



Council Meeting

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

Tuesday, March 11, 2008
6:00 p.m.

Agenda

Call to Order

Opening Prayer

Adoption of Agenda

Minutes of Previous Meetings

- A. Regular Meeting – February 26, 2008

Delegations

- A. Mr. Maurice Yusep – Bond Street Properties Inc. re: Bond Centre Development Permit
In addition to scheduled delegations, 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.

Business Arising from Delegations

- A. Development Permit Application No. 2008 – 0118 – Lots 18 to 25, Block 1, Plan 198 AS
(10110 MacDonald Avenue)

Bylaws

- A. Debenture Borrowing Bylaws for Public Works 2008 Capital Projects (*16 Bylaws for 2nd and 3rd readings*)
- B. Bylaw No. 08/022 - Debenture Borrowing Bylaw Amendment - Archie Simpson Arena Redevelopment Project (*2nd and 3rd readings*)

Reports

- A. Reserve Bids for Tax Recovery Auction
- B. Council Expense Report – January 1-December 31, 2007

New and Unfinished Business

Updates

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

Adjournment

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Planning and Development Department
Date:	March 11, 2008
Subject:	Development Permit Application No. 2008-0118 - Lots 18 to 25, Block 1, Plan 198AS (10110 MacDonald Ave)

ISSUE:

Development Permit Application No. 2008-0118 has been submitted for the property located at 10110 MacDonald Ave (legally described as Lots 18 to 25, Block 1, Plan 198AS) and designated a Direct Control District under the Land Use Bylaw.

REFERENCE:

1. Land Use Bylaw
2. Municipal Government Act

HISTORY:

On December 10th, 2007 an *Application for a Development Permit* (Attachment 1) was received by the Municipality to develop two high rise apartment buildings.

A Development Permit for the same development on the same site had been originally issued on August 15, 2006. However, after the maximum time allowed under the Land Use Bylaw for construction to commence had lapsed, that Permit expired.

ALTERNATIVES:

1. Approve the Development as applied for
2. Approve the Development with conditions
3. Refuse the Development
4. Delegate, with directions, the decision to Administration

ANALYSIS:

Section 641(3) of the Municipal Government Act states that “. . . Council may decide on a development permit application (within an area designated Direct Control) or may delegate the decision to a development authority with directions that it considers appropriate.” Under the Direct Control designation, Council is the approval authority under the Act and the Land Use Bylaw.

The subject property is located in the DC-C5 Direct Control Central Business District. The proposed land uses are consistent with those described for that district. The DC-C5 district was designed specifically to accommodate this project.

The proposed development consists of two residential towers of 114 metres and 90 metres in height with a total floor area of 51,445m². The development will house a total of 274 residential units and 1,138 m² of commercial space. The following highlights Administration's review of the application:

- 2001 Lower Townsite Area Redevelopment Plan (ARP)

The application is consistent with uses prescribed in the ARP. The application is inconsistent with some of the Plan's proposed design elements. Specifically, the ARP identifies that the desirable scale for street frontage is 1 or 2 stories. The proposed development has a 4 storey building façade along the sidewalk with the towers setback from this façade.

Consultants have been engaged by the Planning Department to review the ARP. The project schedule anticipates an updated ARP being presented to Council in late 2008.

- Impact on Traffic in the Lower Townsite

Several improvements are required to accommodate anticipated traffic flows. This will include the installation of additional traffic lights at Morrison Street and MacDonald Avenue. Other incremental improvements will be subject to clarification in the Development Agreement. The developer has been advised that all improvements will be at their cost.

- Servicing Capacity in the Lower Townsite

Subject to incremental improvements (e.g. upgrading local water and sewer lines) capacity is available for the development. The details of these improvements will be subject to clarification in the Development Agreement. Some improvements have already been worked into the building design (e.g. internal storm water storage).

With the development of a lift station as part of the Long Boat Landing project and a connecting force main to the treatment facility from the Lower Townsite (anticipated to be in operation in 2009), sewer capacity will be available for the proposed development.

- Acceptable Scale of Development

Generally referenced as individual issues such as shadowing, height, intensity, density, impact to adjacent land uses, etc.; the question is whether or not the project represents an acceptable scale of development in the downtown area. A structure on its own may be a prized architectural form yet in the context of the area it is placed it can represent a planning blunder. Two specific questions surface relative to scale:

1. If the development is the only development of its kind, how does it fit with the existing downtown?
2. If several buildings were built of this scale, how would they fit with the existing downtown and infrastructure?

