power to the Water Treatment Plant in Fort Chipewyan; a prolonged power outage in the winter will cause serious damage to the Plant and distribution systems.
08/020	Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply	\$125,000	The existing system does not meet load requirements.

ANALYSIS:

The 2008 Capital Budget was approved on December 10, 2007 and identified debenture borrowing as a source of funding for the above-noted projects.

These bylaws are brought forward for Council consideration as the Municipal Government Act requires Council approval of any borrowing. 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 the projects exceed five (5) years in duration, advertising is required in accordance with Section 251 of the Municipal Government Act.

ATTACHMENTS:

1. Bylaw No. 08/003 w/amortization schedule and 2008 Capital Budget Request Sheet
2. Bylaw No. 08/004 w/amortization schedule and 2008 Capital Budget Request Sheet
3. Bylaw No. 08/006 w/amortization schedule and 2008 Capital Budget Request Sheet
4. Bylaw No. 08/007 w/amortization schedule and 2008 Capital Budget Request Sheet
5. Bylaw No. 08/008 w/amortization schedule and 2008 Capital Budget Request Sheet
6. Bylaw No. 08/009 w/amortization schedule and 2008 Capital Budget Request Sheet
7. Bylaw No. 08/011 w/amortization schedule and 2008 Capital Budget Request Sheet
8. Bylaw No. 08/012 w/amortization schedule and 2008 Capital Budget Request Sheet
9. Bylaw No. 08/013 w/amortization schedule and 2008 Capital Budget Request Sheet
10. Bylaw No. 08/014 w/amortization schedule and 2008 Capital Budget Request Sheet
11. Bylaw No. 08/015 w/amortization schedule and 2008 Capital Budget Request Sheet
12. Bylaw No. 08/016 w/amortization schedule and 2008 Capital Budget Request Sheet
13. Bylaw No. 08/017 w/amortization schedule and 2008 Capital Budget Request Sheet
14. Bylaw No. 08/018 w/amortization schedule and 2008 Capital Budget Request Sheet
15. Bylaw No. 08/019 w/amortization schedule and 2008 Capital Budget Request Sheet
16. Bylaw No. 08/020 w/amortization schedule and 2008 Capital Budget Request Sheet

ADMINISTRATIVE RECOMMENDATIONS:

THAT the following debenture borrowing bylaws be read a first time:

- Bylaw No. 08/003 – Fort MacKay Bridge Replacement
- Bylaw No. 08/004 – Water Treatment Plant High Voltage Rehabilitation 2008
- Bylaw No. 08/006 – Water Treatment Plant Administration Renovations
- Bylaw No. 08/007 – Upgrade Pressure Reducing Valves 2008
- Bylaw No. 08/008 – Urban Road Rehabilitation 2008
- Bylaw No. 08/009 – Roads/Fleet & Transit Shared Facility
- Bylaw No. 08/011 – Sewer Main Replacement 2008
- Bylaw No. 08/012 – Timberlea Pumphouse Upgrade
- Bylaw No. 08/013 – Downtown Sewer Capacity Increase 2008
- Bylaw No. 08/014 – Athabasca Water Treatment Plant Expansion
- Bylaw No. 08/015 – Infrastructure Relocation Highway 63
- Bylaw No. 08/016 – Wastewater Treatment Plant Sand & Mud Dewatering Pad
- Bylaw No. 08/017 – Lift Station Upgrades (South)
- Bylaw No. 08/018 – Solid Waste Office/Shop
- Bylaw No. 08/019 – Fort Chipewyan Water Treatment Plant Back-up Power Supply
- Bylaw No. 08/020 - Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply

BYLAW NO. 08/003

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 ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$1,410,000.00) FOR THE PURPOSE OF THE FORT MACKAY BRIDGE REPLACEMENT.

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 Fort MacKay Bridge Replacement;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Fort MacKay Bridge Replacement is \$21,100,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$1,410,000.00, 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, 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 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 Fort MacKay Bridge Replacement the sum of ONE MILLION FOUR HUNDRED TEN THOUSAND DOLLARS (\$1,410,000.00) 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 \$1,410,000.00 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 Fort MacKay Bridge Replacement.
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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

MAYOR

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Fort MacKay Bridge Replacement

Principal	\$1,410,000.00
Interest	6.00%
Term	25
Payments	\$110,299.67

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$1,410,000.00
1	\$1,410,000.00	\$84,600.00	\$110,299.67	\$25,699.67	\$1,384,300.33
2	\$1,384,300.33	\$83,058.02	\$110,299.67	\$27,241.65	\$1,357,058.67
3	\$1,357,058.67	\$81,423.52	\$110,299.67	\$28,876.15	\$1,328,182.52
4	\$1,328,182.52	\$79,690.95	\$110,299.67	\$30,608.72	\$1,297,573.80
5	\$1,297,573.80	\$77,854.43	\$110,299.67	\$32,445.24	\$1,265,128.56
6	\$1,265,128.56	\$75,907.71	\$110,299.67	\$34,391.96	\$1,230,736.60
7	\$1,230,736.60	\$73,844.20	\$110,299.67	\$36,455.48	\$1,194,281.12
8	\$1,194,281.12	\$71,656.87	\$110,299.67	\$38,642.81	\$1,155,638.31
9	\$1,155,638.31	\$69,338.30	\$110,299.67	\$40,961.37	\$1,114,676.94
10	\$1,114,676.94	\$66,880.62	\$110,299.67	\$43,419.06	\$1,071,257.88
11	\$1,071,257.88	\$64,275.47	\$110,299.67	\$46,024.20	\$1,025,233.68
12	\$1,025,233.68	\$61,514.02	\$110,299.67	\$48,785.65	\$976,448.03
13	\$976,448.03	\$58,586.88	\$110,299.67	\$51,712.79	\$924,735.24
14	\$924,735.24	\$55,484.11	\$110,299.67	\$54,815.56	\$869,919.68
15	\$869,919.68	\$52,195.18	\$110,299.67	\$58,104.49	\$811,815.19
16	\$811,815.19	\$48,708.91	\$110,299.67	\$61,590.76	\$750,224.43
17	\$750,224.43	\$45,013.47	\$110,299.67	\$65,286.21	\$684,938.22
18	\$684,938.22	\$41,096.29	\$110,299.67	\$69,203.38	\$615,734.85
19	\$615,734.85	\$36,944.09	\$110,299.67	\$73,355.58	\$542,379.26
20	\$542,379.26	\$32,542.76	\$110,299.67	\$77,756.92	\$464,622.35
21	\$464,622.35	\$27,877.34	\$110,299.67	\$82,422.33	\$382,200.01
22	\$382,200.01	\$22,932.00	\$110,299.67	\$87,367.67	\$294,832.34
23	\$294,832.34	\$17,689.94	\$110,299.67	\$92,609.73	\$202,222.61
24	\$202,222.61	\$12,133.36	\$110,299.67	\$98,166.32	\$104,056.29
25	\$104,056.29	\$6,243.38	\$110,299.67	\$104,056.29	\$0.00
Total		Interest \$1,347,491.82	Payment \$2,757,491.82	Principal \$1,410,000.00	



PROJECT NAME Fort MacKay Bridge Replacement \$ 21,100,000

PROJECT LOCATION Fort MacKay

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Infrastructure

MUNICIPAL FUNCTION 32 - Road Transport

TYPE OF PROJECT Roadways

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)
		Jan-08	Apr-08	Sep-08	Nov-10

Description of Project

Replace the Fort MacKay access bridge structure. The last inspection was done March 2004; next scheduled inspection is October 2008. Superstructure rating is 2 (below poor, high priority for replacement); Substructure rating is 4 (below minimum desirable condition, low priority for repair)

Additional Funding Information

Application for GAP funding, offsite levies for community growth, negotiate with Industry and INAC for additional funding. 10%-RMWB and 90% Alberta Infrastructure

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	7,100,000		6,390,000				710,000
2009	7,000,000		6,300,000				700,000
2010	7,000,000		6,300,000	700,000			
2011	-						
2012	-						
TOTAL	21,100,000	-	18,990,000	700,000	-	-	1,410,000

Operating Costs (Savings)

	2008	2009	2010
Select cost type			
Select cost type			
Select cost type			
Select cost type			
	-	-	-

Have operating impacts been budgeted for? Not applicable

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works

Project Lead Contact: Terry Ream, Supervisor, Road Maintenance

Business Case Contact: Terry Ream, Supervisor, Road Maintenance

Priority Score

72

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7	X			42
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4				0
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					72

BYLAW NO. 08/004

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 TWO MILLION DOLLARS (\$2,000,000.00) FOR THE PURPOSE OF THE WATER TREATMENT PLANT HIGH VOLTAGE REHABILITATION 2008.

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 Water Treatment Plant High Voltage Rehabilitation 2008;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Water Treatment Plant High Voltage Rehabilitation 2008 is \$2,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$2,000,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Water Treatment Plant High Voltage Rehabilitation 2008 the sum of TWO MILLION DOLLARS (\$2,000,000.00) 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 \$2,000,000.00 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 Water Treatment Plant High Voltage Rehabilitation 2008.
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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Water Treatment Plant High Voltage Rehabilitation 2008

Principal	\$2,000,000.00
Interest	6.00%
Term	10
Payments	\$271,735.92

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$2,000,000.00
1	\$2,000,000.00	\$120,000.00	\$271,735.92	\$151,735.92	\$1,848,264.08
2	\$1,848,264.08	\$110,895.85	\$271,735.92	\$160,840.07	\$1,687,424.01
3	\$1,687,424.01	\$101,245.44	\$271,735.92	\$170,490.48	\$1,516,933.54
4	\$1,516,933.54	\$91,016.01	\$271,735.92	\$180,719.90	\$1,336,213.63
5	\$1,336,213.63	\$80,172.82	\$271,735.92	\$191,563.10	\$1,144,650.53
6	\$1,144,650.53	\$68,679.03	\$271,735.92	\$203,056.88	\$941,593.65
7	\$941,593.65	\$56,495.62	\$271,735.92	\$215,240.30	\$726,353.35
8	\$726,353.35	\$43,581.20	\$271,735.92	\$228,154.72	\$498,198.64
9	\$498,198.64	\$29,891.92	\$271,735.92	\$241,844.00	\$256,354.64
10	\$256,354.64	\$15,381.28	\$271,735.92	\$256,354.64	\$0.00
Total		Interest \$717,359.16	Payment \$2,717,359.16	Principal \$2,000,000.00	



PROJECT NAME WTP High Voltage Rehabilitation 2008 \$ 2,000,000

PROJECT LOCATION Fort McMurray
SPONSOR DEPARTMENT Operations & Maintenance
SPONSOR DIVISION Infrastructure
MUNICIPAL FUNCTION 31 - Common Services
TYPE OF PROJECT Equipment

Type of Cost Estimate

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

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)
Jan-08	Apr-08	May-08	Aug-08	Sep-08	Dec-08

Description of Project

At the 87 Water Treatment Plant there is a considerable amount of 5kV and 600 Volt equipment within the plants electrical system. This equipment cannot be isolated all at once due to the nature of the facility; hence, we suggest separating the equipment into "sections" that can be isolated and tested over the course of a three years frame. We have performed an engineering study of the electrical layout of the WTP due to the electrical is near to its maximum capacity and expansion at WTP will have a major impact in power supply. The recommendations brought forward by Orbis Engineering has to be done before the WTP expansion. These recommendations are Reliability, Load Flow, Load Analysis, Short Circuit, Protection and Coordination and Arc Flash studies. Also all retrofit and repairs must be done before expansion. Failure of this equipment will result in the inability to supply water to the Urban Service Area.

Additional Funding Information

Debtenture Financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	2,000,000						2,000,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	2,000,000	-	-	-	-	-	2,000,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance		(20,000)	(20,000)
Select cost type			
Select cost type			
Select cost type			
	-	(20,000)	(20,000)
Have operating impacts been budgeted for?	Not applicable		

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works

Project Lead Contact: Angus Peddle, Operations Planner Facilities Maintenance

Business Case Contact: John Baird, Supervisor Facilities Maintenance

Priority Score

72

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7	X			42
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4				0
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					72

BYLAW NO. 08/006

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 THREE MILLION DOLLARS (\$3,000,000.00) FOR THE PURPOSE OF THE WATER TREATMENT PLANT ADMINISTRATION RENOVATIONS.

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 Water Treatment Plant Administration Renovations;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Water Treatment Plant Administration Renovations is \$3,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$3,000,000.00, 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 by-law 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 Water Treatment Plant Administration Renovations the sum of THREE MILLION DOLLARS (\$3,000,000.00) 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 \$3,000,000.00 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 Water Treatment Plant Administration Renovations.
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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Water Treatment Plant Administration Renovations

Principal	\$3,000,000.00
Interest	6.00%
Term	15
Payments	\$308,888.29

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$3,000,000.00
1	\$3,000,000.00	\$180,000.00	\$308,888.29	\$128,888.29	\$2,871,111.71
2	\$2,871,111.71	\$172,266.70	\$308,888.29	\$136,621.59	\$2,734,490.12
3	\$2,734,490.12	\$164,069.41	\$308,888.29	\$144,818.88	\$2,589,671.23
4	\$2,589,671.23	\$155,380.27	\$308,888.29	\$153,508.02	\$2,436,163.22
5	\$2,436,163.22	\$146,169.79	\$308,888.29	\$162,718.50	\$2,273,444.72
6	\$2,273,444.72	\$136,406.68	\$308,888.29	\$172,481.61	\$2,100,963.11
7	\$2,100,963.11	\$126,057.79	\$308,888.29	\$182,830.51	\$1,918,132.60
8	\$1,918,132.60	\$115,087.96	\$308,888.29	\$193,800.34	\$1,724,332.27
9	\$1,724,332.27	\$103,459.94	\$308,888.29	\$205,428.36	\$1,518,903.91
10	\$1,518,903.91	\$91,134.23	\$308,888.29	\$217,754.06	\$1,301,149.85
11	\$1,301,149.85	\$78,068.99	\$308,888.29	\$230,819.30	\$1,070,330.55
12	\$1,070,330.55	\$64,219.83	\$308,888.29	\$244,668.46	\$825,662.10
13	\$825,662.10	\$49,539.73	\$308,888.29	\$259,348.57	\$566,313.53
14	\$566,313.53	\$33,978.81	\$308,888.29	\$274,909.48	\$291,404.05
15	\$291,404.05	\$17,484.24	\$308,888.29	\$291,404.05	\$0.00
Total		Interest \$1,633,324.38	Payment \$4,633,324.38	Principal \$3,000,000.00	



PROJECT NAME	Water Treatment Plant Administration Renovations	\$	3,000,000
PROJECT LOCATION	Fort McMurray		
SPONSOR DEPARTMENT	Operations & Maintenance		
SPONSOR DIVISION	Infrastructure		
MUNICIPAL FUNCTION	31 - Common Services		
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 (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)
		Jan-08	Mar-08	Apr-08	Dec-08

Description of Project

In 2004 the RMWB hired a consultant to review available space in the WTP administration area and the WTP shop area for additional space. A draft plan was developed that would include four more offices and a boardroom to be constructed in the administration area including removal of the raised floor in the centre area. In 2005 this review was submitted into the HR space allocation study. Renovations are needed to all original finishes and are intended to be included with need renovations. Three portable office trailer has to be leased to house staff during the renovations.

Additional Funding Information

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	3,000,000						3,000,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	3,000,000	-	-	-	-	-	3,000,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance	10,000	10,000	10,000
Select cost type			
Select cost type			
Select cost type			
	10,000	10,000	10,000

Have operating impacts been budgeted for? ☒ Yes

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works
 Project Lead Contact: John Baird, Supervisor, Facilities Maintenance
 Business Case Contact: John Baird, Supervisor, Facilities Maintenance

Priority Score

54**Capital Priority Score**

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue					0
Legislation Changes					0
Maintain Existing Assets	X				30
Maintain Current Service Levels	X				24
Increase Efficiencies					0
Increase Level of Existing Service					0
New Service					0
Total Priority Score					54

BYLAW NO. 08/007

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 ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) FOR THE PURPOSE OF THE UPGRADE PRESSURE REDUCING VALVES 2008.

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 Upgrade Pressure Reducing Valves 2008;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Upgrade Pressure Reducing Valves 2008 is \$1,500,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$1,500,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Upgrade Pressure Reducing Valves 2008 the sum of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) 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 \$1,500,000.00 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 Upgrade Pressure Reducing Valves 2008.

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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Upgrade Pressure Reducing Valves 2008

Principal	\$1,500,000.00
Interest	6.00%
Term	10
Payments	\$203,801.94

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$1,500,000.00
1	\$1,500,000.00	\$90,000.00	\$203,801.94	\$113,801.94	\$1,386,198.06
2	\$1,386,198.06	\$83,171.88	\$203,801.94	\$120,630.05	\$1,265,568.01
3	\$1,265,568.01	\$75,934.08	\$203,801.94	\$127,867.86	\$1,137,700.15
4	\$1,137,700.15	\$68,262.01	\$203,801.94	\$135,539.93	\$1,002,160.22
5	\$1,002,160.22	\$60,129.61	\$203,801.94	\$143,672.32	\$858,487.90
6	\$858,487.90	\$51,509.27	\$203,801.94	\$152,292.66	\$706,195.24
7	\$706,195.24	\$42,371.71	\$203,801.94	\$161,430.22	\$544,765.01
8	\$544,765.01	\$32,685.90	\$203,801.94	\$171,116.04	\$373,648.98
9	\$373,648.98	\$22,418.94	\$203,801.94	\$181,383.00	\$192,265.98
10	\$192,265.98	\$11,535.96	\$203,801.94	\$192,265.98	\$0.00
Total		Interest \$538,019.37	Payment \$2,038,019.37	Principal \$1,500,000.00	



PROJECT NAME Upgrade Pressure Reducing Valves 2008 **\$** 1,500,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Infrastructure

MUNICIPAL FUNCTION 41 - Water Sup & Distribution

TYPE OF PROJECT Public Utility

Type of Cost Estimate

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

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)
				May-08	Sep-08

Description of Project

The existing Pressure Reducing Valves (PRV) are presently at the end of their life cycle and parts are no longer available, this project is to start replacing all PRVs in our underground chambers in a three years program. A PRV is a hydraulic operated diaphragm valve taking high inlet pressure water reducing it and letting it out to outlet at a reduce pressure required for residence/business, and fire flows; i.e. Morrison and Franklin chamber inlet pressure is 102psi outlet pressure is 87psi. There are twelve PRV's within the municipality that are approximately 30 yrs old and older and are in need of replacement. The installation of these valves will be done in house. Three replacements are planned for 2008.

