



Special Council Meeting

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

Tuesday, August 08, 2006

Agenda

Call to Order – 7:00 p.m.	Page
Opening Prayer	
Adoption of Agenda	
Minutes of Previous Meetings	
A. Regular Meeting – July 11, 2006	1
B. Public Hearing – July 11, 2006	15
Delegations	
None registered.	
<i>(The Chair will provide an opportunity for those attending the meeting and wishing to address an item on the agenda to identify themselves and come forward to speak to Council. Consistent with all delegations, each presentation will be allowed a maximum of five minutes.)</i>	
Public Hearings	17
A. Public Hearing re: Bylaw No. 06/031 – Road Closure and Exchange of Land for Draper Community Recreation Site <i>(Second and third readings are not being considered at this time, as the public hearing must be held and the road closure approved by the Minister of Alberta Transportation and Infrastructure prior to being given further consideration by Council.)</i>	18
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A. Reporting of Councillors on Boards and Committees (Councillors Flett, Germain, Meagher, Rebus, and Clarkson)	
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Adjournment	



Public Hearing

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

Tuesday, August 08, 2006 - 7:00 p.m.

Agenda

1. **Call to Order**
2. **Public Hearing re: Bylaw No. 06/031 – Road Closure and Exchange for Draper Community Recreation Site**
 - A. **Opening Statement**
 - Mr. Steve Cook, Land Manager
 - Mr. Bervin Mack, Applicant
 - B. **Written Presentations**
 - Mr. Doug Miller (supporting)
 - Mr. Shawn Schellenberg (supporting)
 - C. **Verbal Presentations**
 - Mr. Doug Miller (supporting)
 - Shawn & Roseanne Overland (opposing)
 - D. **Other Verbal Presentations (Time Permitting and with Consent of Council)**
 - E. **Questions of Council**
 - F. **Closing Statement**
3. **Closure of Public Hearing**

NOTE: *(Second and third readings are not being considered at this time, as the public hearing must be held and the road closure approved by the Minister of Alberta Transportation and Infrastructure prior to being given further consideration by Council.)*

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Regional Council
From:	Administration
Date:	August 08, 2006
Subject:	Council Expense Report

ISSUE:

To identify Council expenses submitted as of June 30, 2006.

REFERENCE:

Elected Official 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 Standing Committee 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, etc.).

A summary of expenses has been prepared and reflects all expenses submitted as of June 30, 2006. 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.

The 2006 Council Expense Summary for the period ending June 30, 2006 is within budget allowances.

ATTACHMENT:

2006 Council Expense Summary

ADMINISTRATIVE RECOMMENDATION:

THAT the Council Expense Report to June 30, 2006 be received as information.