Administration supports the scale of this project in the context that it is a site specific development and that the update of the Lower Townsite ARP has been initiated. Administration recommends that the development be subject to the conditions and advisory notes detailed in Attachment 2.

ATTACHMENTS:

1. Development Permit Application
2. Recommended Conditions and Advisory Notes

RECOMMENDATIONS:

1. THAT Development Permit No. 2008-0118 for Lots 18 to 25, Block 1, Plan 198AS (10110 MacDonald Avenue) be approved, subject to the conditions and advisory notes identified in Attachment 2 – Development Conditions and Advisory Notes, dated March 11, 2008.
2. THAT Administration authorized to approve changes to the proposed buildings in instances where the value of the change does not exceed \$250,000.



REGIONAL MUNICIPALITY
OF WOOD BUFFALO
PLANNING & DEVELOPMENT

Application for
Development Permit

2008-0118

Prior Permit #2005-0589

I/We hereby make application under the provisions of the Land Use Bylaw 99/059 for a Development Permit.

PLEASE PRINT

Applicant Name: Bond Street Properties Inc. Business Name: Bond Street Properties Inc.
Applicant Address: 10018 - 105 Street Edm AB Postal Code: T5J 1C6
Daytime Phone: 780-423-3008 Alternate #: 780-446-8343 Fax: 780-413-8047

Proposed Development: dwelling units above ground floor commercial (274 units)
Has development commenced? Yes ☐ No ☒

Civic Address: 10110 MacDonald Avenue
Legal Land Description: Lot 18-25 Block 1 Plan 19BAS
Existing Use of Land or Building: DC-C5 Direct Control Central Business District
Registered Owner: Bond Street Properties Inc.
Size of Proposed Development: 609 786 square feet
Estimated Construction Start and End Dates: May 5, 2008 to April 4, 2011
Estimated Construction Cost: \$90 000 000.00

BOND STREET PROPERTIES INC.

December 6, 2007

Date

Per

MO KIANI
Signature of Applicant
President

Submission of a duly signed development permit application authorizes the Development Officer to enter the property to carry out inspections necessary for this development.

Registered Owner (or agent of owner)

I, (print name) Bond Street Properties Inc. hereby certify that: (please check one)
a) ☒ I am the registered owner of the land described above; or
b) ☐ I have been designated as the representative or agent of the owner
(written consent attached).
BOND STREET PROPERTIES INC.

Per

MO KIANI
Signature
President

10018 - 105 Street, Edmonton, Alberta T5J 1C6

Address

☒ Development Checklist Attached.

(Unless notified otherwise in writing by the Development Officer you are required to attach the Development Permit Application Checklist with your application form).

IMPORTANT NOTICE

NO DEVELOPMENT shall commence without a valid Development Permit. Any work started prior shall be subject to a double fee penalty and possibly further enforcement actions.

FOR OFFICE USE ONLY:

Plans Submitted: _____
Approval Authority: _____
Circulation: _____
Zoning: _____

Date Received: _____
Checklist Submitted: Y N
Receipt No.: _____
Dev. Permit Fee: _____
Off Site Levy: _____

Development Permit No. 2008-0118
Development Conditions & Advisory Notes
March 11, 2008

1. This development shall be classified as a “Dwelling Units Above Ground Floor Commercial” and is a Use in the “DC-C5 - Direct Control Central Business District” District.
2. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to occupancy.
3. Construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.
4. The garbage and waste material shall be stored in weather-proof and animal-proof containers and shall be visually screened in a manner compatible with the design and external materials of the principal buildings on the site. If a wood screen fence is used, it shall be constructed in accordance with drawing 10-301 of the Engineering Servicing Standards.
5. The building location, orientation, capacity and/or use shall be as indicated on the approved drawings. Any changes to the approved plans shall be submitted to the Development Officer for further approval.
6. A minimum of **434** on-site parking stalls shall be provided as indicated on the approved plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material and shall be completed prior to the issuance of an Occupancy Permit. Should a seasonal allowance be required for paving the parking lot, the developer shall provide a written request for the seasonal allowance, together with an automatically renewable and irrevocable letter of credit equal to 100 percent of the cost of paving the parking lot. A minimum of **2** of the required stalls shall be allocated for use by disabled persons. These parking stalls shall be hard-surfaced, level, located close to an entrance and shall be identified for the use of disabled persons. Parking stalls for the disabled shall be a minimum of 3.7 metres wide.
7. All parking stalls shall be graded such that no slope in any direction is less than 0.5% and not more than 4% to the satisfaction of the Development Officer.
8. A minimum of **2** loading spaces shall be provided for this development. Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and maneuvered entirely within the bounds of the site before moving onto adjacent streets or lands.
9. The landscaping shall be completed as per approved plans. The applicant shall provide security in a form acceptable to the Municipality in the amount of **\$305,466.00** as a