Additional Funding Information

Debenture Financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	-						
2008	1,500,000						1,500,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	1,500,000	-	-	-	-	-	1,500,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance		(5,000)	(5,000)
Select cost type			
Select cost type			
Select cost type			
	-	(5,000)	(5,000)

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works

Project Lead Contact: Jack Tobin, Foreman Facilities Maintenance

Business Case Contact: John Baird, Supervisor Facilities Maintenance

Priority Score

54

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7				0
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4	X			24
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					54

BYLAW NO. 08/008

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 THREE HUNDRED THIRTY THREE THOUSAND THREE HUNDRED THIRTY FOUR DOLLARS (\$5,333,334.00) FOR THE PURPOSE OF THE URBAN ROAD REHABILITATION 2008.

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 Urban Road Rehabilitation 2008;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Urban Road Rehabilitation 2008 is \$8,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$5,333,334.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Urban Road Rehabilitation 2008 the sum of FIVE MILLION THREE HUNDRED THIRTY THREE THOUSAND THREE HUNDRED THIRTY FOUR DOLLARS (\$5,333,334.00) 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 \$5,333,334.00 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 Urban Road Rehabilitation 2008.

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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Fort Chipewyan Water Treatment Plant Back-Up Power Supply

Principal	\$400,000.00
Interest	6.00%
Term	10
Payments	\$54,347.18

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$400,000.00
1	\$400,000.00	\$24,000.00	\$54,347.18	\$30,347.18	\$369,652.82
2	\$369,652.82	\$22,179.17	\$54,347.18	\$32,168.01	\$337,484.80
3	\$337,484.80	\$20,249.09	\$54,347.18	\$34,098.10	\$303,386.71
4	\$303,386.71	\$18,203.20	\$54,347.18	\$36,143.98	\$267,242.73
5	\$267,242.73	\$16,034.56	\$54,347.18	\$38,312.62	\$228,930.11
6	\$228,930.11	\$13,735.81	\$54,347.18	\$40,611.38	\$188,318.73
7	\$188,318.73	\$11,299.12	\$54,347.18	\$43,048.06	\$145,270.67
8	\$145,270.67	\$8,716.24	\$54,347.18	\$45,630.94	\$99,639.73
9	\$99,639.73	\$5,978.38	\$54,347.18	\$48,368.80	\$51,270.93
10	\$51,270.93	\$3,076.26	\$54,347.18	\$51,270.93	\$0.00
Total		Interest \$143,471.83	Payment \$543,471.83	Principal \$400,000.00	

CAPITAL REQUEST

PROJECT NAME Urban Road Rehabilitation 2008 **\$** 8,000,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Infrastructure

MUNICIPAL FUNCTION 32 - Road Transport

TYPE OF PROJECT Roadways

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)
		Jan-08	Feb-08	Apr-08	Oct-08

Description of Project

This 10-year program would consist of accelerating the roadway rehabilitation program for a ten-year horizon with the goal of achieving and ultimately maintaining a Pavement Quality Index of 6 or better throughout the roadway network. This program was approved by Council (Report ID05-19) in 2005 at \$5,000,000 per year. This cost per year has been increased to allow for inflation.

Additional Funding Information

CAMRIF has been applied for May 2007. Maximum grant allowed in \$5M

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debt/Future Financed
Prior	-						
2008	8,000,000	1,333,333	1,333,333				5,333,334
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	8,000,000	1,333,333	1,333,333	-	-	-	5,333,334

Operating Costs (Savings)

	2008	2009	2010
Select cost type			
Select cost type			
Select cost type			
Select cost type			
Have operating impacts been budgeted for?	Not applicable		

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works

Project Lead Contact: Terry Ream, Supervisor, Road Maintenance

Business Case Contact: Terry Ream, Supervisor, Road Maintenance

Priority Score

54

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7				0
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4	X			24
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					54

BYLAW NO. 08/009

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 FOUR MILLION DOLLARS (\$24,000,000.00) FOR THE PURPOSE OF THE ROADS / FLEET & TRANSIT SHARED 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 Roads / Fleet & Transit Shared Facility;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Roads / Fleet & Transit Shared Facility is \$48,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$24,000,000.00, for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred 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 by-law is equal to, or in excess of twenty (20) 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 Roads / Fleet & Transit Shared Facility the sum of TWENTY FOUR MILLION DOLLARS (\$24,000,000.00) 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 \$24,000,000.00 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 Roads / Fleet & Transit Shared 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 twenty (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Roads / Fleet & Transit Shared Facility

Principal	\$24,000,000.00
Interest	6.00%
Term	20
Payments	\$2,092,429.37

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$24,000,000.00
1	\$24,000,000.00	\$1,440,000.00	\$2,092,429.37	\$652,429.37	\$23,347,570.63
2	\$23,347,570.63	\$1,400,854.24	\$2,092,429.37	\$691,575.13	\$22,655,995.50
3	\$22,655,995.50	\$1,359,359.73	\$2,092,429.37	\$733,069.64	\$21,922,925.87
4	\$21,922,925.87	\$1,315,375.55	\$2,092,429.37	\$777,053.82	\$21,145,872.05
5	\$21,145,872.05	\$1,268,752.32	\$2,092,429.37	\$823,677.04	\$20,322,195.01
6	\$20,322,195.01	\$1,219,331.70	\$2,092,429.37	\$873,097.67	\$19,449,097.34
7	\$19,449,097.34	\$1,166,945.84	\$2,092,429.37	\$925,483.53	\$18,523,613.81
8	\$18,523,613.81	\$1,111,416.83	\$2,092,429.37	\$981,012.54	\$17,542,601.27
9	\$17,542,601.27	\$1,052,556.08	\$2,092,429.37	\$1,039,873.29	\$16,502,727.98
10	\$16,502,727.98	\$990,163.68	\$2,092,429.37	\$1,102,265.69	\$15,400,462.29
11	\$15,400,462.29	\$924,027.74	\$2,092,429.37	\$1,168,401.63	\$14,232,060.66
12	\$14,232,060.66	\$853,923.64	\$2,092,429.37	\$1,238,505.73	\$12,993,554.94
13	\$12,993,554.94	\$779,613.30	\$2,092,429.37	\$1,312,816.07	\$11,680,738.86
14	\$11,680,738.86	\$700,844.33	\$2,092,429.37	\$1,391,585.04	\$10,289,153.83
15	\$10,289,153.83	\$617,349.23	\$2,092,429.37	\$1,475,080.14	\$8,814,073.69
16	\$8,814,073.69	\$528,844.42	\$2,092,429.37	\$1,563,584.95	\$7,250,488.75
17	\$7,250,488.75	\$435,029.32	\$2,092,429.37	\$1,657,400.04	\$5,593,088.70
18	\$5,593,088.70	\$335,585.32	\$2,092,429.37	\$1,756,844.05	\$3,836,244.66
19	\$3,836,244.66	\$230,174.68	\$2,092,429.37	\$1,862,254.69	\$1,973,989.97
20	\$1,973,989.97	\$118,439.40	\$2,092,429.37	\$1,973,989.97	\$0.00
Total		Interest \$17,848,587.35	Payment \$41,848,587.35	Principal \$24,000,000.00	



PROJECT NAME Roads / Fleet & Transit Shared Facility \$ 48,000,000

PROJECT LOCATION Fort McMurray
SPONSOR DEPARTMENT Operations & Maintenance
SPONSOR DIVISION Infrastructure
MUNICIPAL FUNCTION 32 - Road Transport
TYPE OF PROJECT Building/FacilityType of Cost Estimate
☐ Detailed (+/-15%)
☐ Preliminary (+/-30%)
☒ Conceptual (+/- 50%)
☐ Strategic (+/- 100%)

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)
Jan-08	Apr-08	Jun-08	Dec-08	Apr-09	Dec-10

Description of Project

The purpose of this facility is to house Road Maintenance and Fleet & Transit operations. The project includes using 10 acres of existing municipal property, the construction of admin building, equipment storage facilities, mechanical operations facility, material storage facilities, hard surfacing of the yard to meet environmental legislation and Salt Management Plan. The plan is to use the space at the existing WTP as underground services shop, Roads to move to the temporary site, Solid Waste will be located at the Forestry building, Waste water staff will be in the WWTP and in 2015 another facility will be built in the south urban service area.

Additional Funding Information

New Deal funding in 2010

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	300,000						300,000
2009	23,700,000						23,700,000
2010	24,000,000	4,052,943	19,947,057				
2011	-						
2012	-						
TOTAL	48,000,000	4,052,943	19,947,057	-	-	-	24,000,000

Operating Costs (Savings)

	2008	2009	2010
Utilities	8,000	8,000	8,000
Maintenance	20,000	20,000	20,000
Select cost type			
Select cost type			
	28,000	28,000	28,000

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Darcy Elder, Manager Infrastructure Branch, Public Works

Project Lead Contact: Terry Ream, Supervisor Road Maintenance

Business Case Contact: Terry Ream, Supervisor Road Maintenance

Priority Score

54

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7				0
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4	X			24
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					54

BYLAW NO. 08/011

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 THREE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED FOURTY EIGHT DOLLARS (\$379,248.00) FOR THE PURPOSE OF THE SEWER MAIN REPLACEMENT 2008.

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 Sewer Main Replacement 2008;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Sewer Main Replacement is \$2,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$379,248.00, for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred 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 by-law is equal to, or in excess of twenty (20) 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 Sewer Main Replacement 2008 the sum of THREE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED FOURTY EIGHT DOLLARS (\$379,248.00) 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 \$379,248.00 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 Sewer Main Replacement 2008.

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 (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Sewer Main Replacement 2008

Principal	\$379,248.00
Interest	6.00%
Term	20
Payments	\$33,064.57

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$379,248.00
1	\$379,248.00	\$22,754.88	\$33,064.57	\$10,309.69	\$368,938.31
2	\$368,938.31	\$22,136.30	\$33,064.57	\$10,928.27	\$358,010.04
3	\$358,010.04	\$21,480.60	\$33,064.57	\$11,583.97	\$346,426.07
4	\$346,426.07	\$20,785.56	\$33,064.57	\$12,279.00	\$334,147.07
5	\$334,147.07	\$20,048.82	\$33,064.57	\$13,015.74	\$321,131.33
6	\$321,131.33	\$19,267.88	\$33,064.57	\$13,796.69	\$307,334.64
7	\$307,334.64	\$18,440.08	\$33,064.57	\$14,624.49	\$292,710.15
8	\$292,710.15	\$17,562.61	\$33,064.57	\$15,501.96	\$277,208.19
9	\$277,208.19	\$16,632.49	\$33,064.57	\$16,432.08	\$260,776.11
10	\$260,776.11	\$15,646.57	\$33,064.57	\$17,418.00	\$243,358.11
11	\$243,358.11	\$14,601.49	\$33,064.57	\$18,463.08	\$224,895.02
12	\$224,895.02	\$13,493.70	\$33,064.57	\$19,570.87	\$205,324.16
13	\$205,324.16	\$12,319.45	\$33,064.57	\$20,745.12	\$184,579.04
14	\$184,579.04	\$11,074.74	\$33,064.57	\$21,989.83	\$162,589.21
15	\$162,589.21	\$9,755.35	\$33,064.57	\$23,309.22	\$139,279.99
16	\$139,279.99	\$8,356.80	\$33,064.57	\$24,707.77	\$114,572.22
17	\$114,572.22	\$6,874.33	\$33,064.57	\$26,190.24	\$88,381.99
18	\$88,381.99	\$5,302.92	\$33,064.57	\$27,761.65	\$60,620.34
19	\$60,620.34	\$3,637.22	\$33,064.57	\$29,427.35	\$31,192.99
20	\$31,192.99	\$1,871.58	\$33,064.57	\$31,192.99	\$0.00
Total		Interest \$282,043.38	Payment \$661,291.38	Principal \$379,248.00	



PROJECT NAME Sewer Main Replacement 2008

\$ 2,000,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

MUNICIPAL FUNCTION 42 - Sanitary Sew - Coll/Disposal

TYPE OF PROJECT Public Utility

Type of Cost Estimate

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

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)
		Jan-08	Jan-08	Apr-08	Dec-08

Description of Project

Annual Sewer Main replacement of critical sections of wastewater collection system due to capacity, age, and condition necessary to extend the life of the infrastructure, prevent sewage spills and backups. 2008 Sanitary Replacement projects are: MacAlpine Crescent - 100 meters in back easement, Silin Forest to Silica Place - 100 meters in green space, Alberta Drive from Biggs Avenue to Franklin Avenue - 150 meters in roadway, as well as areas needed upgrades in conjunction with Road Rehabilitation Projects.

Additional Funding Information

Debenture Financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	-						
2008	2,000,000	1,620,752					379,248
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	2,000,000	1,620,752	-	-	-	-	379,248

Operating Costs (Savings)

		2008	2009	2010
Maintenance	sewer backups	(50,000)	(60,000)	(70,000)
Select cost type				
Select cost type				
Select cost type				
		(50,000)	(60,000)	(70,000)

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works

Project Lead Contact: Lee Perkins, Supervisor, Utility Operations Service Area

Business Case Contact: Lee Perkins, Supervisor, Utility Operations Service Area

Priority Score

72

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

		High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
		6	3	1	0	
Criteria						
Health or Safety Issue	7	X				42
Legislation Changes	6					0
Maintain Existing Assets	5	X				30
Maintain Current Service Levels	4					0
Increase Efficiencies	3					0
Increase Level of Existing Service	2					0
New Service	1					0
Total Priority Score						72

BYLAW NO. 08/012

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 ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) FOR THE PURPOSE OF THE TIMBERLEA PUMPHOUSE UPGRADE.

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 Timberlea Pumphouse Upgrade;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Timberlea Pumphouse Upgrade is \$5,500,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$1,500,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Timberlea Pumphouse Upgrade the sum of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) 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 \$1,500,000.00 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 Timberlea Pumphouse Upgrade.
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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Timberlea Pumphouse Upgrade

Principal	\$1,500,000.00
Interest	6.00%
Term	10
Payments	\$203,801.94

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$1,500,000.00
1	\$1,500,000.00	\$90,000.00	\$203,801.94	\$113,801.94	\$1,386,198.06
2	\$1,386,198.06	\$83,171.88	\$203,801.94	\$120,630.05	\$1,265,568.01
3	\$1,265,568.01	\$75,934.08	\$203,801.94	\$127,867.86	\$1,137,700.15
4	\$1,137,700.15	\$68,262.01	\$203,801.94	\$135,539.93	\$1,002,160.22
5	\$1,002,160.22	\$60,129.61	\$203,801.94	\$143,672.32	\$858,487.90
6	\$858,487.90	\$51,509.27	\$203,801.94	\$152,292.66	\$706,195.24
7	\$706,195.24	\$42,371.71	\$203,801.94	\$161,430.22	\$544,765.01
8	\$544,765.01	\$32,685.90	\$203,801.94	\$171,116.04	\$373,648.98
9	\$373,648.98	\$22,418.94	\$203,801.94	\$181,383.00	\$192,265.98
10	\$192,265.98	\$11,535.96	\$203,801.94	\$192,265.98	\$0.00
Total		Interest \$538,019.37	Payment \$2,038,019.37	Principal \$1,500,000.00	



PROJECT NAME	Timberlea Pumphouse Upgrade	\$	5,500,000
PROJECT LOCATION	Fort McMurray	Type of Cost Estimate <input type="radio"/> Detailed (+/-15%) <input type="radio"/> Preliminary (+/-30%) <input checked="" type="radio"/> Conceptual (+/- 50%) <input type="radio"/> Strategic (+/- 100%)	
SPONSOR DEPARTMENT	Operations & Maintenance		
SPONSOR DIVISION	Environment		
MUNICIPAL FUNCTION	41 - Water Sup & Distribution		
TYPE OF PROJECT	Public Utility		

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)
Feb-08	Apr-08	May-08	Jul-08	Oct-08	Apr-09

Description of Project

This project includes the replacement of the fire pump to a Gen-Set, as well as pump replacement to meet the demand of the new proposed parcels D, E and F. Generator set replacement will provide emergency electrical backup on the new duty pump which will have fire flow capacity. At present, the fire pump is driven by a diesel engine and it is used on loss of pressure which ultimately increases the operating and maintenance cost due to the age of the equipment and failure frequency. Basically, we do not have a proper backup at today's codes. In the summer of 2006 the emergency fire pump (in conjunction with the regular duty pumps) was required to operate just to maintain water pressure

Additional Funding Information

Developer contributions should apply. W/WWG special applied for 2009

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debt/Future Financed
Prior	-						
2008	1,500,000						1,500,000
2009	4,000,000		4,000,000				
2010	-						
2011	-						
2012	-						
TOTAL	5,500,000	-	4,000,000	-	-	-	1,500,000

Operating Costs (Savings)

		2008	2009	2010
Utilities	Electricity		4,000	4,000
Select cost type				
Select cost type				
Select cost type				
Have operating impacts been budgeted for?		-	4,000	4,000

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works
 Project Lead Contact: Guy Jette, Supervisor - Utility Plant Services
 Business Case Contact: Guy Jette, Supervisor - Utility Plant Services

Priority Score

66

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	X				42
Legislation Changes					0
Maintain Existing Assets					0
Maintain Current Service Levels	X				24
Increase Efficiencies					0
Increase Level of Existing Service					0
New Service					0
Total Priority Score					66

BYLAW NO. 08/013

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 FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) FOR THE PURPOSE OF THE DOWNTOWN SEWER CAPACITY INCREASE 2008.