2006 COUNCIL EXPENSE SUMMARY
Year to Date Expenses Submitted for the Period Ending June 30, 2006

	Annual Budget	Registration Fees	Travel	Accom.	Meals	Other Expenses	Total	Percentage Expended	Other Committees	Deputy Mayor
Blake, Melissa - Business Travel	25319		6,094.00				\$6,094.00	24.07%		
Blake, Melissa - Public Relations	9834					1,807.00	\$1,807.00	18.38%		
Blake, Melissa - Conf. & Training	4699	7,690.00					\$7,690.00	163.65%		
Blake, Melissa - Membership/Reg.	291	24.00					\$24.00	8.25%		
BLAKE - TOTAL	40143						\$15,615.00	38.90%		
Carbery, Jim - Expenses	1725						\$0.00	0.00%		
Carbery, Jim - Conference	5000	600.00	780.63	1,080.52	274.80	8.05	\$2,744.00	54.88%		
CARBERY - TOTAL	6725						\$2,744.00	40.80%		
Chadi, John - Expenses	22500			154.29			\$154.29	0.69%		
Chadi, John - Conference	5000						\$0.00	0.00%		
CHADI - TOTAL	27500						\$154.29	0.56%		
Clarkson, Sharon - Expenses	1725						\$0.00	0.00%	\$509.09	
Clarkson, Sharon - Conference	5000	187.25	737.12	804.75	150.50		\$1,879.62	37.59%		
CLARKSON - TOTAL	6725						\$1,879.62	27.95%		
Flett, Sonny - Expenses	22500		1,620.00	3,135.26	336.60		\$5,091.86	22.63%		
Flett, Sonny - Conference	5000	555.00	786.99	155.72	1,089.44		\$2,303.82	46.08%		
FLETT - TOTAL	27500						\$7,395.68	26.89%		
Germain, Sheldon - Expenses	1725						\$0.00	0.00%		
Germain, Sheldon - Conference	5000						\$0.00	0.00%		
GERMAIN - TOTAL	6725						\$0.00	0.00%		
Meagher, Phil - Expenses	1725						\$0.00	0.00%		
Meagher, Phil - Conference	5000	3,905.50	905.76	1,171.90			\$5,983.16	119.66%		
MEAGHER - TOTAL	6725						\$5,983.16	88.97%		
Rebus, Renee - Expenses	6000		455.40				\$455.40	7.59%		
Rebus, Renee - Conference	5000						\$0.00	0.00%		
REBUS - TOTAL	11000						\$0.00	0.00%		
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						\$0.00	0.00%		
Vyboh, John - Conference	5000	555.00	1,493.93	1,277.80	346.46		\$3,673.19	73.46%		
VYBOH - TOTAL	6725						\$3,673.19	54.62%		
Wiltzen, Lorne - Expenses	10000						\$0.00	0.00%		
Wiltzen, Lorne - Conference	5000						\$0.00	0.00%		
WILTZEN - TOTAL	15000						\$0.00			

REGIONAL MUNICIPALITY OF WOOD BUFFALO

COUNCIL REPORT

To:	Regional Council
From:	Administration
Date:	August 8, 2006
Subject:	Tender Award – MacDonald Island Park Redevelopment Project - T9 – Phase 1 Arena/Fieldhouse Construction

ISSUE:

Award a tender for the MacDonald Island Park Redevelopment Project.

HISTORY:

On March 14, 2006 Council approved the initial tenders for MacDonald Island Park Redevelopment Project. As the consultant's detailed drawings progress, the construction manager continues to tender elements of the facility. To date, 14 tenders have closed and it is anticipated that 2 additional tenders will be required to complete the project.

As the project tendering continues, the tender packages have grown in scope, magnitude and complexity. As a result, we now have multiple companies bidding on specific components. Thirty-two (32) bids/tenders were submitted for the 11 projects included in the tender and they were opened on July 11, 2006. The consultants reviewed each bid/tender to ensure the specifications were met and then consolidated all components into one bid/tender approval package. Each component of the project is then measured against the project's cost plan.

In order to ensure an open and competitive tendering process for this project, the T9 tender was advertised in the following locations and posted for three weeks:

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

ALTERNATIVES:

- 1) Award the tender.
- 2) Do not award the tenders.

ANALYSIS:

Of the multiple bids submitted for specific and various components of the T9 package 23 separate companies made up the tender award of \$28,015,893. The construction manager and the consulting team determined through the review process that all requirements were strictly adhered to. A summary breakdown of the companies submitting low bids and meeting the identified bid/tender specification is attached. This bid/tender closed at \$272,484.00 over the original budget established in the project cost plan; this represents 10% over the proposed

budget. The bid/tenders received expire August 10, 2006. The overall T9 Phase One – Arena/fieldhouse construction tender of \$28,015,893 exceeds Administration's authority and requires approval by Council.

ADMINISTRATIVE RECOMMENDATIONS:

1. THAT the contract for T9 – Phase 1 – Arena/Fieldhouse Construction be awarded to the companies identified in the Schedule A – Analysis of Bid Package T9, dated July 26, 2006, at a total cost of \$28,015,893.