guarantee for completion of the landscaping requirement. When the Municipality is satisfied that site landscaping is completed as required, the letter of credit will be discharged.

10. Any excess fill shall be deposited on a site approved by the Municipality.
11. Any and all easements required by the Municipality or any franchise utility as a result of this development shall be provided by the developer at no cost to the Municipality or any franchise utility and shall be registered on title by Utility Right of Way Plan.
12. Should it be necessary to alter any on-site municipal or franchise utilities, all costs shall be borne by the applicant.
13. A final site grading plan shall be prepared to the satisfaction of the Municipality's Engineering Services Division and the approved site grading shall be confirmed prior to occupancy of any buildings.
14. The applicant shall enter into a development agreement with the Regional Municipality of Wood Buffalo to pay for the installation of public utilities to serve the development, and which includes, but is not limited to, the \$100,000.00 due at occupancy as a downtown landscaping donation, a commitment made at Regional Council on January 26, 2006, lights at Morrison and Hardin Streets, and any other item(s) that the Municipality deems necessary.
15. All on-site lighting shall be located, oriented and shielded so as to restrict the unnecessary illumination of adjacent residential properties.
16. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development construction. The developer may apply to the Development Officer to utilize these lands.
17. Before any construction starts, the building site will be fully fenced as per the drawings and plans listed in conditions 22 and 23 in order to prevent any damage to municipal infrastructure and landscaping surrounding the site, to ensure controlled and safe access and egress of the site, and to provide safe pedestrian access on and through any municipal lands adjacent to the site. The site access locations shall be established as per the fencing plan and will be maintained and operated to the satisfaction of the Development Authority. The fencing is to remain in place and in good working condition, until all construction activities have ceased and a Development Completion Certificate has been issued.
18. The applicant shall provide security in a form deemed acceptable to the Municipality in the amount equal to \$50 per linear metre of fencing **within 30 days of the issuance of this permit** as a guarantee that the fencing will remain in place and in good working order for the duration of the construction period. The Letter of Credit will be released once construction is completed and a Development Completion Certificate has been issued.
19. The applicant shall submit to the Municipality a building safety audit **within ninety (90) days of the issuance of the permit**.

20. The applicant shall submit to the Municipality an evaluation of the existing fire water capacity and hydrant locations, to be conducted between June 1 and September 1, 2008, to ensure that demands of the system will meet the requirements of anticipated day to day use and potential fire fighting needs.
21. A comprehensive Construction Fire Safety Plan that addresses the requirements of the Alberta Fire and Building Codes is required to be reviewed and approved by the Municipal Fire Prevention Branch prior to construction.
22. The applicant shall provide a site plan that outlines, but is not limited to, the location and sequencing of the off-site construction impacts listed below. This plan must be deemed acceptable to the Development Authority by way of written confirmation prior to starting conditions 24 and 25:
 - water, sanitary and storm service modification and subsequent road construction
 - pedestrian connectivity, sidewalk and lane modifications
 - hauling routes and destinations
23. The applicant shall provide documentation that details, but is not limited to, the management of all off-site construction impacts listed below. This documentation must be deemed acceptable to the Development Authority by way of written confirmation prior to starting conditions 24 and 25:
 - Traffic Management and Hauling Plan
 - Temporary Signage and Pedestrian Safety Plan
 - Service Interruption and Remediation Plan (i.e. – transit and emergency services)
24. The applicant shall engage local business owners and residents within 200m of the proposed development boundaries in a series of facilitated discussions, at a frequency and length to be determined by the Development Authority, to communicate the items required in conditions 22 and 23.
25. The applicant shall engage agency stakeholders, including but not limited to, representatives from Emergency Services, Utilities, Fort McMurray Transit, Diversified (and/or other plant site bus lines) and the RCMP, in a series of facilitated discussions, at a frequency and length to be determined by the Development Authority, to communicate and coordinate the items required in conditions 22 and 23.
26. The applicant shall submit an updated Traffic Impact Assessment (TIA) to the satisfaction of the Development Authority within ninety (90) days of the issuance of the Development Permit or prior to construction, whichever comes first.
27. **A Development Completion Certificate is required and shall be applied for by the applicant on the completion of the conditions of development and prior to occupancy.**