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 Downtown Sewer Capacity Increase 2008;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Downtown Sewer Capacity Increase 2008 is \$500,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$500,000.00, for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred 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 by-law is equal to, or in excess of twenty (20) 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 Downtown Sewer Capacity Increase 2008 the sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) 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 \$500,000.00 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 Downtown Sewer Capacity Increase 2008.
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 (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Downtown Sewer Capacity Increase 2008

Principal	\$500,000.00
Interest	6.00%
Term	20
Payments	\$43,592.28

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$500,000.00
1	\$500,000.00	\$30,000.00	\$43,592.28	\$13,592.28	\$486,407.72
2	\$486,407.72	\$29,184.46	\$43,592.28	\$14,407.82	\$471,999.91
3	\$471,999.91	\$28,319.99	\$43,592.28	\$15,272.28	\$456,727.62
4	\$456,727.62	\$27,403.66	\$43,592.28	\$16,188.62	\$440,539.00
5	\$440,539.00	\$26,432.34	\$43,592.28	\$17,159.94	\$423,379.06
6	\$423,379.06	\$25,402.74	\$43,592.28	\$18,189.53	\$405,189.53
7	\$405,189.53	\$24,311.37	\$43,592.28	\$19,280.91	\$385,908.62
8	\$385,908.62	\$23,154.52	\$43,592.28	\$20,437.76	\$365,470.86
9	\$365,470.86	\$21,928.25	\$43,592.28	\$21,664.03	\$343,806.83
10	\$343,806.83	\$20,628.41	\$43,592.28	\$22,963.87	\$320,842.96
11	\$320,842.96	\$19,250.58	\$43,592.28	\$24,341.70	\$296,501.26
12	\$296,501.26	\$17,790.08	\$43,592.28	\$25,802.20	\$270,699.06
13	\$270,699.06	\$16,241.94	\$43,592.28	\$27,350.33	\$243,348.73
14	\$243,348.73	\$14,600.92	\$43,592.28	\$28,991.35	\$214,357.37
15	\$214,357.37	\$12,861.44	\$43,592.28	\$30,730.84	\$183,626.54
16	\$183,626.54	\$11,017.59	\$43,592.28	\$32,574.69	\$151,051.85
17	\$151,051.85	\$9,063.11	\$43,592.28	\$34,529.17	\$116,522.68
18	\$116,522.68	\$6,991.36	\$43,592.28	\$36,600.92	\$79,921.76
19	\$79,921.76	\$4,795.31	\$43,592.28	\$38,796.97	\$41,124.79
20	\$41,124.79	\$2,467.49	\$43,592.28	\$41,124.79	\$0.00
Total		Interest \$371,845.57	Payment \$871,845.57	Principal \$500,000.00	



PROJECT NAME Downtown Sewer Capacity Increase 2008 **\$** 500,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

MUNICIPAL FUNCTION 42 - Sanitary Sew - Coll/Disposal

TYPE OF PROJECT Public Utility

Type of Cost Estimate

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

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)
		Jan-08	Nov-08		

Description of Project

Rehabilitation and redesign of sanitary sewer system in lower town site, Fort McMurray. Due to incredible growth within the urban area the sanitary sewer system is at or beyond capacity. A strategic plan is required to repair and upgrade numerous areas in the downtown, this project will take approximately 5 years to complete. Sanitary sewer master plan to be completed late 2007, it is anticipated that major investment will be required due to growth. Important to note that once this project begins it will be continuous. Engineering study to follow master plan in 2008.

Additional Funding Information

Debenture Financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	-						
2008	500,000						500,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	500,000	-	-	-	-	-	500,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance			(100,000)
Select cost type			
Select cost type			
Select cost type			
Have operating impacts been budgeted for?	Yes		
	-	-	(100,000)

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works

Project Lead Contact:

Lee Perkins, Supervisor, Utility Operations Service Area

Business Case Contact:

Lee Perkins, Supervisor, Utility Operations Service Area

Priority Score

66

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	X				42
Legislation Changes					0
Maintain Existing Assets					0
Maintain Current Service Levels	X				24
Increase Efficiencies					0
Increase Level of Existing Service					0
New Service					0
Total Priority Score					66

BYLAW NO. 08/014

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 02/043 authorizing the issuance of a debenture of TEN MILLION THREE HUNDRED TEN THOUSAND SEVEN HUNDRED SIX DOLLARS (\$10,310,706.00) 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);

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 ELEVEN MILLION EIGHT HUNDRED THIRTY THOUSAND DOLLARS (\$11,830,00.00) authorized by Bylaw No. 02/043 to TWENTY FOUR MILLION SEVEN HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED DOLLARS (\$24,798,600.00);
3. The borrowing in the amount of TEN MILLION THREE HUNDRED TEN THOUSAND SEVEN HUNDRED SIX DOLLARS (\$10,310,706.00) for the Project authorized by Bylaw No. 02/043 is hereby increased by NINE HUNDRED TWO THOUSAND ONE HUNDRED TWO DOLLARS (\$902,102.00) to ELEVEN MILLION TWO HUNDRED TWELVE THOUSAND EIGHT HUNDRED EIGHT DOLLARS (\$11,212,808.00);
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw No. 02/043, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw No. 02/043, namely twenty (20) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw No. 02/043, 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 No. 02/043;
8. Bylaw No. 02/043 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 this _____ day of _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

MAYOR

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Athabasca Water Treatment Plant Expansion

Principal	\$11,212,808.00
Interest	6.00%
Term	20
Payments	\$977,583.70

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$11,212,808.00
1	\$11,212,808.00	\$672,768.48	\$977,583.70	\$304,815.22	\$10,907,992.78
2	\$10,907,992.78	\$654,479.57	\$977,583.70	\$323,104.13	\$10,584,888.65
3	\$10,584,888.65	\$635,093.32	\$977,583.70	\$342,490.38	\$10,242,398.27
4	\$10,242,398.27	\$614,543.90	\$977,583.70	\$363,039.80	\$9,879,358.47
5	\$9,879,358.47	\$592,761.51	\$977,583.70	\$384,822.19	\$9,494,536.28
6	\$9,494,536.28	\$569,672.18	\$977,583.70	\$407,911.52	\$9,086,624.76
7	\$9,086,624.76	\$545,197.49	\$977,583.70	\$432,386.21	\$8,654,238.55
8	\$8,654,238.55	\$519,254.31	\$977,583.70	\$458,329.39	\$8,195,909.16
9	\$8,195,909.16	\$491,754.55	\$977,583.70	\$485,829.15	\$7,710,080.01
10	\$7,710,080.01	\$462,604.80	\$977,583.70	\$514,978.90	\$7,195,101.12
11	\$7,195,101.12	\$431,706.07	\$977,583.70	\$545,877.63	\$6,649,223.49
12	\$6,649,223.49	\$398,953.41	\$977,583.70	\$578,630.29	\$6,070,593.20
13	\$6,070,593.20	\$364,235.59	\$977,583.70	\$613,348.11	\$5,457,245.09
14	\$5,457,245.09	\$327,434.71	\$977,583.70	\$650,148.99	\$4,807,096.10
15	\$4,807,096.10	\$288,425.77	\$977,583.70	\$689,157.93	\$4,117,938.17
16	\$4,117,938.17	\$247,076.29	\$977,583.70	\$730,507.41	\$3,387,430.76
17	\$3,387,430.76	\$203,245.85	\$977,583.70	\$774,337.85	\$2,613,092.91
18	\$2,613,092.91	\$156,785.57	\$977,583.70	\$820,798.12	\$1,792,294.78
19	\$1,792,294.78	\$107,537.69	\$977,583.70	\$870,046.01	\$922,248.77
20	\$922,248.77	\$55,334.93	\$977,583.70	\$922,248.77	\$0.00
Total		Interest \$8,338,865.96	Payment \$19,551,673.96	Principal \$11,212,808.00	



PROJECT NAME	Athabasca Water Treatment Plant Expansion	\$	24,798,600
PROJECT LOCATION	Fort McMurray	Type of Cost Estimate <input type="radio"/> Detailed (+/-15%) <input checked="" type="radio"/> Preliminary (+/-30%) <input type="radio"/> Conceptual (+/- 50%) <input type="radio"/> Strategic (+/- 100%)	
SPONSOR DEPARTMENT	Operations & Maintenance		
SPONSOR DIVISION	Environment		
MUNICIPAL FUNCTION	41 - Water Sup & Distribution		
TYPE OF PROJECT	Public Utility		

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)
	Completed	Jan-07	Dec-07	Jan-08	Dec-09

Description of Project

Increase the WTP capacity to meet future population and stricter disinfection regulations from Alberta Environment. This was confirmed by Associated Engineer's Technical Memorandums and was adopted by Council. This upgrade will include UV upgrades, waste management, and enhanced coagulation. Built to serve a population of 85,000.

Additional Funding Information

Engineering/Planning to review for offsite levies.
All possible attempts will be made to obtain grants. W/WWG Special in 2009 (Radke)

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debt/Financed
Prior	16,800,000		193,392			10,392,400	6,214,208
2008	4,998,600						4,998,600
2009	3,000,000		3,000,000				
2010	-						
2011	-						
2012	-						
TOTAL	24,798,600	-	3,193,392	-	-	10,392,400	11,212,808

Operating Costs (Savings)

	2008	2009	2010
Utilities			
Electricity savings, net		(40,000)	(40,000)
Maintenance			
Millwright Electrical, Plumbing		(100,000)	(100,000)
Select cost type			
Select cost type			
	-	(140,000)	(140,000)

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works
 Project Lead Contact: Guy Jette, Supervisor - Utility Plant Services
 Business Case Contact: Guy Jette, Supervisor - Utility Plant Services

Priority Score

60

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7				0
Legislation Changes	6	X			36
Maintain Existing Assets	5				0
Maintain Current Service Levels	4	X			24
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					60

BYLAW NO. 08/015

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 TEN MILLION DOLLARS (\$10,000,000.00) FOR THE PURPOSE OF THE INFRASTRUCTURE RELOCATION HIGHWAY 63.

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 Infrastructure Relocation Highway 63;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Infrastructure Relocation Highway 63 is \$20,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$10,000,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Infrastructure Relocation Highway 63 the sum of TEN MILLION DOLLARS (\$10,000,000.00) 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 \$10,000,000.00 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 Infrastructure Relocation Highway 63.
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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Infrastructure Relocation Highway 63

Principal	\$10,000,000.00
Interest	6.00%
Term	10
Payments	\$1,358,679.58

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$10,000,000.00
1	\$10,000,000.00	\$600,000.00	\$1,358,679.58	\$758,679.58	\$9,241,320.42
2	\$9,241,320.42	\$554,479.23	\$1,358,679.58	\$804,200.36	\$8,437,120.06
3	\$8,437,120.06	\$506,227.20	\$1,358,679.58	\$852,452.38	\$7,584,667.68
4	\$7,584,667.68	\$455,080.06	\$1,358,679.58	\$903,599.52	\$6,681,068.16
5	\$6,681,068.16	\$400,864.09	\$1,358,679.58	\$957,815.49	\$5,723,252.67
6	\$5,723,252.67	\$343,395.16	\$1,358,679.58	\$1,015,284.42	\$4,707,968.25
7	\$4,707,968.25	\$282,478.09	\$1,358,679.58	\$1,076,201.49	\$3,631,766.76
8	\$3,631,766.76	\$217,906.01	\$1,358,679.58	\$1,140,773.58	\$2,490,993.18
9	\$2,490,993.18	\$149,459.59	\$1,358,679.58	\$1,209,219.99	\$1,281,773.19
10	\$1,281,773.19	\$76,906.39	\$1,358,679.58	\$1,281,773.19	\$0.00
Total		Interest \$3,586,795.82	Payment \$13,586,795.82	Principal \$10,000,000.00	



PROJECT NAME	Infrastructure Relocation Highway 63	\$	20,000,000
PROJECT LOCATION	Fort McMurray	Type of Cost Estimate <input type="radio"/> Detailed (+/-15%) <input type="radio"/> Preliminary (+/-30%) <input checked="" type="radio"/> Conceptual (+/- 50%) <input type="radio"/> Strategic (+/- 100%)	
SPONSOR DEPARTMENT	Operations & Maintenance		
SPONSOR DIVISION	Environment		
MUNICIPAL FUNCTION	41 - Water Sup & Distribution		
TYPE OF PROJECT	Public Utility		

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)
Jan-08	Jan-08	Jan-08	Feb-08	Apr-08	Nov-09

Description of Project

Alberta Transportation will be constructing a new bridge with construction commencing in 2007 across the Athabasca River, thus forcing the Municipality to relocate the sanitary sewer and water distribution systems to the south side of Fort McMurray in 2008. During the design phase of this project a number of conflict points with the sanitary system and water distribution have been identified.

Additional Funding Information

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debt/Future Financed
Prior	-						
2008	8,000,000						8,000,000
2009	12,000,000		10,000,000				2,000,000
2010	-						
2011	-						
2012	-						
TOTAL	20,000,000	-	10,000,000	-	-	-	10,000,000

Operating Costs (Savings)

	2008	2009	2010
Select cost type			
Select cost type			
Select cost type			
Select cost type			
	-	-	-

Have operating impacts been budgeted for? Not applicable

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works
 Project Lead Contact: Lee Perkins, Supervisor, Utility Operations Service Area
 Business Case Contact: Lee Perkins, Supervisor, Utility Operations Service Area

Priority Score

60

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
Criteria	6	3	1	0	
Health or Safety Issue					0
Legislation Changes	X				36
Maintain Existing Assets					0
Maintain Current Service Levels	X				24
Increase Efficiencies					0
Increase Level of Existing Service					0
New Service					0
Total Priority Score					60

BYLAW NO. 08/016

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 TWO MILLION DOLLARS (\$2,000,000.00) FOR THE PURPOSE OF THE WASTE WATER TREATMENT PLANT SAND AND MUD DEWATERING PAD.

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 Waste Water Treatment Plant Sand and Mud Dewatering Pad;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Waste Water Treatment Plant Sand and Mud Dewatering Pad is \$2,000,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$2,000,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Waste Water Treatment Plant Sand and Mud Dewatering Pad the sum of TWO MILLION DOLLARS (\$2,000,000.00) 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 \$2,000,000.00 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 Waste Water Treatment Plant Sand and Mud Dewatering Pad.
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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Waste Water Treatment Plant Sand and Mud Dewatering Pad

Principal	\$2,000,000.00
Interest	6.00%
Term	10
Payments	\$271,735.92

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$2,000,000.00
1	\$2,000,000.00	\$120,000.00	\$271,735.92	\$151,735.92	\$1,848,264.08
2	\$1,848,264.08	\$110,895.85	\$271,735.92	\$160,840.07	\$1,687,424.01
3	\$1,687,424.01	\$101,245.44	\$271,735.92	\$170,490.48	\$1,516,933.54
4	\$1,516,933.54	\$91,016.01	\$271,735.92	\$180,719.90	\$1,336,213.63
5	\$1,336,213.63	\$80,172.82	\$271,735.92	\$191,563.10	\$1,144,650.53
6	\$1,144,650.53	\$68,679.03	\$271,735.92	\$203,056.88	\$941,593.65
7	\$941,593.65	\$56,495.62	\$271,735.92	\$215,240.30	\$726,353.35
8	\$726,353.35	\$43,581.20	\$271,735.92	\$228,154.72	\$498,198.64
9	\$498,198.64	\$29,891.92	\$271,735.92	\$241,844.00	\$256,354.64
10	\$256,354.64	\$15,381.28	\$271,735.92	\$256,354.64	\$0.00
Total		Interest \$717,359.16	Payment \$2,717,359.16	Principal \$2,000,000.00	



PROJECT NAME WWTP Sand and Mud Dewatering Pad \$ 2,000,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

MUNICIPAL FUNCTION 43 - Solid Waste - Coll/Disposal

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)
		Jan-08	Apr-08	Apr-08	Aug-08

Description of Project

Design and construction of an engineered dewatering pad to aid in composting operations; facility will be of a multiple cell design for various phase of treatment process.

Additional Funding Information

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debt/Future Financed
Prior	-						
2008	2,000,000						2,000,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	2,000,000	-	-	-	-	-	2,000,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance	5,000	10,000	10,000
Personnel costs	10,000	20,000	20,000
Select cost type			
	15,000	30,000	30,000

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works

Project Lead Contact: Jim Fay, Supervisor Solid Waste Services

Business Case Contact: Jim Fay, Supervisor Solid Waste Services

Priority Score

54

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
Criteria	6	3	1	0	
Health or Safety Issue					0
Legislation Changes	X				36
Maintain Existing Assets					0
Maintain Current Service Levels					0
Increase Efficiencies	X				18
Increase Level of Existing Service					0
New Service					0

Total Priority Score 54

BYLAW NO. 08/017

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 HUNDRED THOUSAND DOLLARS (\$500,000.00) FOR THE PURPOSE OF THE LIFT STATION UPGRADES (SOUTH).