**MacDonald Island Redevelopment Project
T9 - Arena/Fieldhouse Construction**

Analysis of Bid Package T9 - Low Bidders

July 26, 2006

Sub-trade	Scope of Work	Number of Bidders per Division	Construction Mgmt Fee	Subtrade Price	Extended Price
Stuart Olson Constructors Inc.	Concrete formwork/cast in place concrete & accessories,rough carpentry	1	\$ 283,508.00	\$ 3,761,852.00	\$ 4,045,360.00
Brysand Ice Arena Ltd.	Concrete floor ice arena	1	\$ 18,050.00	\$ 302,919.00	\$ 320,969.00
Harris Rebar	Reinforcing steel	1	\$ 17,691.00	\$ 539,843.00	\$ 557,534.00
Gracom Masonry	Masonry	1	\$ 137,156.00	\$ 2,128,345.00	\$ 2,265,501.00
Collins Industries Ltd.	Structural steel,steel joists, and misc. metal	1	\$ 59,254.00	\$ 2,910,917.00	\$ 2,970,171.00
Jasper Millwork Ltd.	Finish carpentry,Architectural woodwork and plastics	1	\$ 4,620.00	\$ 125,721.30	\$ 130,341.30
Adler Firestopping Ltd.	Spray applied fireproofing	2		\$ 70,941.00	\$ 70,941.00
Western Industrial Services Ltd.	Painting and wall covering	1	\$ 53,604.00	\$ 697,116.00	\$ 750,720.00
Allmar International	P.S frames, H.M. doors, and architectural hardware	3	\$ 67,186.00	\$ 171,041.60	\$ 238,227.60
Richelieu Panel Products	Visual display boards,compartments, cubicles, toilets, bath, laundry and lockers	3	\$ 11,057.00	\$ 59,348.85	\$ 70,405.85
Shanahan's Building Specialties Ltd.	Coiling shutters	1	\$ 9,069.00	\$ 37,431.25	\$ 46,500.25
Advantage Sport Inc.	Speciality flooring	3	\$ 87,925.50	\$ 335,875.00	\$ 423,800.50
Jensen Contract Flooring	Ceramic, quarry tile,	2	\$ 169,295.50	\$ 687,177.00	\$ 856,472.50
Centaur Products Inc.	Bleacher seating	3	\$ 37,882.00	\$ 42,375.00	\$ 80,257.00
Kilroe & Associates Inc.	Gymnasium/athletic equipment	2		\$ 73,155.00	\$ 73,155.00
Maple Leaf Gold Inc.	Dasher/arena boards	4		\$ 334,543.00	\$ 334,543.00
Specialty Glazing Systems Inc.	Aluminum entrance/storefronts, aluminum windows and curtainwall system	1	\$ 116,361.00	\$ 731,205.50	\$ 847,566.50
Pace Industrial	Refrigeration system	3		\$ 1,050,000.00	\$ 1,050,000.00
Arpi's Industries Ltd.	Mechanical system	2	\$ 215,394.00	\$ 6,823,496.00	\$ 7,038,890.00
River City Electrical	Electrical system	3	\$ 241,536.00	\$ 3,987,000.00	\$ 4,228,536.00
Otis Elevator Company	Elevator	1	\$ 36,036.00	\$ 82,500.00	\$ 118,536.00
King Stamp & Sign	Identification devices and signage	1		\$ 8,265.98	\$ 8,265.98
Astro Energy	Energy efficient ceiling-curling surface if required			\$ 19,200.00	\$ 19,200.00
T9 Allowances				\$ 1,470,000.00	\$ 1,470,000.00
TOTAL COST			\$ 1,565,625.00	\$ 26,450,268.48	\$ 28,015,893.48

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Regional Council
From:	Administration
Date:	August 8, 2006
Subject:	Tender Award - Syncrude Timberlea Athletic Park Lighting

ISSUE:

To award the contract for lighting at the Syncrude Timberlea Athletic Park .

HISTORY:

The construction of the Syncrude Timberlea Athletic Park began in 2004 with an approved budget of \$6,847,780, including a \$1.7 million grant from Alberta Centennial Legacies. The scope of the project includes four slow pitch diamonds, one championship slow pitch diamond, three soccer pitches, one championship soccer pitch, one championship baseball diamond, cricket pitch, outdoor hockey rink/lacrosse box, playground, parking, trails and lighting. Construction of the Park is largely complete, with only lighting, site furnishings, clubhouse, concession and maintenance buildings to be completed. When open in 2007, Syncrude Timberlea Athletic Park will be the Regional Municipality of Wood Buffalo's premier outdoor sports facility.