Advisory Notes

- Any signage proposed for this development shall require a separate application and approval.
- A metering room will be required by ATCO Gas to install and monitor distribution of their services within the development.
- The developer shall install all appropriate signage at access/egress locations in accordance with the requirements of the Municipality's Engineering Services Division.
- Site services shall be in accordance with the Engineering Standards of the Regional Municipality of Wood Buffalo – Fort McMurray Urban Service Area and the standards set by the Franchise Utilities operating within the Fort McMurray Urban Service Area.
- A Utility Installation Permit is required from the developer and shall be obtained from Engineering Services Division prior to installing underground utilities.
- It shall be the developer's responsibility and expense to terminate, at the main, all sanitary and water services which will not be utilized in this development.
- Any damage to the streets, sidewalks, curbs or landscaped boulevards caused by this development shall be the full responsibility of the developer to restore.
- Building, mechanical, electrical, gas, water, plumbing, and sewer permits may be required for this development. Please contact Alberta Permit Pro for the necessary permits and information.
- A Health Certificate may be required for this development. Please contact the Health Inspector for the necessary information.
- A Municipal Business License may be required for this development. Please contact the Licensing Enforcement Officer for information and an application, if required.
- It shall be the responsibility of the applicant to contact Alberta One Call to determine the utility locates prior to undertaking any work on the site.
- The Alberta Fire Code applies in and around buildings existing or being constructed on a site. Complete project plans and specifications, construction fire safety plans, and fire related activities requiring Fire Prevention Permits shall be reviewed by the Fire Authority prior to the commencement of any work related thereto. Inquiries and permit applications shall be submitted to the Fire Authority.
- All Federal, Provincial and Municipal statutes and regulations shall be met, including the Alberta Building Code.
- Buildings shall be constructed to a minimum Silver LEED standard.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To: Mayor and Council
 From: Public Works
 Date: March 11, 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:

1. THAT the following debenture borrowing bylaws be read a second 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

2. THAT the debenture borrowing bylaws be read a third and final 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 12th day of February, 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

	Interest	Payment	Principal
Total	\$1,347,491.82	\$2,757,491.82	\$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 (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-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	Debt/Future 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
Criteria	6	3	1	0	
Health or Safety Issue	X				42
Legislation Changes					0
Maintain Existing Assets	X				30
Maintain Current Service Levels					0
Increase Efficiencies					0
Increase Level of Existing Service					0
New Service					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 12th day of February, 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 (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-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 12th day of February, 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

	Interest	Payment	Principal
Total	\$1,633,324.38	\$4,633,324.38	\$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 (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-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	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. 08/007

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 12th day of February, 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

	Interest	Payment	Principal
Total	\$538,019.37	\$2,038,019.37	\$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 (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-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 12th day of February, 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

Urban Road Road Rehabilitation 2008

Principal	\$5,333,334.00
Interest	6.00%
Term	10
Payments	\$724,629.20

Year	Beginning Balance	Interest	Payment	Principal	End Balance
					\$5,333,334.00
1	\$5,333,334.00	\$320,000.04	\$724,629.20	\$404,629.16	\$4,928,704.84
2	\$4,928,704.84	\$295,722.29	\$724,629.20	\$428,906.91	\$4,499,797.93
3	\$4,499,797.93	\$269,987.88	\$724,629.20	\$454,641.33	\$4,045,156.60
4	\$4,045,156.60	\$242,709.40	\$724,629.20	\$481,919.80	\$3,563,236.80
5	\$3,563,236.80	\$213,794.21	\$724,629.20	\$510,834.99	\$3,052,401.80
6	\$3,052,401.80	\$183,144.11	\$724,629.20	\$541,485.09	\$2,510,916.71
7	\$2,510,916.71	\$150,655.00	\$724,629.20	\$573,974.20	\$1,936,942.51
8	\$1,936,942.51	\$116,216.55	\$724,629.20	\$608,412.65	\$1,328,529.86
9	\$1,328,529.86	\$79,711.79	\$724,629.20	\$644,917.41	\$683,612.45
10	\$683,612.45	\$41,016.75	\$724,629.20	\$683,612.45	\$0.00
Total		Interest \$1,912,958.01	Payment \$7,246,292.01	Principal \$5,333,334.00	