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 Lift Station Upgrades (South);

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Lift Station Upgrades (South) is \$10,500,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$500,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Lift Station Upgrades (South) the sum of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00) 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 \$500,000.00 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 Lift Station Upgrades (South).
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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Lift Station Upgrades (South)

Principal	\$500,000.00
Interest	6.00%
Term	10
Payments	\$67,933.98

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$500,000.00
1	\$500,000.00	\$30,000.00	\$67,933.98	\$37,933.98	\$462,066.02
2	\$462,066.02	\$27,723.96	\$67,933.98	\$40,210.02	\$421,856.00
3	\$421,856.00	\$25,311.36	\$67,933.98	\$42,622.62	\$379,233.38
4	\$379,233.38	\$22,754.00	\$67,933.98	\$45,179.98	\$334,053.41
5	\$334,053.41	\$20,043.20	\$67,933.98	\$47,890.77	\$286,162.63
6	\$286,162.63	\$17,169.76	\$67,933.98	\$50,764.22	\$235,398.41
7	\$235,398.41	\$14,123.90	\$67,933.98	\$53,810.07	\$181,588.34
8	\$181,588.34	\$10,895.30	\$67,933.98	\$57,038.68	\$124,549.66
9	\$124,549.66	\$7,472.98	\$67,933.98	\$60,461.00	\$64,088.66
10	\$64,088.66	\$3,845.32	\$67,933.98	\$64,088.66	\$0.00
Total		Interest \$179,339.79	Payment \$679,339.79	Principal \$500,000.00	



PROJECT NAME	Lift Station Upgrades (South)	\$ 10,500,000
PROJECT LOCATION	Fort McMurray	<div>Type of Cost Estimate</div> <div><div><input type="radio"/> Detailed (+/-15%)</div><div><input type="radio"/> Preliminary (+/-30%)</div><div><input checked="" type="radio"/> Conceptual (+/- 50%)</div><div><input type="radio"/> Strategic (+/- 100%)</div></div>
SPONSOR DEPARTMENT	Operations & Maintenance	
SPONSOR DIVISION	Environment	
MUNICIPAL FUNCTION	42 - Sanitary Sew - Coll/Disposal	
TYPE OF PROJECT	Equipment	

Project Timeline					
Pre-Design		Design		Construction or Purchase	
Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)
Jan-08	Jun-08	Nov-08	Feb-09	Apr-09	May-10

Strategic review of lift station conditions including MacKenzie, Waterways, Gregoire, Cornwall lift stations #1 and #1A. These facilities are coming close to 30 years and equipment is operating beyond its life cycle. Some of the equipment may now be redundant and not easily replaced. Work to include pumping, electrical, HVAC, process control, cleaning water and emergency back up systems. Some facilities have structural damage as well as major flow restrictions.

Potential for offsite levies. 2009 & 2010 funded with W/WWG funding resulting from Radke Report.

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	500,000						500,000
2009	5,300,000		5,300,000				
2010	4,700,000		4,700,000				
2011	-						
2012	-						
TOTAL	10,500,000	-	10,000,000	-	-	-	500,000

	2008	2009	2010
Maintenance electrical savings (more efficient equipment)			(2,000)
Contracted service(s)			(4,000)
Select cost type			
Select cost type			
Have operating impacts been budgeted for? Yes	-	-	(6,000)

Sponsor Department Contact:	Michel Savard, Manager Environment Branch, Public Works
Project Lead Contact:	James Sacker, Supervisor, Utility Plants - Waste Water
Business Case Contact:	James Sacker, Supervisor, Utility Plants - Waste Water

54

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan	MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan	LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan	NOT APPLICABLE - Criterion does not apply to this capital project
--	---	--	--

		High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
		6	3	1	0	
Criteria						
Health or Safety Issue	7					0
Legislation Changes	6					0
Maintain Existing Assets	5	X				30
Maintain Current Service Levels	4	X				24
Increase Efficiencies	3					0
Increase Level of Existing Service	2					0
New Service	1					0
Total Priority Score						54

BYLAW NO. 08/018

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 FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) FOR THE PURPOSE OF THE SOLID WASTE OFFICE / SHOP.

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 Solid Waste Office / Shop;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Solid Waste Office / Shop is \$5,500,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$5,500,000.00, for a period not to exceed twenty (20) years, from the Alberta Capital Finance Authority or another authorized financial institution, by the issuance of debentures and on the terms and conditions referred 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 by-law is equal to, or in excess of twenty (20) 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 Solid Waste Office / Shop the sum of FIVE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$5,500,000.00) 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 \$5,500,000.00 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 Solid Waste Office / Shop.
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 (20) years calculated at a rate not exceeding the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing, and not to exceed 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Solid Waste Office / Shop

Principal	\$5,500,000.00
Interest	6.00%
Term	20
Payments	\$479,515.06

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$5,500,000.00
1	\$5,500,000.00	\$330,000.00	\$479,515.06	\$149,515.06	\$5,350,484.94
2	\$5,350,484.94	\$321,029.10	\$479,515.06	\$158,485.97	\$5,191,998.97
3	\$5,191,998.97	\$311,519.94	\$479,515.06	\$167,995.13	\$5,024,003.84
4	\$5,024,003.84	\$301,440.23	\$479,515.06	\$178,074.83	\$4,845,929.01
5	\$4,845,929.01	\$290,755.74	\$479,515.06	\$188,759.32	\$4,657,169.69
6	\$4,657,169.69	\$279,430.18	\$479,515.06	\$200,084.88	\$4,457,084.81
7	\$4,457,084.81	\$267,425.09	\$479,515.06	\$212,089.97	\$4,244,994.83
8	\$4,244,994.83	\$254,699.69	\$479,515.06	\$224,815.37	\$4,020,179.46
9	\$4,020,179.46	\$241,210.77	\$479,515.06	\$238,304.30	\$3,781,875.16
10	\$3,781,875.16	\$226,912.51	\$479,515.06	\$252,602.55	\$3,529,272.61
11	\$3,529,272.61	\$211,756.36	\$479,515.06	\$267,758.71	\$3,261,513.90
12	\$3,261,513.90	\$195,690.83	\$479,515.06	\$283,824.23	\$2,977,689.67
13	\$2,977,689.67	\$178,661.38	\$479,515.06	\$300,853.68	\$2,676,835.99
14	\$2,676,835.99	\$160,610.16	\$479,515.06	\$318,904.90	\$2,357,931.09
15	\$2,357,931.09	\$141,475.87	\$479,515.06	\$338,039.20	\$2,019,891.89
16	\$2,019,891.89	\$121,193.51	\$479,515.06	\$358,321.55	\$1,661,570.34
17	\$1,661,570.34	\$99,694.22	\$479,515.06	\$379,820.84	\$1,281,749.49
18	\$1,281,749.49	\$76,904.97	\$479,515.06	\$402,610.09	\$879,139.40
19	\$879,139.40	\$52,748.36	\$479,515.06	\$426,766.70	\$452,372.70
20	\$452,372.70	\$27,142.36	\$479,515.06	\$452,372.70	\$0.00
Total		Interest \$4,090,301.27	Payment \$9,590,301.27	Principal \$5,500,000.00	



PROJECT NAME Solid Waste Office/Shop **\$** 5,500,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

MUNICIPAL FUNCTION 43 - Solid Waste - Coll/Disposal

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 (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)
		Jan-08	Mar-08	Jun-08	Dec-09

Description of Project

Construction of one administration/fleet storage building; Building will be constructed at the Regional Landfill Lateral Expansion site, with the intent of housing 22 staff member and 16 essential service units which must be stored in a heated environment to protect hydraulic systems. Capital business case is based on space allocation of 11,000 square feet @ \$400 per square foot to accommodate both fleet and staff members associated with solid waste collections services. The refuse fleet was to be housed at the WWTP site in future in close proximity to population growth area. In prior years we had targeted (2003,2004) low heat storage, 7000 sq.ft for either WTP / WWTP. This was combined in overall program of \$1,200,000 which was to be in place now at WTP. In 2007, current fleet was expanded to include two additional units which will have to be stored outside for the upcoming winter season, due to lack of storage space

Additional Funding Information

Debtenture Financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	105,000						105,000
2009	5,395,000						5,395,000
2010	-						
2011	-						
2012	-						
TOTAL	5,500,000	-	-	-	-	-	5,500,000

Operating Costs (Savings)

	2008	2009	2010
Maintenance	5,000	5,000	5,000
Contracted service(s)	12,500	12,500	12,500
Utilities	5,000	5,000	5,000
Insurance	1,000	1,000	1,000
	23,500	23,500	23,500

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Michel Savard, Manager Environment Branch, Public Works

Project Lead Contact: Jim Fay, Supervisor Solid Waste Services

Business Case Contact: Jim Fay, Supervisor Solid Waste Services

Priority Score

48

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7				0
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4				0
Increase Efficiencies	3	X			18
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					48

BYLAW NO. 08/019

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 FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00) FOR THE PURPOSE OF THE FORT CHIPEWYAN WATER TREATMENT PLANT BACK-UP POWER SUPPLY.

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 Fort Chipewyan Water Treatment Plant Back-Up Power Supply;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Fort Chipewyan Water Treatment Plant Back-Up Power Supply is \$800,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$400,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Fort Chipewyan Water Treatment Plant Back-Up Power Supply the sum of FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00) 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 \$400,000.00 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 Fort Chipewyan Water Treatment Plant Back-Up Power Supply.

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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Fort Chipewyan Water Treatment Plant Back-Up Power Supply

Principal	\$400,000.00
Interest	6.00%
Term	10
Payments	\$54,347.18

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$400,000.00
1	\$400,000.00	\$24,000.00	\$54,347.18	\$30,347.18	\$369,652.82
2	\$369,652.82	\$22,179.17	\$54,347.18	\$32,168.01	\$337,484.80
3	\$337,484.80	\$20,249.09	\$54,347.18	\$34,098.10	\$303,386.71
4	\$303,386.71	\$18,203.20	\$54,347.18	\$36,143.98	\$267,242.73
5	\$267,242.73	\$16,034.56	\$54,347.18	\$38,312.62	\$228,930.11
6	\$228,930.11	\$13,735.81	\$54,347.18	\$40,611.38	\$188,318.73
7	\$188,318.73	\$11,299.12	\$54,347.18	\$43,048.06	\$145,270.67
8	\$145,270.67	\$8,716.24	\$54,347.18	\$45,630.94	\$99,639.73
9	\$99,639.73	\$5,978.38	\$54,347.18	\$48,368.80	\$51,270.93
10	\$51,270.93	\$3,076.26	\$54,347.18	\$51,270.93	\$0.00
Total		Interest \$143,471.83	Payment \$543,471.83	Principal \$400,000.00	



PROJECT NAME	Fort Chipewyan WTP Back-Up Power Supply	\$	800,000
PROJECT LOCATION	Fort Chipewyan	Type of Cost Estimate <input checked="" type="radio"/> Detailed (+/-15%) <input type="radio"/> Preliminary (+/-30%) <input type="radio"/> Conceptual (+/- 50%) <input type="radio"/> Strategic (+/- 100%)	
SPONSOR DEPARTMENT	Operations & Maintenance		
SPONSOR DIVISION	Fort Chipewyan Operations		
MUNICIPAL FUNCTION	41 - Water Sup & Distribution		
TYPE OF PROJECT	Public Utility		

Project Timeline

Pre-Design		Design		Construction or Purchase	
Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)
		Jan-08	Feb-08	Mar-08	Aug-08

Description of Project

To supply emergency power to the Water Treatment Plant in Fort Chipewyan, a prolonged (more than 8 hours) power outage in the winter will cause serious damage to the water treatment plant and distribution systems.

Additional Funding Information

50% INAC and the rest debenture financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture Financed
Prior	-						
2008	800,000	400,000					400,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	800,000	400,000	-	-	-	-	400,000

Operating Costs (Savings)

	2008	2009	2010
Fuel & oil	5,000	5,000	5,000
Maintenance	1,500	1,500	1,500
Select cost type			
Select cost type			
	6,500	6,500	6,500

Have operating impacts been budgeted for? Yes

Accountability Roles

Sponsor Department Contact: Fred Baehl, Manager, Fort Chipewyan Operations

Project Lead Contact: Ernest Thacker, Supervisor, Fort Chipewyan Operations

Business Case Contact: Ernest Thacker, Supervisor, Fort Chipewyan Operations

Priority Score

72**Capital Priority Score**

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan

MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan

LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan

NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7	X			42
Legislation Changes	6				0
Maintain Existing Assets	5	X			30
Maintain Current Service Levels	4				0
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					72

BYLAW NO. 08/020

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 ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$125,000.00) FOR THE PURPOSE OF THE FORT CHIPEWYAN PUMPHOUSE / LIFT STATION # 2 AUXILIARY POWER SUPPLY.

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 Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply;

WHEREAS the Regional Municipality of Wood Buffalo has made plans, specifications and estimates for the project and confirms the total cost of the Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply is \$250,000.00.

WHEREAS in order to complete the said project, it will be necessary for the Regional Municipality of Wood Buffalo to borrow the sum of \$125,000.00, for a period not to exceed ten (10) 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 by-law is equal to, or in excess of ten (10) 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 Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply the sum of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$125,000.00) 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 \$125,000.00 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 Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply.

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 ten (10) 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 _____, 2008.

READ a second time this _____ day of _____, 2008.

READ a third and final time this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

CERTIFIED A TRUE COPY

MAYOR

CHIEF LEGISLATIVE OFFICER

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Fort Chipewyan Pumphouse / Lift Station # 2 Auxiliary Power Supply

Principal	\$125,000.00
Interest	6.00%
Term	10
Payments	\$16,983.49

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$125,000.00
1	\$125,000.00	\$7,500.00	\$16,983.49	\$9,483.49	\$115,516.51
2	\$115,516.51	\$6,930.99	\$16,983.49	\$10,052.50	\$105,464.00
3	\$105,464.00	\$6,327.84	\$16,983.49	\$10,655.65	\$94,808.35
4	\$94,808.35	\$5,688.50	\$16,983.49	\$11,294.99	\$83,513.35
5	\$83,513.35	\$5,010.80	\$16,983.49	\$11,972.69	\$71,540.66
6	\$71,540.66	\$4,292.44	\$16,983.49	\$12,691.06	\$58,849.60
7	\$58,849.60	\$3,530.98	\$16,983.49	\$13,452.52	\$45,397.08
8	\$45,397.08	\$2,723.83	\$16,983.49	\$14,259.67	\$31,137.41
9	\$31,137.41	\$1,868.24	\$16,983.49	\$15,115.25	\$16,022.16
10	\$16,022.16	\$961.33	\$16,983.49	\$16,022.16	\$0.00
Total		Interest \$44,834.95	Payment \$169,834.95	Principal \$125,000.00	



PROJECT NAME Fort Chipewyan Pumphouse / Lift Station \$ **250,000**
2 Auxiliary Power Supply

PROJECT LOCATION Fort Chipewyan

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Fort Chipewyan Operations

MUNICIPAL FUNCTION 41 - Water Sup & Distribution

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 (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)
		Jan-08	Feb-08	Mar-08	Aug-08

Description of Project

Upgrade auxiliary power supply to meet current demands. Existing system does not meet load requirements.

Additional Funding Information

50% INAC and the rest debenture financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	-						
2008	250,000	125,000					125,000
2009	-						
2010	-						
2011	-						
2012	-						
TOTAL	250,000	125,000	-	-	-	-	125,000

Operating Costs (Savings)

	2008	2009	2010
Select cost type			
Select cost type			
Select cost type			
Select cost type			
	-	-	-

Have operating impacts been budgeted for? Not applicable

Accountability Roles

Sponsor Department Contact: Fred Baehl, Manager, Fort Chipewyan Operations

Project Lead Contact: Ernest Thacker, Supervisor, Fort Chipewyan Operations

Business Case Contact: Ernest Thacker, Supervisor, Fort Chipewyan Operations

Priority Score

66

Capital Priority Score

HIGH PRIORITY - Project has incurred costs AND/OR will need to start in the first year of the 5-year capital plan
MEDIUM PRIORITY - Project does not need to start until the second or third year of 5-year capital plan
LOW PRIORITY - Project does not need to start until the fourth or fifth year of 5-year capital plan
NOT APPLICABLE - Criterion does not apply to this capital project

	High Yr 1	Medium Yr 2 or 3	Low Yr 4 or 5	N/A	Score
	6	3	1	0	
Criteria					
Health or Safety Issue	7	X			42
Legislation Changes	6				0
Maintain Existing Assets	5				0
Maintain Current Service Levels	4	X			24
Increase Efficiencies	3				0
Increase Level of Existing Service	2				0
New Service	1				0
Total Priority Score					66

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Legislative and Legal Services
Date:	February 12, 2008
Subject:	Appointment of Chief Administrative Officer

ISSUE:

The position of Chief Administrative Officer is presently vacant and it is necessary to appoint an individual to fulfill the duties of the position until such time as a permanent appointment is made.

REFERENCE:

Municipal Government Act
Chief Administrative Officer Bylaw

HISTORY:

Mr. Bill Newell resigned from the position of Chief Administrative Officer (CAO) for the Regional Municipality of Wood Buffalo, effective January 28, 2008. Council must now appoint an interim CAO until the position can be filled on a permanent basis. The interim CAO will be vested with all the duties and responsibilities of the Chief Administrative Officer, as stated in Bylaw No. 01/090.

ANALYSIS:

This matter is brought forward for consideration as the Municipal Government Act requires the passing of a resolution to effect the appointment of an individual to the position of Chief Administrative Officer.

ADMINISTRATIVE RECOMMENDATION:

THAT Mr. Rodney Burkard be appointed as Chief Administrative Officer until the position is filled on a permanent basis.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

To:	Mayor and Council
From:	Legislative and Legal Services
Date:	February 12, 2008
Subject:	Initial Review: Municipal Not-for-Profit Corporations

ISSUE:

The Municipality has received recommendations from the municipal solicitor regarding his initial review of the not-for-profit corporations.

HISTORY:

As the Municipality continues to experience unprecedented growth, municipal activities are becoming increasingly complex. In an ongoing effort to move the Municipality toward an expected population of 250,000 people, legal and financial obligations require that municipalities monitor, control and protect municipal interests of all municipal functions. Council has established three (3) not-for-profit corporations, under Part 9 of the Companies Act, to carry out certain municipal functions; the Fort McMurray Regional Airport Commission, Wood Buffalo Housing and Development Corporation, and MacDonald Island Park Corporation.

In late 2007, due to the significant activities being proposed or being undertaken by the not-for-profit corporations, the Municipality's solicitor and auditor began an initial review of the corporations.

ANALYSIS:

The scope of the evaluation included a review of the Memorandums and Articles of Association for each not-for-profit corporation.

The solicitor found that the original intended mandates, in some cases, have been forgotten by the corporations and minimal municipal controls are in place. He expressed concern that some of the corporations are functioning as autonomous entities and, in certain situations, not getting the appropriate approvals of Council and the involvement of administration. The risk for the Municipality is that the corporations will get themselves into situations which they are neither equipped to handle or beyond their mandate. As well, when significant expenditures or commitments are required, it is important that there be a comprehensive review by administration before Council is called upon to make a decision.

The solicitor also expressed concern about municipal appointments on corporations. With municipal administration being appointed as a director of corporations, it is very difficult for them to participate in a decision of a corporation and give Council unbiased advice and direction at the same time. A similar argument could be made, to a lesser extent, about a Councillor

sitting as a director of a not-for-profit corporation, who risks becoming an advocate for the corporation on matters where the approval of Council is required.

In order to address the above, the following recommendations are proposed by the solicitor. The recommendations have also been reviewed and supported by the municipal auditor:

Define Mandate and Develop Operating Protocols

- Establish a clear mandate statement;
- Determine the extent of control of the corporation by the Municipality;
- Determine the extent of delegation and corresponding reporting lines;
- Determine the transfer or lease of municipal assets versus operating and managing municipal assets (and define the power to lease or dispose of municipal assets);
- Determine the borrowing power of the corporation;
- Require Municipal approval of operating and capital budgets and financial plans;
- Provide for service and management audits; and
- Require not-for-profits to adhere to municipal policy and bylaws and processes

In light of the above initial review, administration supports a continued engagement of the solicitor and auditor to develop operating protocols to assure adequate protection of municipal interests. Administration also supports immediately removing the Chief Administrative Officer as a director of municipal not-for-profit corporations. Subject to Council support, administration will then meet with the various not-for-profit corporations.

ADMINISTRATIVE RECOMMENDATION:

THAT administration be directed to develop operating protocols for the Fort McMurray Regional Airport Commission, Wood Buffalo Housing and Development Corporation, and MacDonald Island Park Corporation;

THAT the Articles of Association be amended to remove the Chief Administrative Officer as a director of all three not-for-profit corporations.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Planning and Development
Date:	February 12, 2008
Subject:	Eco-Industrial Park; Land Transfer to Wood Buffalo Housing and Development Corporation

ISSUE:

Eco-Industrial Park; Land Transfer to Wood Buffalo Housing and Development Corporation.

REFERENCE:

1. Municipal Government Act
2. Council Resolution 091/06 approving development of Highway 63 Eco-Industrial Park (March 14/06)
3. Council Resolution 07-090 approving the transfer of the Eco-Industrial Park to Wood Buffalo Housing and Development Corporation (March 27th, 2007).

HISTORY:

In March 2006, Council directed administration to develop an area east of highway 63, adjacent to the Athabasca River, on the north end of the city limits as an Eco-Industrial Park. This development is needed to alleviate the pressures of industrial land shortage on local businesses. Attachment 1 is a copy of the report presented to the Planning and Development Standing Committee outlining Administrations plan to develop the Eco-Industrial Park. Administration contracted with Eco-Industrial Solutions to plan and manage the overall design and construction of the industrial park. The zoning and subdivision plan was approved by Council and the design brief has been approved by Engineering. The purchasing process for individual lots is in progress and a number of potential purchasers have agreed to purchase lots. At this stage the consultant has advertised lots as “now available” so many potential purchasers are assuming that lots will be ready by summer 2008.

In order to build the industrial park as planned, two additional parcels of land, currently owned by the Province are also required. These lands are needed for a storm water retention pond and a flood mitigation berm (Attachments 2 and 3). Applications were made to acquire these lands from the Province. Since these lands will be used for public utilities, the Municipality has applied to get these lands for one dollar (\$1.00). Administration has received approval from the Province to purchase one parcel of land. Approval for the second parcel of land has not been given by the Province and we hope to get an answer shortly. If these parcels of land are not transferred, the storm water retention pond and flood mitigation berm will have to be constructed on land intended for industrial lots. This would cause a considerable loss of developable land.

With the resignation of the former Land Manager, Council directed Administration to transfer the project to Wood Buffalo Housing and Development Corporation (WBHDC), with the understanding that WBHDC would subsequently carry out Council's wishes to develop a sustainable Eco-Industrial Park (Attachment 4).

Negotiations with WBHDC regarding the details of the land transfer determined that WBHDC has some requirements they would like met if the purchase were to follow the wording of Council resolution 07-090. These requirements are as follows:

- All land transfers from the Province are completed including RMWB having title.
- In the event that the Municipality amends Section 60 of the Land Use Bylaw, the Eco-Industrial Park would become subject to new flood-related development restrictions. The Municipality would acknowledge the financial impact of this amendment and agree to share in the costs, such as additional fill material, that may arise as a result of including the Eco-Industrial Park in the flood plain provision of the Land Use Bylaw.

WBHDC stated they would not be willing to continue the project without these conditions due to the increase of risk.

From the time Council directed administration to transfer the land, detailed negotiations have taken place and WBHDC has continued to work as the developer. In addition, WBHDC has an opportunity to obtain 250,000 m³ of fill material required for this development at no cost for the fill; however, this material must be removed from the donor site by April, 2008. In order to complete this process the work must be started as soon as possible.

In addition to the availability of acquiring fill material, the timing of the development may be critical for the construction of the sanitary force main and loop road through the lower town site. In order to construct the force main, there is a need to acquire two parcels of land. Negotiations for these lands began last year with the intent of trading these parcels for industrial land in the Eco-Industrial Park. If there is a delay in the release of the lots there is a chance that there could be a delay in the acquisition of the lower town-site lands and possibly a delay in the force main. Currently there are on going negotiations with the land owners to review alternatives to a land exchange. One such alternative would be a right of first refusal of future industrial lands.

To date no lots in the Eco-Industrial Park have been sold and the Municipality has continued to incur costs since March 2007 associated with the development. These costs are for the work carried out by contracted companies for design work and site work. The approximate cost of these works is \$1,150,000.00 as of the date of this report. WBHDC has refused to pay these invoices until the Eco-Industrial Park was transferred and, as stated, has refused to accept the transfer until the Provincial land were acquired by the Municipality. In July of 2007, Administration advised WBHDC that the Municipality would no longer be paying these invoices; however, the CAO at the time countermanded this decision

These invoices are due to continuing work that is being carried out while the land transfer is taking place. When Council approved the development of the Eco-Industrial Park they also approved an “interim short term debt”, if required, to fund costs of development with the understanding that there would be an immediate turn around of sales of the developed property in 2006. The intent was to develop the lots in 2006 and pay the short term debt by the end of the year. With the delay in the transfer of the Eco Park to WBHDC there is a need to identify a source of funding for moneys spent in 2006 and 2007.

ALTERNATIVES:

1. Enforce Council Resolution 07-090 that requires WBHDC to purchase the property.
2. Rescind Council Resolution 07-090, approving the transfer of the Eco-Industrial Park to Wood Buffalo Housing and Development Corporation and put the land out for public tender.
3. Rescind Council Resolution 07-090 and put the project on hold until all the land issues are resolved and, if needed, renegotiate the project with WBHDC.
4. Renegotiate Council Resolution 07-090 with WBHDC to take into account the challenges of obtaining land from the Province and the flood plain provision in the Land Use Bylaw.

ANALYSIS:

Of the two requirements presented by WBHDC, the primary requirement is clear title to the Provincial lands. As stated, there are two parcels of land that are required from the Province to allow the development to proceed. The Municipality has received approval for one parcel (Attachment 2); however, the second parcel required for the flood mitigation berm (Attachment 3) has not been approved by the Province. Without these lands, the development will have to be redesigned to accommodate the berm within the subdivision, thereby resulting in the loss of some developable land and affecting the cash flow of the project. Due to this, WBHDC feels that the first money received from lot sales should be used to pay the cost of construction, with the balance of it being split between the two parties.

WBHDC's second requirement refers to the Land Use Bylaw which governs development in the floodplain. Currently, the Land Use Bylaw does not include the area of the Eco-Industrial Park in the floodplain and all cost estimates for construction of the Eco-Industrial Park are based on this. However, the land in the Eco-Industrial Park is generally below what would be considered the flood plain in the Lower Town-Site; therefore, the flood mitigation berm was introduced to minimize any risk associated with building at these elevations.

If the Land Use Bylaw was amended to include the Eco-Industrial Park in the flood plain, development would still be allowed, however, all buildings would have to comply with certain conditions that would minimize any damage in the event of a flood. One such condition is that no building is permitted below the 248 meter elevation and any building between 248 and 250 meters must be designed to withstand flooding. In the event that the Land Use Bylaw is amended to include the Eco-Industrial Park in the floodplain provision in the Land Use Bylaw, WBHDC is asking the Municipality to agree to share in any additional costs due to the bylaw change that arise for a permit issued after the bylaw.

ALTERNATIVE #1: Enforce Council Resolution 07-090 that requires WBHDC to purchase the property.

WBHDC and Administration are of the opinion that Council Resolution 07-090 was worded in such a way that it did not reflect the original intent of the land and project sale agreement. Given that the estimated profits for the project are between \$20,000,000 and \$25,000,000, the intent was to pay the construction costs first, then the Municipality would take the first \$10,000,000 profit. WBHDC would take the second \$10,000,000 and the remaining profits would be split equally. Council Resolution 07-090 is worded in such a way that the Municipality was to receive \$10,000,000 at the time of the transfer of land. Given the Provincial land issues, WBHDC is not prepared to proceed if this interpretation is held because they would be required to take all the risk associated with the Provincial Lands and must fund the project before any sales are made.

ALTERNATIVE #2: Rescind Council Resolution 07-090, approving the transfer of the Eco-Industrial Park to Wood Buffalo Housing and Development Corporation and put the land out for public tender.

The intent of this alternative would be to sell the land to the highest bidder with the condition the land is developed as directed by Council. There are two risks associated with this alternative. The first is the Province has not approved the land transfer for the north lands. As in Alternative #1, this could cause a situation where the amount of developable land could change after the new owner has purchased the Eco-Industrial Park. This would reduce the number of lots the owner could sell; therefore, affect how much they are willing to pay for the land. The second risk is the Municipality may not receive an offer that reflects the Council resolution of March 27, 2007. In working with WBHDC, the Council has a greater role and influence in the development. A private sector developer may not wish to develop in the manner directed by Council. In addition, the time required for the bidding process and the time required for a new party to start development will result in a delay of at least one year.

ALTERNATIVE #3: Rescind Council Resolution 07-090 and put the project on hold until all the land issues are resolved and, if needed, renegotiate the project with WBHDC.

With this alternative, the Municipality would delay the project until the required lands become available, and then transfer the land to WBHDC. If the required lands are not transferred the value of the land would be renegotiated taking into account the loss of developable land. Given the time that may be required to gain title to the lands, this project would most likely have to be

delayed at least one year.

ALTERNATIVE #4: Renegotiate Council Resolution 07-090 with WBHDC to take into account the challenges of obtaining land from the Province.

This alternative would follow the original intent of the transfer with an allowance for the uncertainty of the Provincial Lands. As stated, the original intent was; once construction costs are paid, the profits would be split, with the Municipality getting the first \$10,000,000. In Alternative #4, rather than the Municipality getting the first \$10,000,000, all the profits would be split. This will also take into account the possibility the Provincial lands may not be transferred or the flood plain provision of the Land Use Bylaw could be amended. To allow this to happen, the Municipality would transfer the land to WBHDC for one dollar (\$1.00) and once construction costs were paid all profits would be split. In addition, at the date of the transfer of land, WBHDC would pay all cost incurred by the Municipality to date in relation to this project.

Alternative #4 is the preferred alternative as it would allow the project to continue to move forward. As well, WBHDC is already in the process of developing the land and has an opportunity to obtain 250,000 m³ of fill material required for this development at no cost for the material. This material must be removed from the donor site by April, 2008. If this project was to be delayed or WBHDC were removed from the project, much of the progress will be lost. There is critical design work that must be carried out during the winter months to allow construction in the summer. If the project were delayed it would cause lots in the subdivision to be unavailable until mid to late 2009, at the earliest.

ATTACHMENTS:

1. Report Presented to Council March 14, 2006 (Resolution 091/06)
2. Land required for Storm water retention pond and flood Mitigation berm (East Side)
3. land required for flood mitigation berm (North side)
4. Council Resolution # 07-090

ADMINISTRATIVE RECOMMENDATION:

THAT Council rescind resolution #07-090

THAT Administration be directed to enter into a sales agreement with Wood Buffalo Housing and Development Corporation to transfer the Eco-Industrial Park subject to the following conditions:

1. Upon transfer of the property, WBHDC shall pay all future costs.
2. The Municipality and WBHDC equally share in the profits of the project after all costs have been paid;
3. The goals of Council as stated, in Council resolution 091/06, for development of this land and the associated sales strategy shall be a condition of sale;

4. A minimum of 9.4 acres shall be returned to the Municipality, at no cost, to accommodate future possible land exchanges and infrastructure needs;
5. The costs incurred by the Municipality in regards to the Eco-Industrial Park are funded from the Capital Infrastructure Reserve, to a maximum of \$1,200,000;
6. At the time of the transfer of the Eco-Industrial Park lands to WBHDC, all costs incurred by the Municipality in regards to the Eco-Industrial Park be reimbursed to the Municipality by WBHDC and refunded to the Capital Infrastructure Reserve; and
7. No further development costs shall be incurred by the Municipality related to the Eco-Industrial Park Development.

THAT The Municipality's portion of the profits be allocated to the Asset Addition Reserve.

**REGIONAL MUNICIPALITY OF WOOD BUFFALO
STANDING COMMITTEE REPORT**

To:	Planning and Development Standing Committee
From:	Administration
Date:	March 7, 2006
Subject:	Industrial Land Development – 65 Acres

ISSUE:

To establish the Municipality's role in the development of industrial land.

REFERENCE:

1. Municipal Government Act
2. Municipal Development Plan
3. Highway 63 North Area Structure Plan (Bylaw No. 99/037), as well as following bylaw amendments:
 - Bylaw No. 01/004 (Amendment to land parcels from 'Highway Commercial' to 'Industrial').
 - Bylaw No. 01/010 (Amendment to land parcels from 'Environmental Protection' to 'Industrial')
4. Land Use Bylaw

HISTORY:

The Municipality has no inventory of industrial land available and can not meet demand. The development of 65 acres of land owned by the Municipality at the north end of Fort McMurray is available to address both the needs of local business and those of larger national and international businesses to support all aspects of RMWB's economy.

The Municipality acquired the 65 acre site from the Province in 2003 for approximately \$1,000,000. The site was designated as highway commercial in the 1999 Highway 63 North ASP. Planning and design for the development has yet to be completed. Development planning needs to proceed immediately in order to complete the development and marketing of the land by 2007.

With appropriate development, the site presents an opportunity to implement a sense of "gateway" at the north end of Fort McMurray while addressing local and national businesses' interest in seeing new industrial land brought to market as soon as possible.

ALTERNATIVES:**1. Development Approach:**

- Option 1: Sell Land "As is".
- Option 2: Form a Joint Venture (with Development Company) to Develop Land.
- Option 3: The Regional Municipality of Wood Buffalo acts as a Developer.

2. Development Type:

- Option 1: Traditional industrial park.
- Option 2: Integrate Sustainability Objectives into Land Development and Performance

ANALYSIS:

An overview of financial and other benefits for each development approach is attached (See “Fort McMurray – Site Development Scenarios”). **Development Approach Option 3** combined with **Development Type Option 2** maximizes financial benefit to the Regional Municipality of Wood Buffalo and provides the most certainty for local businesses to obtain land for the expansion of their businesses. Development Type Option 2 offers the opportunity to integrate sustainability objectives into land development and raise the bar in the community.

This option requires a substantial financial investment for the short term and it will also mean accepting that our debt limit may rise over the historical 85% level during 2006 and 2007.

The overall project development costs are approximately \$12,000,000 of which \$10,000,000 will be expended prior to transfer of serviced lots. This amount includes approximately \$1,500,000 for the hiring of a “Management Development Team” which will be engaged by Request for Proposals”.

ADMINISTRATIVE RECOMMENDATIONS:

1. That the Municipality develop and market the 65 acres legally known as Lot 3, Block 1, Plan 0421905 in a sustainable manner, where financially and reasonably possible.
2. That interim short-term financing be secured, if necessary, to a maximum of \$10,000,000 for the servicing and development costs associated with the 65 acres and that this amount be repaid from the serviced lots.
3. That the Council approved debt limit of 85% be exceeded, if required, to accommodate the short-term financing until the amount is repaid from the sale of the serviced lots.

ATTACHMENTS:

1. Proposed Industrial Park Map
2. Sell “As-is” – Purchaser’s Proforma
3. Joint Venture Proforma
4. RMWB Land Development Proforma

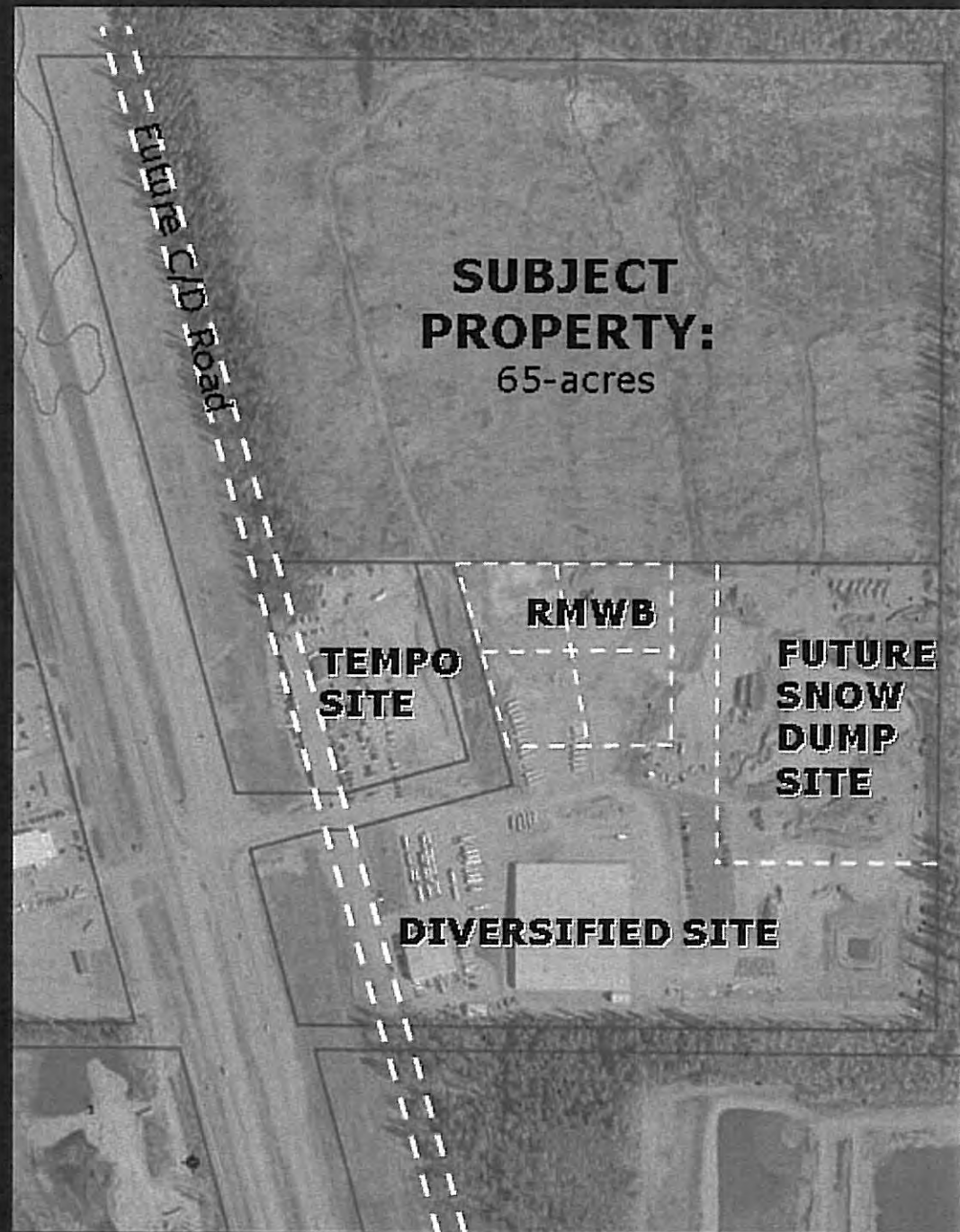
Proposed Industrial Park

Goal:

Bring to market in 2006 for industrial use for local and national businesses.