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 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 12th day of February, 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 (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-yy)	Start (mmmm-yy)	Finish (mmmm-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 RolesSponsor 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 12th day of Thursday, 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

	Interest	Payment	Principal
Total	\$282,043.38	\$661,291.38	\$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 (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-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
Criteria		6	3	1	0	
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 12th day of February, 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

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

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 (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-yy)	Start (mmn-yy)	Finish (mmn-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	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

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 12th day of February, 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	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	Environment		
MUNICIPAL FUNCTION	42 - Sanitary Sew - Coll/Disposal		
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	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

Debtenture Financing

Year	Annual Cost	Federal Grants	Provincial Grants	Reserve	Operating Budget	Other Sources	Debtenture 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			
	-	-	(100,000)

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

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 12th day of February, 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

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

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 (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	Debtenture 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
Criteria	6	3	1	0	
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 12th day of February, 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	

CAPITAL REQUEST

PROJECT NAME Infrastructure Relocation Highway 63 **\$** 20,000,000

PROJECT LOCATION Fort McMurray

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

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 (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-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	Debtenture 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
	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. 08/016

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 12th day of February, 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 (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-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	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	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 not need to start until the second or third year of 5-year capital plan
MEDIUM PRIORITY - Project does need to start until the fourth or fifth 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	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 12th day of February, 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

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Environment

MUNICIPAL FUNCTION 42 - Sanitary Sew - Coll/Disposal

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 (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)
Jan-08	Jun-08	Nov-08	Feb-09	Apr-09	May-10

Description of Project

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.

Additional Funding Information

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	Debt/Finance
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

Operating Costs (Savings)

	2008	2009	2010
Maintenance			(2,000)
Contracted service(s)			(4,000)
Select cost type			
Select cost type			
	-	-	(6,000)

Have operating impacts been budgeted for? Yes

Accountability Roles

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

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	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 12th day of February, 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 (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-yy)	Start (mm-yy)	Finish (mm-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 12th day of February, 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 Fort Chipewyan WTP Back-Up Power Supply **\$** **800,000**

PROJECT LOCATION Fort Chipewyan

SPONSOR DEPARTMENT Operations & Maintenance

SPONSOR DIVISION Fort Chipewyan Operations

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 (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-yy)	Start (mmm-yy)	Finish (mmm-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	X				42
Legislation Changes					0
Maintain Existing Assets	X				30
Maintain Current Service Levels					0
Increase Efficiencies					0
Increase Level of Existing Service					0
New Service					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 12th day of February, 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	

CAPITAL REQUEST

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

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	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	Debt/ure 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
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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 Services	2					0
New Service	1					0
Total Priority Score						66

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

To:	Mayor and Council
From:	Community Services
Date:	March 11, 2008
Subject:	Bylaw No. 08/022 – Debenture Borrowing Bylaw Amendment - 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.

Capital Budget Amendment and Tender Award

At the regular Council meeting held on Tuesday, February 12, 2008, Council considered and approved the following resolution:

- 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.

In addition, the required amendment to debenture borrowing bylaw No. 06/028 was read a first time. The debenture borrowing bylaw amendment has been advertised in accordance with the provisions of the Municipal Government, and no petition received. As such, the bylaw may now receive second and third readings.

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

THAT Bylaw No. 08/022 be read a third and final 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>Debtenture 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>Debtenture 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 debtenture 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