Strategy:

To service the site summer 2006.



**Fort McMurray 65 Acre Industrial Subdivision
Sell "As-Is" - Purchaser's Proforma**

24-Jan-06							
Assumptions							
Site Size	Frontage	1380	feet				
	Depth	2052	feet				
	Total Size	65.0	acres				
Roads	Area	10.0	acres				
Interior	Area	6.7					
C/D	Area	3.3					
Net Yield	85%	55.0					
Industrial Lot Yield	19	lots					
Average Lot Size	2.9	acres	minimum 200 foot frontage				
Average Lot Values	\$600,000	per acre					
Absorption	Total	Year 1	Year 2	Year 3			
		0%	100%	0%			
Industrial Lots	19	0.0	19.0	0			
Sales	55	0.0	55.0	0			
Land Development Approvals	36,500						
Subdivision Fees (Application & Endorsement)	\$28,500	or	19	lots. at	\$1,500	per lot	
Development Agreement Fees	\$2,500						
Zoning	\$5,500						
Land Development Levies							
Off-Site Levy	\$718,390	or	55	acres	\$13,060	per acre	
Local Improvement Charges	\$905,014	or	54,301	annual	19.0	years	
Servicing/Infrastructure Costs							
Roads (including all services)	\$6,228,487	or	55.0	acres	\$113,228.20	per net acre	
Soft Costs	20%	of all demolition, site clearance and servicing/infrastructure costs (covers project management, engineering, survey, legal, plus other soft costs)					
Interim Financing	6.0%	on 50% of each year's costs					
Land Developer's Profit Allowance	15.0%	of gross revenue (this scenario assumes purchaser would act as the land developer)					
Marketing and Commissions	7.0%	on gross revenue					
Contingency	25.0%	on servicing/infrastructure, site clearance, demolition.					
Property Taxes on Sites Remaining for Sale	\$8,280	or	1.38%	of	\$ 600,000	per	net acre
Analysis							
Revenues	Total	Year 1	Year 2	Year 3			
Industrial Lot Sales	\$33,004,959	\$0	\$33,004,959	\$0			
Marketing and Commissions	(\$2,310,347)	\$0	(\$2,310,347)	\$0			
Net Sales Revenue After Marketing and Commissions	\$30,694,612	\$0	\$30,694,612	\$0			
Recovery Off-site Road Costs	\$0	\$0	\$0	\$0			
Net Revenues	\$30,694,612	\$0	\$30,694,612	\$0			
Costs	Total	Year 1	Year 2	Year 3			
Land Development Approvals	\$36,500	\$36,500	\$0	\$0			
Off-Site Levy	\$718,390	\$718,390	\$0	\$0			
Local Improvement Charges	\$905,014	\$905,014					
Servicing/Infrastructure Costs	\$6,228,487	\$0	\$6,228,487	\$0			
Total Hard Land Development Costs	\$6,228,487	\$0	\$6,228,487	\$0			
Contingency on Hard Land Development Costs	\$1,557,122	\$0	\$1,557,122	\$0			
Hard Land Development Costs After Contingency	\$7,785,608	\$0	\$7,785,608	\$0			
Soft Costs (Design, Inspect, PM, Survey, Legal)	\$1,557,122	\$0	\$1,557,122	\$0			
Interim Construction Financing	\$281,377	\$1,095	\$280,282	\$0			
Property Taxes on Sites Remaining for Sale	\$683,203	\$455,468	\$227,734	\$0			
Total Costs	\$11,967,214	\$2,116,468	\$9,850,746	\$0			
Developer's Profit	\$4,950,744	\$0	\$4,950,744	\$0			
Financing Costs on Land Purchase		\$319,587	\$319,587	0			
Residual to Land	\$13,133,654	-\$2,436,468	\$15,570,122	\$0			
Net Present Value of Land Residual Discounted @	8%	\$11,092,881					
Net Present Value of Land Residual Discounted @	10%	\$10,652,898					

Preliminary

**Fort McMurray 65 Acre Industrial Subdivision
Joint Venture Proforma**

24-Jan-06							
Assumptions							
Site Size	Frontage	1380	feet				
	Depth	2052	feet				
	Total Size	65.0	acres				
Roads	Area	10.0	acres				
Interior	Area	6.7					
C/D	Area	3.3					
Net Yield	85%	55.0					
Industrial Lot Yield	19	lots					
Average Lot Size	2.9	acres	minimum 200 foot frontage				
Average Lot Values	\$600,000	per acre					
Absorption	Total	Year 1	Year 2	Year 3			
		0%	100%	0%			
Industrial Lots	19	0.0	19.0	0			
Sales	55	0.0	55.0	0			
Land Development Approvals	36,500						
Subdivision Fees (Application & Endorsement)	\$28,500	or	19	lots, at	\$1,500	per lot	
Development Agreement Fees	\$2,500						
Zoning	\$5,500						
Land Development Levies							
Off-Site Levy	\$718,390	or	55	acres	\$13,060	per acre	
Local Improvement Charges	\$905,014	or	54,301	annual	19.0	years	
Servicing/Infrastructure Costs	\$0						
Roads (including all services)	\$6,228,487	or	55.0	acres	\$113,228.20	per net acre	
Soft Costs	20%	of all demolition, site clearance and servicing/infrastructure costs (covers project management, engineering, survey, legal, plus other soft costs)					
Interim Financing	6.0%	on 50% of each year's costs					
Land Developer's Profit Allowance	15.0%	of gross revenue (this scenario assumes purchaser would act at the land developer)					
Marketing and Commissions	7.0%	on gross revenue					
Contingency	25.0%	on servicing/infrastructure, site clearance, demolition.					
Property Taxes on Sites Remaining for Sale	\$8,280	or	1.38%	of	\$ 600,000	per	net acre
Analysis							
Revenues	Total	Year 1	Year 2	Year 3			
Industrial Lot Sales	\$33,004,959	\$0	\$33,004,959	\$0			
Marketing and Commissions	(\$2,310,347)	\$0	(\$2,310,347)	\$0			
Net Sales Revenue After Marketing and Commissions	\$30,694,612	\$0	\$30,694,612	\$0			
Recovery Off-site Road Costs	\$0	\$0	\$0	\$0			
Net Revenues	\$30,694,612	\$0	\$30,694,612	\$0			
Costs	Total	Year 1	Year 2	Year 3			
Land Development Approvals	\$36,500	\$36,500	\$0	\$0			
Off-Site Levy	\$718,390	\$718,390	\$0	\$0			
Local Improvement Charges	\$905,014	\$905,014					
Servicing/Infrastructure Costs	\$6,228,487	\$0	\$6,228,487	\$0			
Total Hard Land Development Costs	\$6,228,487	\$0	\$6,228,487	\$0			
Contingency on Hard Land Development Costs	\$1,557,122	\$0	\$1,557,122	\$0			
Hard Land Development Costs After Contingency	\$7,785,608	\$0	\$7,785,608	\$0			
Soft Costs (Design, Inspect, PM, Survey, Legal)	\$1,557,122	\$0	\$1,557,122	\$0			
Interim Construction Financing	\$281,377	\$1,095	\$280,282	\$0			
Property Taxes on Sites Remaining for Sale	\$683,203	\$455,468	\$227,734	\$0			
Total Costs	\$11,967,214	\$2,116,468	\$9,850,746	\$0			
Developer's Profit	\$4,950,744	\$0	\$4,950,744	\$0			
Residual to Land	\$13,776,654	-\$2,116,468	\$15,893,122	\$0			
Net Present Value of Land Residual Discounted @	6%	\$12,148,154					
Net Present Value of Land Residual Discounted @	8%	\$11,666,098					
Net Present Value of Land Residual Discounted @	10%	\$11,210,750					

JV Partner Analysis

Purchase 50% of Project @ 10% DCF		(\$5,605,375)		
JV Partner Profit Share		-\$1,058,234	\$10,421,933	
Total		(\$6,663,609)	\$10,421,933	\$0
Net Present Value of Project Discounted @	8%	\$2,765,119		
Net Present Value of Project Discounted @	10%	\$2,555,341		

RMWB Analysis

Sell 50% of Project @ 10% DCF		\$5,605,375		
JV Partner Profit Share		-\$1,058,234	\$10,421,933	
Total		\$4,547,141	\$10,421,933	\$0
Net Present Value of Project Discounted @	6%	\$13,565,239		
Net Present Value of Project Discounted @	8%	\$13,145,443		

Preliminary

**Fort McMurray 65 Acre Industrial Subdivision
RMWB Land Development Proforma**

24-Jan-06							
Assumptions							
Site Size	Frontage	1380	feet				
	Depth	2052	feet				
	Total Size	65.0	acres				
Roads	Area	10.0	acres				
Interior	Area	6.7					
C/D	Area	3.3					
Net Yield	85%	55.0					
Industrial Lot Yield	19	lots					
Average Lot Size	2.9	acres	minimum 200 foot frontage				
Average Lot Values	\$600,000	per acre					
Absorption							
	Total	Year 1	Year 2	Year 3			
		53%	47%	0%			
Industrial Lots	19	10.0	9.0	0			
Sales	55	29.0	26.1	0			
Land Development Approvals	\$36,500						
Subdivision Fees (Application & Endorsement)	\$28,500	or	19	lots. at	\$1,500	per lot	
Development Agreement Fees	\$2,500						
Zoning	\$5,500						
Land Development Levies							
Off-Site Levy	\$718,390	or	55	acres	\$13,060	per acre	
Local Improvement Charges	\$905,014	or	54,301	annual	19.0	years	
Servicing/Infrastructure Costs	\$0						
Roads (including all services)	\$6,228,487	or	55.0	acres	\$113,228.20	per net acre	
Soft Costs	20%	of all demolition, site clearance and servicing/infrastructure costs (covers project management, engineering, survey, legal, plus other soft costs)					
Interim Financing	6.0%	on 50% of each year's costs					
Land Developer's Profit Allowance	0.0%	of gross revenue (this scenario assumes purchaser would act as the land developer)					
Marketing and Commissions	7.0%	on gross revenue					
Contingency	25.0%	on servicing/infrastructure, site clearance, demolition.					
Property Taxes on Sites Remaining for Sale	\$8,280	or	1.38%	of	\$ 600,000	per	net acre
Analysis							
Revenues							
	Total	Year 1	Year 2	Year 3			
Industrial Lot Sales	\$33,004,959	\$17,371,031	\$15,633,928	\$0			
Marketing and Commissions	(\$2,310,347)	(\$1,215,972)	(\$1,094,375)	\$0			
Net Sales Revenue After Marketing and Commissions	\$30,694,612	\$16,155,059	\$14,539,553	\$0			
Recovery Off-site Road Costs	\$0	\$0	\$0	\$0			
Net Revenues	\$30,694,612	\$16,155,059	\$14,539,553	\$0			
Costs							
	Total	Year 1	Year 2	Year 3			
Land Development Approvals	\$36,500	\$36,500	\$0	\$0			
Off-Site Levy	\$718,390	\$718,390	\$0	\$0			
Local Improvement Charges	\$905,014	\$905,014	\$0	\$0			
Servicing/Infrastructure Costs	\$6,228,487	\$6,228,487	\$0	\$0			
Total Hard Land Development Costs	\$6,228,487	\$6,228,487	\$0	\$0			
Contingency on Hard Land Development Costs	\$1,557,122	\$1,557,122	\$0	\$0			
Hard Land Development Costs After Contingency	\$7,785,608	\$7,785,608	\$0	\$0			
Soft Costs (Design, Inspect, PM, Survey, Legal)	\$1,557,122	\$1,557,122	\$0	\$0			
Interim Construction Financing	\$281,377	\$281,377	\$0	\$0			
Property Taxes on Sites Remaining for Sale	\$443,482	\$335,608	\$107,874	\$0			
Total Costs	\$11,727,494	\$11,619,620	\$107,874	\$0			
Developer's Profit	\$0	\$0	\$0	\$0			
Financing Costs on Land Purchase		\$0	\$0	0			
Residual to Land	\$18,967,118	\$4,535,439	\$14,431,679	\$0			
Net Present Value of Land Residual Discounted @	6%	\$17,122,859					
Net Present Value of Land Residual Discounted @	8%	\$16,572,319					

Preliminary



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Geographical Data provided by Special Data Warehouse Ltd.



Lands Division

Scale: 1:	Date: 2007/08/25
Alpha: [A5] - Shot(s)	Date: //
Own By: Zofia Janiszewska	Checked by:
Graphic File: PLS 070002.dgn	
Remarks:	

Surveys and Technical Services Section



					<div style="border: 1px solid black; padding: 5px; text-align: center;">PRELIMINARY NOT FOR CONSTRUCTION</div>		 Associated Engineering	<div style="border: 1px solid black; padding: 2px;"><div>PROJECT NO. 32003320</div><div>SCALE N.T.S.</div><div>DRAWN R. PAR</div><div>DESIGNED G. WOODS</div><div>CHECKED G. WOODS</div><div>APPROVED</div><div>DATE 09/29/07</div><div>PICTAL</div></div>		ECO INDUSTRIAL SOLUTIONS LTD. Fort McMurray, Alberta		HIGHWAY 1 NORTH IND CONTRACT	
NO. REV. DATE ENG. DTY. SUBJECT REVISIONS					<div style="border: 1px solid black; padding: 2px;">SIGNATURE: _____ DATE: _____</div>			DRAWING 11 CLEARING, GRUBBING AND STRIPPING PLAN		3220-1-11			

1. THAT a new pick-up truck and accessories, consisting of beacon light, headache rack, box liner and arrow board, be purchased at a cost of \$34,000.00 plus GST; and
2. THAT \$11,440.00 of the total purchase be funded from the insurance payout proceeds, and the balance of \$22,560.00 plus G.S.T. be funded from the 2007 Operations and Maintenance Operating Budget.

CARRIED UNANIMOUSLY

Funding Request – Some Other Solutions

Resolution # 07-088

MOVED by Councillor Carbery that Some Other Solutions be allocated \$13,300.00 from the Community Initiatives Reserve for the purpose of operating the SOS Crisis Line in 2007.

CARRIED UNANIMOUSLY

Tender Award – Rural Road Maintenance Services

Resolution # 07-089

MOVED by Deputy Mayor Meagher:

1. THAT Administration be authorized to award Tender #QU1886 and enter into an agreement with Demers Contracting Services Ltd. for the provision of road maintenance services in Area 1 (containing all roads North of and off of Engstrom Lake Road, including gravel roads, La Loche Winter Trail and all roads within the Hamlets of Anzac, Gregoire Lake Estates, Saprae Creek, and Fort McKay) for an initial term of five (5) years, with an extension option of two further one-year terms, subject to annual review of services provided, performance review and price escalation; and
2. THAT Administration be authorized to award Tender #QU1887 and enter into an agreement with Dipper Oilfield Developments for the provision of road maintenance services in Area 2 (containing all roads South of Engstrom Lake Road, including gravel roads and all roads within the Hamlets of Conklin and Janvier) for an initial term of five (5) years, with an extension option of two further one-year terms, subject to annual review of services provided, performance review and price escalation.

CARRIED UNANIMOUSLY

Development of Eco-Industrial Park by Wood Buffalo Housing and Development Corporation

Resolution # 07-090

MOVED by Councillor Vyboh that administration be directed to

complete the transfer of the Eco-Industrial Park (legally described as Lots 2 and 5, Block 1 of new subdivision of Lot 1, Plan 012 0302 and all of Lot 3, Block 1, Plan 042 1905) to the Wood Buffalo Housing and Development Corporation subject to the following:

1. The sale price shall be set at \$10,000,000, plus all costs incurred by the Municipality to date, plus 50% of the net profits generated by the project in excess of \$20,000,000;
2. The goals of Council for development of this land and the associated sales strategy be a condition of sale; and
3. A maximum of 10 acres shall be returned to the Municipality at no cost to accommodate future possible land exchanges and infrastructure needs.

CARRIED UNANIMOUSLY

Appointments to Boards and Committees

Resolution # 07-091

MOVED by Councillor Vyboh that the following appointments be approved:

- **Assessment Review Board** – Ms. Reena Hussein for the duration of the existing term, which expires December 31, 2007
- **Community Services Advisory Committee** – Ms. Jennifer Kennett, for the duration of the existing term, which expires December 31, 2008
- **Fort McMurray Regional Airport Commission** – Mr. Jason Reimer and Mr. Terry Vacheresse, for 2-year terms, effective April 1, 2007 and expiring December 31, 2008; and Mr. John Coyne, Mr. Bob Findlay and Mr. Roy Williams, for 3-year terms, effective April 1, 2007 and expiring December 31, 2009
- **Landlord & Tenant Advisory Board** – Ms. Gale Williams, for the duration of the existing term, which expires December 31, 2007
- **Subdivision & Development Appeal Board** – Mr. Scott Richardson and Mr. Jason Schulz to be changed from alternate to regular status, effective immediately; Mr. Doug Harris, as an alternate member for a 2-year term, effective immediately and expiring December 31, 2008; Mr. Bob Pattison, as an alternate member for a 3-year term, effective immediately and expiring December 31, 2009
- **Wood Buffalo Housing & Development Corporation** – Ms. Ravi Natt for a 3-year term, effective April 1, 2007, and expiring December 31, 2009.

CARRIED UNANIMOUSLY

RECESS

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Engineering
Date:	February 12, 2008
Subject:	Capital Budget Amendment and Tender Award - Fort Chipewyan Airport Maintenance Garage

ISSUE:

The submissions received in response to Tender No. QU1969 for the Fort Chipewyan Airport Maintenance Garage exceeded the approved budget amount. A capital budget amendment is required in order for the project to proceed and the tender to be awarded.

REFERENCE:

1. 2007 Capital Budget
2. Bylaw No.07/100

HISTORY:

The existing maintenance garage at the Fort Chipewyan Airport is in excess of 40 years old and is significantly undersized. Heating and ventilation in this facility is also inadequate. The 2007 Capital Budget included an allocation of \$4,199,488.00, of which \$4,090,000.00 is to be funded by debenture borrowing.

Integrated Airport System Limited (IASL) was engaged to design and tender this project. Tenders were received for the construction of a seven-bay maintenance garage on May 29, 2007, however, it was decided to re-design the facility and re-tender the project as all of the bids were considerably higher than anticipated with the lowest bid at \$9,474,000.00. The seven bay airport maintenance garage is 1405m² and resulted in a cost of \$6743/m² or \$625/ft².

The re-design involved reducing the size of the building from seven bays to five, and dividing the project into two phases. In light of the practical difficulty in producing quality concrete in Fort Chipewyan, the option of a zero concrete building was also explored. This resulted in a steel building on screw pile foundation with a Dura-base mat flooring system, thereby eliminating the need for any structural concrete in the building.

The project was re-tendered in October, 2007, with three bids being received. Upon review and evaluation, two of the three bids were found to be non-compliant, leaving a single acceptable bid from Conpac Construction Ltd. in the amount of \$8,194,200.00. The total area of the five bay garage is 1095m² which results in a cost of \$7483/m² or \$695/ft².

ALTERNATIVES:

1. Award Phase 1 & Phase 2
2. Award Phase 1 only
3. Re-tender the project
4. Do not award the tender

ANALYSIS:

Awarding phase I and phase II of the tender is considered to be the most effective option, as the garage is a vital component of being able to meet the operation requirements of the Fort Chipewyan Airport.

Awarding phase I only would result in a two-bay garage that would not meet functional requirements. In addition, current trends indicate awarding phase II at a later date would add a minimum \$2,000,000.00 more than the current tender amount.

Re-tendering the project would not realize any benefits, and recent experiences indicate that it would likely result in higher costs. Given the limited availability of contractors and the remoteness of Fort Chipewyan, it is possible that no bids would be received if the project were to be re-tendered.

ATTACHMENTS:

1. Funding Requirements
2. Capital Budget Amendment Request 2007
3. Bid evaluation

ADMINISTRATIVE RECOMMENDATION:

1. THAT the 2007 Capital Budget be amended as outlined in Attachment 2 – 2007 Capital Budget Amendment Request – Fort Chipewyan Airport Maintenance Garage, dated February 4, 2008.
2. THAT Tender No. QU1969 for the Fort Chipewyan Airport Maintenance Garage be awarded to Conpac Construction Ltd. in the amount of \$8,194,200.00 (excluding GST).

**FORT CHIPEWYAN AIRPORT MAINTENANCE GARAGE
FUNDING REQUIREMENTS (excluding GST)
January 2008**

BUDGET AVAILABLE	\$4,199,488
Less total project costs (see below)	\$8,874,200
SHORTFALL REQUIRED	<u>\$4,674,712</u>

Project Costs Breakdown

1. Conpac Construction Ltd	\$ 8,194,200
2. Consultant fee & Disbursement	\$ 600,000
4. Development Permit & Building Permit	\$50,000
5. Quality Control / Assurance	\$30,000
Total	\$8,874,200

**Regional Municipality of Wood Buffalo
Capital Budget Amendment Request
2008**

CURRENT PROJECT NAME: Fort Chipewyan Airport Maintenance Garage
AMENDED PROJECT NAME: Fort Chipewyan Airport Maintenance Garage
SPONSOR DEPARTMENT: Operations & Maintenance
SPONSOR BRANCH: Fort Chipewyan Operations

Project Amendment

CURRENT PROJECT BUDGET
Select current funding status

Current Priority Score

63

<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>	4,199,488			100,000	9,488		4,090,000
<i>2008</i>	-						
<i>2009</i>	-						
<i>Thereafter</i>	-						
TOTAL	4,199,488	-	-	100,000	9,488	-	4,090,000

DESCRIPTION/REASONS FOR BUDGET AMENDMENT

To construct the new garage facility to house mobile equipment and perform repairs. Existing facility has inadequate heating, ventilation, insulation. The structure is undersized and is more than 40 years old. The construction tender came in over the available budget amount and hence the budget requires an amendment.

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

Amended Priority Score

63

Select amended funding status

<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>	517,184			100,000	9,488		407,696
<i>2008</i>	4,000,000		317,696				3,682,304
<i>2009</i>	4,357,016		4,357,016				
<i>Thereafter</i>	-						
TOTAL	8,874,200	-	4,674,712	100,000	9,488	-	4,090,000

ADDITIONAL INFORMATION

Provincial Grant Funding consists of Municipal Sustainability Initiative (MSI) Capital Grant Funding (announced in 2007)

Sponsor Department

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.

Attachement 3

November 8, 2007

96 Lancaster Crescent
St. Albert, Alberta
T8N 2N8
Telephone: (780) 418-3054
Fax: (780) 401-3137
Email: iasl@telus.net, iasl@shaw.ca

Integrated Airport Systems Ltd.

Regional Municipality of Wood Buffalo
9909 Franklin Ave.
Ft. McMurray, AB.
T9H 2K4

Attention: Mr. Joseph Zachariah
Senior Engineering Technician

Dear Joseph;

Re: Five Bay Maintenance Garage
Fort Chipewyan Airport, Alberta

This is further to our Tender Review document dated November 1, 2007.

Please be advised that given the substantial effort expended to re-design and re-tender that has taken place, and the existing market conditions in your area, we recommend that you award this project to the lowest valid bidder Conpac Construction Ltd.

Two other tenders were received.

Tender received from Balon Construction Ltd. was non-compliant for the following reasons:

1. Tender Breakdown in Phase I was in error.
2. Tender completion was qualified.
3. List of Sub-Contractors incomplete.
4. Consent of Surety valid date unknown.

Tender received from Dowland Contracting Ltd. was non-compliant for the following reasons:

1. Consent of Surety valid for only 30 days. Tender requirement was 60 days.
2. List of Sub-contractors incomplete.
3. Bid amendment in error.
4. Tender amount in error.

November 8, 2007
Page 2

Best regards,

A handwritten signature in black ink, appearing to read 'Stan P. Kolomyjec', with a long horizontal flourish extending to the right.

Stan P. Kolomyjec, P.Eng.
CEO, Integrated Airport Systems Ltd.

SPK/ok

**Fort Chipewyan 5 - Bay Maintenance Garage
Tender Review QU1969**

Bid Requirements - Contract "A"	Balon Construction Ltd.	Dowland Contracting Ltd.	Conpac Construction Ltd.
Bid Received on Time	Yes	Yes	Yes
Bid Bond Received	Yes	Yes	Yes
Bid Bond Agency Licensed in Alberta	Yes	Unknown	No (Halifax)
Bid Bond Value for Both Phases of Work	Yes	Yes	Yes
Bid Bond Duration Valid (60 Days)	Yes	Yes	Yes
Bid Bond Valid	Yes	Yes	No (Incorrect project name)
Certificate Of Recognition (COR) Received	Yes	Yes	Yes
COR Date Valid	Yes	Yes	Yes
Consent Of Surety (COS) Received	Yes	Yes	Yes
COS Licensed in Alberta	Yes	Unknown	No (Halifax)
COS Address	Yes	No	Yes
COS Rep Agent in Alberta	Yes	Unknown	Unknown
COS Date Valid (60 days Required)	No (Date Unknown))	No (30 Days)	Yes
Bid Received on Contract Tender Forms (CTF)	Yes	Yes	Yes
All Spaces Filled on CTF (Completed)	No (Breakdown & list of subs not complete)	No (List of subs not complete)	No (List of subs & dollar value not complete)
CTF Signed	Yes	Yes	Yes
CTF Listed Figures & Cost Breakdown In compliance	No (Tender breakdown - Error)	No (Bid amendment - Error)	Yes
CTF in Compliance	No (Completion date qualified, tender amount - Error)	No (Tender amount - Error)	No (Total figures not complete)
Bidder Address Provided	Yes	Yes	Yes
Bidder Legal Status Provided	No	No	No
Tender Signed by Authorized Official	Yes	Yes	Yes
Corporate Seal Provided	Yes	Yes	Yes
GST Shown as Separate Item	No	Yes	No
Prices Shown in Canadian Dollars	Yes	Yes	Yes
All Addendums Received	Yes	Yes	Yes
Subcontractors Named	No (list of subs not complete)	No (list of subs not complete)	No (list of subs not complete)
Subcontractors Address	No	No	No
Firm Registered in Accordance to Alberta Companies Act	Unknown	Unknown	Unknown
Is Firm Engaged in Litigation with Owner (Adverse in Interest)	Unknown	Unknown	Unknown
Phase 1 Tender Amount + GST	Tender / Breakdown Error	Tender / Breakdown Error	\$6,890,700.00
Phase 2 Tender Amount + GST	\$2,412,000.00	Tender / Breakdown Error	\$1,303,500.00
Total Tender Amount + GST	Tender / Breakdown Error	Tender / Breakdown Error	\$8,194,200.00
Bid Compliant - Contract "A"	No	No	See Note 1

Note 1

Recommend award to the low bidder CONPAC Construction Ltd.

Tender form irregularities to be addressed and corrected prior to award.

Instruction To Bidders Section 01004, Page 3 clause 12.0 - allows the owner the right to waive irregularities and formalities.

Integrated Airport Systems Ltd.

96 Lancaster Cres. St. Albert

T8N 2N8

(780) 418-3054

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

To:	Mayor and Council
From:	Community Services
Date:	February 12, 2008
Subject:	Capital Budget Amendment and Tender Award - Archie Simpson Arena Redevelopment Project

ISSUE:

In order to award the tender and complete the Archie Simpson Arena Redevelopment Project, Council must approve additional funding.

REFERENCES:

- Archie Simpson Arena Needs Assessment and Concept Design Report
- Archie Simpson – Artificial Ice Feasibility Study
- Insurance Summary Memo
- Municipal Government Act Section 251(1)

HISTORY:

On March 13, 2005, the Archie Simpson Arena's roof collapsed and, as a result, it was immediately decommissioned. The original facility was built in two phases, with the ice arena being completed in 1983, and the curling rink addition in 1992.

In order to ensure a strategic and appropriate response to the collapse of the Archie Simpson Arena, Council approved the creation of the Archie Simpson Arena Redevelopment Steering Committee on July 12, 2005.

In September 2005, the Municipality contracted Randall Conrad and Associates to complete a needs assessment, conceptual design and costing for the Archie Simpson Arena Redevelopment Project. Additional community recreation needs were identified and prioritized through the consultative process and incorporated into the redevelopment of the arena. The costs of improvements were estimated at \$3,200,000. The total estimated project cost for the redevelopment of the Archie Simpson Arena was \$5,600,000. Community surveys and public consultation took place between September 2005 and April 28, 2006, which included specific interviews with primary community stakeholders. This consultation involved both First Nations, Métis local, Nuneen Health, the local School Board, Kewatinok Community Society, Chip Child Development and municipal staff.

The municipal insurer conducted a full structural evaluation of the Archie Simpson Arena facility and excavated the collapsed portion of the site. Based on this investigation, Council approved the reconstruction of the Archie Simpson Arena through the municipal insurer on October 11, 2005.

The Municipality assumed responsibility for managing the Archie Simpson Arena Redevelopment Project from the insurer on February 28, 2006, to maximize benefits and manage the project more effectively as we would assume full control of the project, after the costs exceeded \$2,378,570.

On July 11, 2006, Council approved a \$5,600,000 budget, which included the community priorities identified by the Randall Conrad and Associates' assessment. These community priorities are:

- Ice arena with concrete pad (new addition)
- Youth centre area (enhanced with more space)
- Fitness/Wellness centre area (enhanced with break out rooms and bathroom)
- Computer lab (new)
- Indoor walking track (new)
- Indoor child playground (in the centre of walking track, new)

During Council deliberation, a request was made to undertake a cost-analysis of the capital and operational costs for the inclusion of artificial ice. Administration then contracted IBI Group to conduct a complete capital infrastructure cost analysis for artificial ice. Based on the IBI Group's assessment, Stuart Olson provided a capital cost analysis, as identified on page 4 of attachment 1. The IBI Group presented their cost analysis to Council at the November 7, 2006 workshop. Additionally, the IBI Group recommended not using a concrete pad if artificial ice is not included in the design, as the pad would be compromised due to environmental factors.

On December 12, 2006, Council approved moving forward with the detailed design and construction of the Archie Simpson Arena Redevelopment Project without the inclusion of an artificial ice surface.

In order to ensure an open and competitive tendering process for this project, the Archie Simpson Arena was advertised in the following locations and posted for three weeks:

- Alberta and Fort McMurray Construction Associations
- COOLnet website
- Alberta Purchasing Connection

On October 15, 2007, Tender # QU1973 for the Archie Simpson Arena Redevelopment Project was posted with a closing date of November 6, 2007. No compliant bids were received. Administration reviewed the specifications and re-posted on November 16, 2007, with a closing date of November 29, 2007. The only bid received was from Conpac Construction, in the amount of \$13,923,000.00 plus G.S.T.

ALTERNATIVES:

1. Award the tender
2. Do not award the tender

ANALYSIS:

Fort Chipewyan is an isolated community which has been without this facility since 2005. This has created a tremendous impact on the quality of life of this community. The Municipality is now in a position to move forward with construction, subject to securing the financial resources to award the contract.

Core standards, as outlined in the Parks and Outdoor Recreation Master Plan, identifies a multi-purpose pad (skating rink), appropriate sports field and child play structure as base requirements for our rural residents.

During capital planning, the insurance proceeds and Provincial grants were identified as funding sources. Both the insurance company and the Province required accurate project-costs prior to committing any additional funding. To date, the Municipality has not received a formal commitment from the Province relative to the \$4,600,000.00 grant request to the Major Community Facilities Program. The Municipality's Risk Manager is also presently pursuing full replacement cost from the insurance provider.

The approved Archie Simpson Arena Redevelopment Project budget is \$6,743,669.00 (\$5,895,145.00 for Construction, \$848,524.00 for design services and geotechnical works), however, the lone qualifying bid of \$13,923,000.00 exceeds that amount by \$8,027,855.00. The increase over the proposed budget is attributed to four components: location, inflation, structural requirements of the curling structure, and delays in detail design. The received bid expired on January 28, 2008, so an extension for 30 days was requested and subsequently approved by Conpac Construction.

Conpac Construction Ltd. submitted bids for both Fort Chipewyan construction projects (airport maintenance garage and Archie Simpson Arena), which were each tendered separately. Administration is currently negotiating cost savings for the duplication of mobilization and demobilization for both projects.

The Archie Simpson Arena Redevelopment Project construction tender of \$13,923,000.00 plus G.S.T. exceeds Administration's authority and requires approval by Council.

FUNDING:

The Archie Simpson Arena Redevelopment Project of \$6,743,669 identified several funding sources per the 2008-2012 Capital Budget and Financial Plan approved on December 10, 2007 (Attachment 1).

The amended Archie Simpson Arena Redevelopment Project budget has been increased to \$17,650,000.00, based on the bid amount, which includes construction costs of \$14 Million, a contingency of 20% (\$2.8 Million) and \$850,000 for design and geotechnical work. Identified funding sources include \$236,465 in municipal grants, \$5,964,486 in Reserves, \$9,450,000 in debenture financing, and \$1,999,049 from other sources pertaining to the insurance claim (Attachment 1).

Currently, the Provincial Grant, sponsorship/naming funding and additional insurance proceeds are unsecured. It is Administration's intent, should these funding opportunities materialize, that any additional monies received be allocated to the Capital Infrastructure Reserve and/or to reduce the debenture requirement dependent on the timing of receipt of additional funding. In order to fund the outstanding project shortfall and award this contract, a Capital Budget amendment is required as per Attachment 1.

ATTACHMENTS:

1. Archie Simpson Arena Redevelopment Project – Capital Budget Amendment Request
2. Archie Simpson Arena – Artificial Ice Feasibility Study
3. Bylaw No. 08/022
4. Amortization Schedule
5. Insurance Summary Memo
6. Capital Request Archie Simpson Arena (Approved Capital Budget)

ADMINISTRATIVE RECOMMENDATION:

THAT the 2008 Capital Budget be amended as identified in Attachment 1 – Capital Budget Amendment Request – Archie Simpson Arena, February 12, 2008.

THAT in the event additional external funding is received for the project, the Capital Infrastructure Reserve shall be refunded and/or debenture financing reduced.