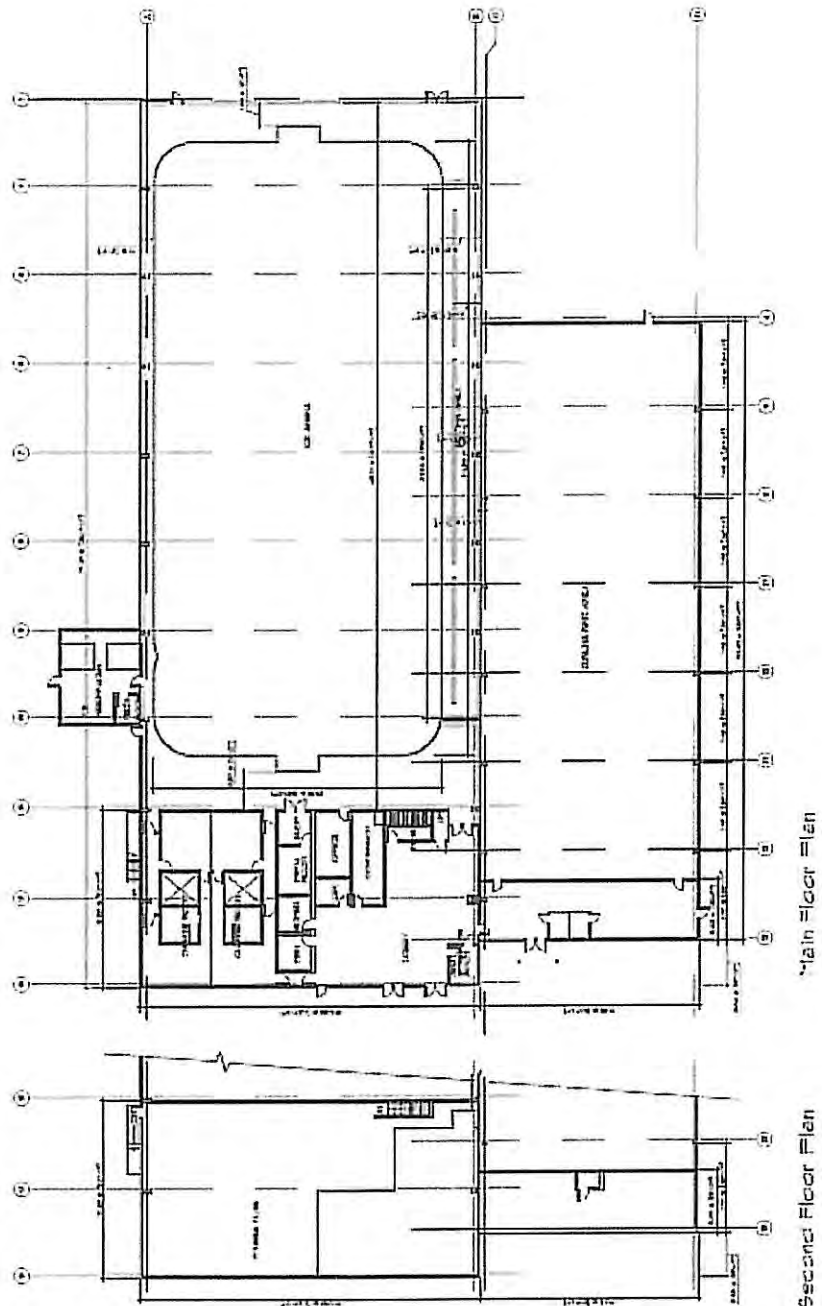
Dry type distribution transformers will be provided to step the utilization voltage down from 600 Volts to 120/208 Volts. All transformers will utilize copper windings.

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

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Assessment & Taxation
Date:	March 11, 2008
Subject:	Reserve Bids for Tax Recovery Auction

ISSUE:

The Municipal Government Act (MGA) requires that reserve bids and sale conditions for tax recovery properties be established by council resolution.

REFERENCE:

Municipal Government Act (MGA).

HISTORY:

As required under the MGA, the properties listed for 2008 tax sale were placed in Tax Recovery Notification with the Provincial Registrar prior to March 31, 2006. The Provincial Registrar endorsed the Certificate of Title for the properties, and prior to August, 2006, sent a notice to the owner(s) of each property advising of the endorsement. The property owners were also notified by mail prior to the Tax Recovery Notification process being started in 2006.

ANALYSIS:

Under Section 418 of the MGA, municipalities must offer for sale at a public auction, any property shown on its tax arrears list if the tax arrears are not paid by a certain date, which in this case is March 30, 2008. This section also permits the Municipality to enter into a tax payment schedule agreement with the owner of a property shown on its tax arrears list based on specific criteria. Those properties are removed from the tax sale for as long as the owner maintains payments as per the agreement, and is removed from the tax arrears list once all the arrears are paid.