THAT Conpac Construction Limited be awarded the construction contract for the Archie Simpson Arena Redevelopment Project QU 1973 in the amount of \$13,923,000 plus G.S.T.

THAT Bylaw No. 08/022, an amendment to Debenture Borrowing Bylaw No. 06/028 for the Archie Simpson Arena Redevelopment Project, be read a first time.

**Regional Municipality of Wood Buffalo
Capital Budget Amendment Request - February 12, 2008
2008**

Attachment 1

CURRENT PROJECT NAME: Archie Simpson Arena
AMENDED PROJECT NAME: Archie Simpson Arena
SPONSOR DEPARTMENT: Community Services
SPONSOR DIVISION: Recreation, Arts and Leisure

Project Amendment

CURRENT PROJECT BUDGET

Funded capital project

Current Priority Score

60

<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>Debt/Future Financed</i>
<i>Prior</i>	6,078,294		2,355,596	1,144,128		2,578,570	
<i>2008</i>	-						
<i>2009</i>	665,375			365,375		300,000	
<i>Thereafter</i>	-						
TOTAL	6,743,669	-	2,355,596	1,509,503	-	2,878,570	-

DESCRIPTION/REASONS FOR BUDGET AMENDMENT

Increase in projected costs as compared to previous budget (based on bid amount). Current project costs includes construction cost (based on bid) of \$14M, contingency of 20% on the bid price for \$ 2.8M and \$.85M for the design and geotechnical work.

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

Funded capital project

Amended Priority Score

60

<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>Debt/Future Financed</i>
<i>Prior</i>	3,379,642		236,465	1,144,128		1,999,049	
<i>2008</i>	6,270,358			4,820,358			1,450,000
<i>2009</i>	8,000,000						8,000,000
<i>2010</i>	-						
<i>Thereafter</i>	-						
TOTAL	17,650,000	-	236,465	5,964,486	-	1,999,049	9,450,000

ADDITIONAL INFORMATION

Other sources pertains to insurance claim (received to date \$1,999,049 less \$67,000 paid on our behalf by insurer). There is \$38,344 in interest earned on the project due to the investment of the funds not utilized to date. Reserves consists of \$75K feasibility study reserve and \$1,069,128 CIR, Prov Grant for \$160,500 + \$75,965 (Municipal Sponsorship Grant). NOTE: There is a pending grant application with Province for \$4.6M that has not been factored in since approval has not been received. If additional grant funding is received it will refund the Capital Infrastructure Reserve and/or reduce the amount of debt/future financing required (dependent on timing of receipt of additional funds). The 2008 Reserve is the Capital Infrastructure Reserve.

Community Services
Sponsor Department

John Mulhall, Recreation, Arts and Leisure
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**

ARCHIE SIMPSON ARTIFICIAL ICE FEASIBILITY ASSESSMENT

Error! Reference source not found.

1. PROJECT OVERVIEW

In the winter of 2005, the Archie Simpson Arena in Fort Chipewyan was subject to structural failure. Prior to the collapse, the existing facility contained an indoor hockey arena with spectator seating, curling rink with four sheets of ice, lobby, concession, change room, and a second floor fitness / wellness room. The winter 2005 collapse destroyed the ice arena pre-engineered structure, rink boards and damaged the arena foundation. The existing ice arena was a natural ice surface only.

In April 2006, Randall Conrad and Associates, in association with IBI Group completed a Needs Assessment and Conceptual Design Study to determine the redevelopment plan for the arena replacement. In August 2006, IBI Group was hired as the Prime Consultant for the arena replacement project.

As part of the initial phase of this project, IBI Group has been asked to study the impact of converting the natural ice area into an artificial ice surface. This report identifies the required facility upgrades for the Architectural, Structural, Mechanical and Electrical disciplines to incorporate this scope of work.

1.1 Architectural Upgrades

In order to incorporate an artificial ice component to the Fort Chipewyan arena, the following modifications to the building will be required:

- The arena replacement incorporating an artificial ice component can utilize the existing building footprint for the new ice surface. Repairs to the existing foundation will be required (*refer to Structural section*).
- To accommodate the artificial ice surface, the arena will require a new RF concrete slab throughout. The existing arena was a sand floor. The required concrete floor slab specification is as follows:
 - R/F concrete slab, as per structural, complete with refrigerant piping;
 - 6 mil poly;
 - 3 in. rigid insulation;
 - 12 in. compacted sand complete with heat piping and drainage tile.
- The wall assemblies for the arena will be a pre-engineered building system. The wall specification is as follows:
 - Pre-finished metal wall cladding;
 - R8 semi-rigid glass fibre insulation faced with building wrap;
 - R12 semi rigid glass fibre insulation;
 - 6 in. thermal girt at structural girt spacing;
 - metal liner;
 - Structural girt.

- The replacement arena structure will be built directly on the existing foundations. The collapse of the original structure has damaged the existing foundations at almost all of the column locations. These foundations can be repaired to receive the new columns. The repairs will definitely be less expensive than a new foundation.

3. ELECTRICAL & MECHANICAL UPGRADES

This section outlines the additional requirements for the Archie Simpson Arena should an artificial Ice Plant be considered for installation at this site. Replacement mechanical and electrical systems as part of the building redevelopment are not part of the discussion.

3.1 Electrical Services and Distribution

SERVICE ROOMS

The facility will be required to have a dedicated service room for electrical equipment.

The facility will have a high voltage service from the local utility distribution network to a pad-mount transformer located at grade adjacent to the building (final location of transformer and routing of underground services to be determined).

MAIN DISTRIBUTION PANEL

The main distribution equipment will be sized to suit building usage and include allowance for future building loads (25% minimum). Based on preliminary load calculations, the main distribution panel will be rated 600 A, 347/600 V, 3 phase, 4 wire (final sizing of the service capacity will be reviewed during the design process as further confirmed load information is made available). The main distribution will consist of a fixed position molded case system circuit breaker, utility metering provisions and sub-distribution. Cubicles will be free standing, dead front style. All bussing and incoming secondary conductors from utility transformer will be copper.

TRANSFORMERS

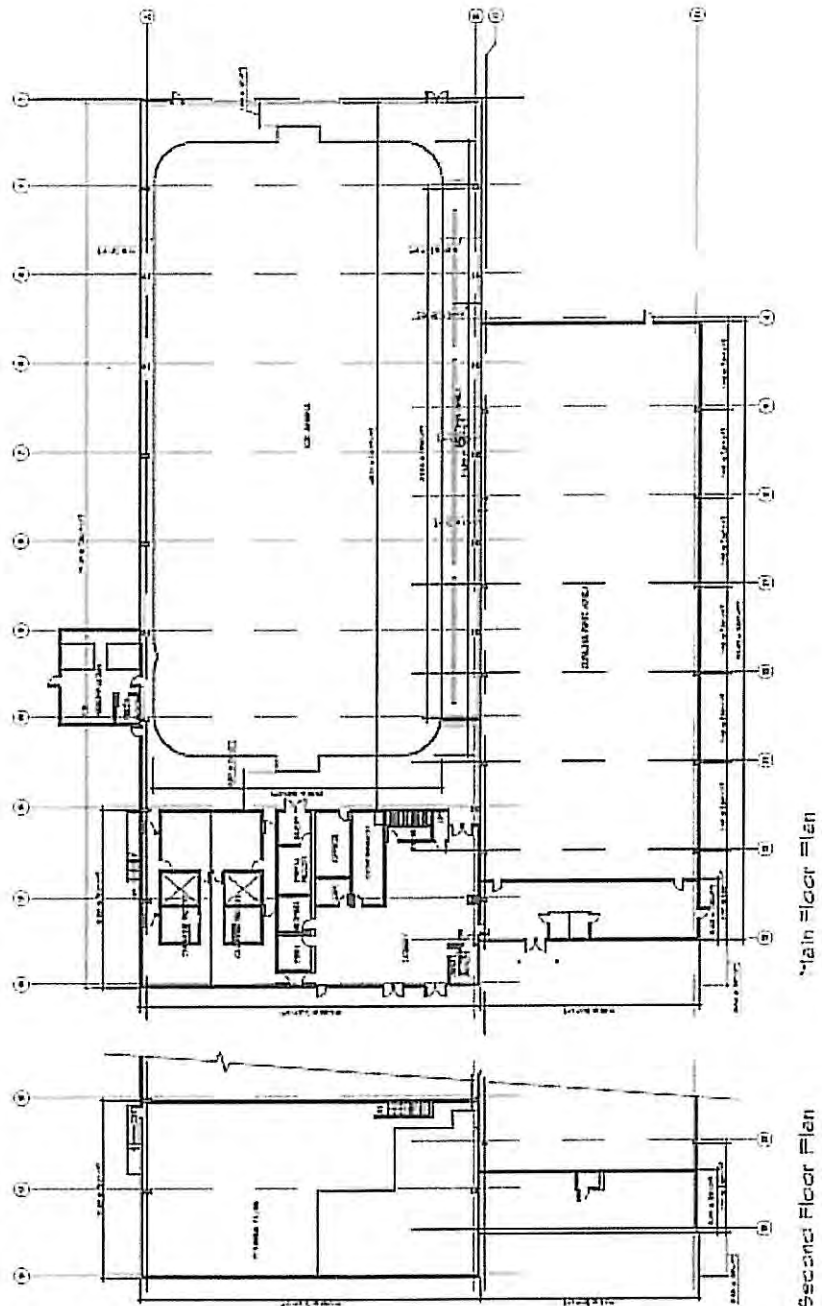
Dry type distribution transformers will be provided to step the utilization voltage down from 600 Volts to 120/208 Volts. All transformers will utilize copper windings.

MOTOR CONTROL

The Motor Control Centre associated with the new Ice Plant will be supplied by Division 15. Division 16 will be responsible for supply and installation of a dedicated feeder from the main distribution panel to the ice plant MCC.

Use of variable frequency drives (VFD's) for control of large motor loads will be coordinated with Division 15 during design to ensure compatibility of equipment.

CAVANAUGH ARCHITECTURE CONSULTING INC. 1000 P. O. BOX 1000, SEPT 22, 2005 90610 00/0



TITLE: The Archie Simpson Recreation Centre
Exhibit 1 - Existing Floor Plan

DRAWN BY:

DATE: SEPTEMBER 20, 2004

SCALE: 1:600

DWG. A-01



BYLAW NO. 08/022

WHEREAS the Municipal Council of the Regional Municipality of Wood Buffalo has passed Bylaw No. 06/028 authorizing the issuance of a debenture of ONE MILLION DOLLARS (\$1,000,000.00) xx/100 in respect of the project known as the Archie Simpson Arena, the total cost of which project is estimated to be SEVENTEEN MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS (\$17,650,000.00) xx/100;

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 Archie Simpson Arena (the "Project");
2. The authorized expenditure for the Project is hereby increased from ONE MILLION DOLLARS (\$1,000,000.00) xx/100 authorized by Bylaw 06/028 to NINE MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$9,450,00.00) xx/100;
3. The borrowing in the amount of ONE MILLION DOLLARS (\$1,000,000.00) xx/100 for the Project authorized by Bylaw 06/028 is hereby increased by EIGHT MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$8,450,000.00) xx/100 to NINE MILLION FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$9,450,000.00) xx/100 ;
4. The maximum rate of interest of the borrowing hereby authorized will be the same as authorized by Bylaw 06/028, namely 14% per annum;
5. The term of the borrowing hereby authorized will be the same as authorized by Bylaw 06/028, twenty five (25) years;
6. The terms of repayment of the borrowing authorized hereby will be the same as Bylaw 06/028, 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 06/028;
8. Bylaw 06/028 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 _____, 2008.

READ a second time in Council this _____ day of _____, 2008.

READ a third time in Council this _____ day of _____, 2008.

SIGNED and PASSED this _____ day of _____, 2008.

MAYOR

CHIEF LEGISLATIVE OFFICER

Debenture Schedule

Archie Simpson Arena

Principal	\$9,450,000.00
Interest	6.00%
Term	25
Payments	\$739,242.49

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$9,450,000.00
1	\$9,450,000.00	\$567,000.00	\$739,242.49	\$172,242.49	\$9,277,757.51
2	\$9,277,757.51	\$556,665.45	\$739,242.49	\$182,577.04	\$9,095,180.48
3	\$9,095,180.48	\$545,710.83	\$739,242.49	\$193,531.66	\$8,901,648.82
4	\$8,901,648.82	\$534,098.93	\$739,242.49	\$205,143.56	\$8,696,505.26
5	\$8,696,505.26	\$521,790.32	\$739,242.49	\$217,452.17	\$8,479,053.09
6	\$8,479,053.09	\$508,743.19	\$739,242.49	\$230,499.30	\$8,248,553.79
7	\$8,248,553.79	\$494,913.23	\$739,242.49	\$244,329.26	\$8,004,224.53
8	\$8,004,224.53	\$480,253.47	\$739,242.49	\$258,989.02	\$7,745,235.51
9	\$7,745,235.51	\$464,714.13	\$739,242.49	\$274,528.36	\$7,470,707.15
10	\$7,470,707.15	\$448,242.43	\$739,242.49	\$291,000.06	\$7,179,707.10
11	\$7,179,707.10	\$430,782.43	\$739,242.49	\$308,460.06	\$6,871,247.04
12	\$6,871,247.04	\$412,274.82	\$739,242.49	\$326,967.66	\$6,544,279.37
13	\$6,544,279.37	\$392,656.76	\$739,242.49	\$346,585.72	\$6,197,693.65
14	\$6,197,693.65	\$371,861.62	\$739,242.49	\$367,380.87	\$5,830,312.78
15	\$5,830,312.78	\$349,818.77	\$739,242.49	\$389,423.72	\$5,440,889.06
16	\$5,440,889.06	\$326,453.34	\$739,242.49	\$412,789.14	\$5,028,099.91
17	\$5,028,099.91	\$301,685.99	\$739,242.49	\$437,556.49	\$4,590,543.42
18	\$4,590,543.42	\$275,432.61	\$739,242.49	\$463,809.88	\$4,126,733.54
19	\$4,126,733.54	\$247,604.01	\$739,242.49	\$491,638.47	\$3,635,095.06
20	\$3,635,095.06	\$218,105.70	\$739,242.49	\$521,136.78	\$3,113,958.28
21	\$3,113,958.28	\$186,837.50	\$739,242.49	\$552,404.99	\$2,561,553.29
22	\$2,561,553.29	\$153,693.20	\$739,242.49	\$585,549.29	\$1,976,004.00
23	\$1,976,004.00	\$118,560.24	\$739,242.49	\$620,682.25	\$1,355,321.75
24	\$1,355,321.75	\$81,319.31	\$739,242.49	\$657,923.18	\$697,398.57
25	\$697,398.57	\$41,843.91	\$739,242.49	\$697,398.57	\$0.00
Total		Interest \$9,031,062.18	Payment \$18,481,062.18	Principal \$9,450,000.00	



REGIONAL MUNICIPALITY
OF WOOD BUFFALO

Interoffice Memo

Date: January 24, 2008

To: Susan Motkaluk, Director, Public Services

From: Tara Gerke, Manger, Risk Management Branch

Subject: Insurance Status – Fort Chipewyan Arena Rebuild

Further to our discussion today, here is the information requested.

To negotiate a settlement, the Municipality proposed that we provide an "as was" rebuild estimate to the insurer. This was to be secured during the tendering process. To date, the information provided has not been sufficient to present to our insurer to negotiate a settlement.

In the meantime, we have proposed an alternate settlement option; securing two independent rebuilding estimates, providing those to the insurer and initiating the settlement process. To date we have not received a response from the insurer on this.

There are also other factors involved:

1. It is yet to be determined what exactly is to be included in the "as-was" rebuild? The tenders were not specific to rebuild "as-was" – Is the building a total loss? Will the estimates provided be based on salvaging the mezzanine level and the existing building? Will the estimates identify the need to address the weather damage to the existing structure which was not identified in the original estimates provided in 2005?
2. Payment restriction clause on the policy, a Margin Clause. This restricts the amount of recovery in cases where the building is under insured and is a total loss.

The building was insured for \$2,438,034. Assuming the building is deemed a total loss and the above clause applied, the largest settlement we could expect is 135% of the insured value or \$3,291,345.90. We are also consulting with our insurance broker to investigate the settlement options should the building not be deemed a total loss. As a recent review of the existing structure has not taken place, we are unsure at this time if this option will be available to us.

To date the municipality has received two progress payments on this loss; \$932,049.47 in 2006 and an additional one million in 2007. Our deductible of \$5,000 on this loss has not been applied and will be factored in to any subsequent payments.

I am anticipating that once our insurer is provided with some definitive information a settlement can be reached within 6 months.

The question with respect to the building being adequately insured to value at the time of the loss cannot be answered. The building was insured for \$2,438,034. Estimates received from Greenough Construction Ltd and Stuart Olson Construction in 2005 were \$2,483,884.00 and \$3,434,600.98 respectively.



PROJECT NAME Archie Simpson Arena \$ 6,743,669

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Community Services

SPONSOR DIVISION Community Development

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 (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)
Jan-08	Feb-08	Mar-08	Apr-08	Jun-08	Oct-08

Description of Project

The Archie Simpson Arena roof collapsed and requires replacement. A public consultation process was conducted to identify the communities desire for the redesign. As a result, the community identified that the facility was a major part of the quality of life.

Additional Funding Information

\$236,465 Municipal Sponsorship Grant (\$160,500 for 2005 and \$75,965 for 2006), \$2,378,570 insurance proceeds, \$500,000 unconditional donation (\$200,000 in 2007 and \$300,000 in 2008), \$2,119,131 CFEP grant, \$1,144,128 from Reserve (includes \$75,000 feasibility reserve) and \$365,375 debenture

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debenture Financed
Prior	6,078,294		2,355,596	1,144,128		2,578,570	
2008	-						
2009	665,375					300,000	365,375
2010	-						
2011	-						
2012	-						
TOTAL	6,743,669	-	2,355,596	1,144,128	-	2,878,570	365,375

Operating Costs (Savings)

	2007	2008	2009
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, Recreation, Arts and Leisure

Business Case Contact: John Mulhall, Recreation, Arts and Leisure

Priority Score

60