The Municipality must advertise the tax sale in the Alberta Gazette not less than 40 days and not more than 90 days before the auction, in accordance with Section 421 (1) of the MGA. The notice was placed in the Alberta Gazette on February 15, 2008, which is 45 days before the auction date. In addition, a copy of the Gazette advertisement must be sent to the owner of each property, and to any other party named on the Certificate of Title obtained from the Province, not less than four weeks before the auction date. The letters were sent February 19, 2008, which is six weeks before the auction date. The arrears list of properties offered for public auction must also appear in at least one of the local newspapers having a general circulation in the Municipality. On March 14, 2008, an advertisement will be placed in the Fort McMurray Today and the tax recovery list will be posted at Jubilee Centre and all rural Municipal offices.

For 2008, there are potentially five properties in tax arrears which could be sold at a public auction, as listed in Attachment 1.

The public auction is set for March 31, 2008 at 10:00 p.m. fifth floor Boardroom, in the Municipal Tower of the Jubilee Centre, at 9909 Franklin Avenue, Fort McMurray. Prior to the auction, Provincial Legislation requires that a reserve bid be established for the property being offered for sale. The reserve bid is as reasonably close as possible to market value. Market value is determined by comparing sales of similar properties. Details of the reserve bids and conditions of the sale are set out in Attachment 1.

ATTACHMENTS:

1. Regional Municipality of Wood Buffalo Properties Scheduled for Public Auction March 31, 2008, 10:00 A.M, Fifth Floor Boardroom

ADMINISTRATIVE RECOMMENDATION:

THAT the reserve bids and sale conditions be established as listed in Attachment 1 – Reserve Bids for Tax Sale Properties, dated March 11, 2008.

March 11, 2008

**REGIONAL MUNICIPALITY OF WOOD BUFFALO
PROPERTIES SCHEDULED FOR PUBLIC AUCTION
MARCH 31, 2008, 10:00 A.M., FIFTH FLOOR BOARDROOM**

PLAN	BLOCK	LOT	ROLL #	RESERVE BID	LOCATION
9021064	1	4	71027720	3,478,000	FORT MCMURRAY
4309TR	9	10	20206890	319,350	FORT MCMURRAY
1347TR	31	6	60904800	237,270	FORT MCMURRAY
7620092	42	26	40509140	546,540	FORT MCMURRAY
7822583		UNIT 117	40518920	395,380	FORT MCMURRAY

Each parcel will be offered for sale subject to a reserve bid and the reservations and conditions contained in the existing Certificate of Title.

The Regional Municipality of Wood Buffalo may, after public auction, become the owner of any parcel of land that is not sold at the public auction.

Terms: Cash, Bank Draft, or Certified Cheque made payable to the Regional Municipality of Wood Buffalo.

Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

To:	Mayor and Council
From:	Legislative and Legal Services
Date:	March 11, 2008
Subject:	Council Expense Report – January 1-December 31, 2007

ISSUE:

To identify Council expenses submitted for the period January 1-December 31, 2007.

REFERENCE:

Elected Officials Compensation, Travel, Expense and Support Policy (LEG-050)

HISTORY:

On April 24, 2001, Regional Council adopted the Elected Officials Compensation, Travel, Expense and Support Policy, which came into effect immediately following the 2001 General Municipal Election. The Policy requires that quarterly reports on expenditures for each Council Member be presented to Council for review.

ANALYSIS:

In order to monitor expenditures, spreadsheets have been developed and expenses are recorded for each Member of Council. These expenses have been broken down into the following categories: registration fees, travel (mileage, airfare, taxi, bus, parking, etc.), meals, accommodation and miscellaneous expenses (internet, telephone, laundry/dry-cleaning, etc.).

A summary of expenses has been prepared and reflects all expenses submitted for the 2007 calendar year. This summary also includes those expenditures resulting from participation on Provincial Boards/Committees and periods in which a Member of Council performed the duties of Deputy or Acting Mayor.

With one exception, the 2007 Council Expense Summary is within budget allowances. In keeping with the Policy, the impacted Council Member sought and received prior approval from Council before the conference expenses were incurred. Notwithstanding this, the Councillor's cumulative expenses remain within the total approved budget allowance.

ATTACHMENT:

2007 Council Expense Summary

ADMINISTRATIVE RECOMMENDATION:

THAT the Council Expense Report for the period January 1-December 31, 2007, be received as information.

2007 COUNCIL EXPENSE SUMMARY

Total Expenses Submitted for the Period January 1-December 31, 2007

	Annual Budget	Registration Fees	Travel	Meals	Accom.	Other Expense	Total	Percentage Expended	Other Committees	Deputy Mayor
Allen, Mike - Expenses	1725		228.67				228.67	13.26%		
Allen, Mike - Conference	5000	1,113.00	1,154.50	78.31	1,238.89	44.37	3,629.07	72.58%		
ALLEN - TOTAL	6725						\$3,857.74	57.36%		
Blair, David - Expenses	22500		2,928.79	230.84	4,763.00		7,922.63	35.21%		
Blair, David - Conference	5000	1,113.00	861.83	822.92	1,238.89	323.85	4,360.49	87.21%		
BLAIR - TOTAL	27500						\$12,283.12	44.67%		
Blake, Melissa - Expenses	35010	2,255.45	13,489.06	1,345.54	3,001.70	6,748.16	26,839.91	76.66%		
Blake, Melissa - Conference	4562	1,717.55	1,137.94		1,490.57	199.28	4,545.34	99.63%		
BLAKE - TOTAL	39572						\$31,385.25	79.31%		
Byron, Mila - Expenses	1725		228.67				0.00	0.00%		
Byron, Mila - Conference	5000	1,219.00	1,066.07	194.01	583.29		3,062.37	61.25%		
BYRON - TOTAL	6725						\$3,062.37	45.54%		
Carbery, Jim - Expenses	1725						0.00	0.00%	\$386.55	
Carbery, Jim - Conference	5000						0.00	0.00%		
CARBERY - TOTAL	6725						\$0.00	0.00%		
Chadi, John - Expenses	22500		5,009.80		6,831.00	225.00	12,065.80	53.63%	\$1,566.60	
Chadi, John - Conference**	5000	2,268.70	4,155.89	397.58	3,151.81	186.71	10,160.69	203.21%		
CHADI - TOTAL	27500						\$22,226.49	80.82%		
Clarkson, Sharon - Expenses	1725					225.00	225.00	13.04%		
Clarkson, Sharon - Conference	5000	1,047.00	1,918.41	43.68	1,925.04		4,934.13	98.68%		
CLARKSON - TOTAL	6725						\$5,159.13	76.72%		
Flett, Sonny - Expenses	22500		4,900.00	299.27	4,492.40		9,691.67	43.07%		
Flett, Sonny - Conference	5000				187.59		187.59	3.75%		
FLETT - TOTAL	27500						\$9,879.26	35.92%		
Germain, Sheldon - Expenses	1725		237.09	63.74		225.00	525.83	30.48%		
Germain, Sheldon - Conference	5000						0.00	0.00%		
GERMAIN - TOTAL	6725						\$525.83	7.82%		
Janvier, Gordon - Expenses	10000		1,775.00		1,921.70		3,696.70	36.97%		
Janvier, Gordon - Conference	5000	1,007.00		47.98	356.68	500.00	1,911.66	38.23%		
JANVIER - TOTAL	15000						\$5,608.36	37.39%		
Meagher, Phil - Expenses	1725					225.00	225.00	13.04%		
Meagher, Phil - Conference	5000						0.00	0.00%		
MEAGHER - TOTAL	6725						\$225.00	3.35%		
Rebus, Renee - Expenses	6000		1,142.10			225.00	1,367.10	22.79%		
Rebus, Renee - Conference	5000	689.00	1,048.40	86.04	583.29		2,406.73	48.13%		
REBUS - TOTAL	11000						\$3,773.83	34.31%		
Slade, Carolyn - Expenses	1725						0.00	0.00%		
Slade, Carolyn - Conference	5000						0.00	0.00%		
SLADE - TOTAL	6725						\$0.00	0.00%		
Vyboh, John - Expenses	1725					225.00	225.00	13.04%		
Vyboh, John - Conference	5000	1,097.00	1,168.80	465.76	1,190.84	29.59	3,951.99	79.04%		
VYBOH - TOTAL	6725						\$4,176.99	62.11%		
Wiltzen, Lorne - Expenses	10000						0.00	0.00%		
Wiltzen, Lorne - Conference	5000						0.00	0.00%		
WILTZEN - TOTAL	15000						\$0.00	0.00%		

**Conference budget exceeded with prior approval of Council