Lighting the Park, and in particular the playing fields, was identified by representatives of sports leagues as a means to extend their respective playing seasons and provide greater recreational opportunities for the community.

Costs for Park lighting, including fixtures and underground servicing, was estimated in 2004 to be \$600,000. The Tender for Park lighting closed July 6, 2006.

- | | |
|--------------------------------|----------------|
| 1. Wilco Landscape Contractors | \$1,310,211.77 |
| 2. River City Electric Ltd. | \$1,666,440.00 |

ALTERNATIVES:

1. Award the lighting contract to the lowest bidder, Wilco Landscape Contractors, for \$1,310,211.77.
2. Do not award the lighting contract at this time.

ANALYSIS:

When the Park opens in 2007, sports leagues can offer users an extended playing season and greater recreational opportunities, but the project is significantly over budget. With the current economy, there doesn't appear to be any benefit to postpone the project to a future year.

ADMINISTRATIVE RECOMMENDATION:

THAT the lighting contract for Syncrude Timberlea Athletic Park be awarded to Wilco Landscape Contractors in the amount of \$1,310,211.77; and

THAT the additional funding of \$710,211.77 be acquired as follows: \$260,000.00 from the Other Parks Reserve and \$450,211.77 from the Capital Infrastructure Reserve.

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Administration
Date:	August 8, 2006
Subject:	Tender Award - Fort McMurray Regional Landfill –Construction of Access Road

ISSUE:

To review tenders to construct the access road to the new Fort McMurray Regional Landfill.

REFERENCES:

Alberta Environment Landfill Submission - July 2005
Alberta Environment Grant Application Update - November 2005

HISTORY:

The existing Regional Landfill is owned and operated by RMWB, but is estimated to have a lifespan of not more than three years. A new site has been identified adjacent to the current landfill and approved by Alberta Environment. To accommodate our increasing population, construction of a laterally expanding new landfill facility must commence immediately.

At present, there is no direct access to the new landfill facility site and a bridge and access road are required prior to cell construction. Tenders were issued by the Region May 26, 2006. Project documents were also provided to the Alberta and Saskatchewan Construction Associations. Ten contractors attended a bidders meeting June 1, 2006 to review the site and discuss the project. An aerial tour of the site and potential access to the project areas was reviewed. Throughout the bid process, contact with the bidders was maintained and follow-up was undertaken to determine that there was sufficient interest in the project to reflect a reasonable return of bid documents. The Tender closed June 15, 2006.

Four bids were received:

Thompson Bros (Construction) Ltd.	\$13,345,192.50
Aecon Construction and Materials Limited	\$14,565,804.89 (non-compliant bid)
Prairie North Construction Ltd.	\$15,317,270.00
Sureway Construction Ltd.	\$15,410,662.12 (non-compliant bid)

The available 2006 budget is \$5,000,000 and pre-bid estimates were in the range of \$6,500,000 based upon information available from northern road and AIT construction projects to the end of 2005.

ALTERNATIVES:

- 1) Award the contract to the lowest bidder.
- 2) Reject all tenders for cost/estimate differential.

ANALYSIS:

There are no funds available at this time to cover the cost differential for the access road project and it is expected that the budget for the actual construction of the project is low. A portion of the existing available funds for the Landfill Project will be recommended to be used for the Bridge project, which was tendered at the same time as the road and will come up later on Council's agenda. As long as the bridge proceeds, alternatives for the access road can be investigated with the intent of budgeting more accurately and proceeding in 2007 without jeopardizing the project.

Acquisition of material from AIT from various designed borrow pits for assistance in providing a portion of the road base, adjusting constructed works to focus on the entrance road only at this time, preparing smaller contract items to provide access for bridge construction, and reviewing and adjusting subsequent work to provide opportunities for joint project construction may assist to minimize costs if we revise our specifications, revise the budget and go back out to tender for the road in the winter.

ATTACHMENTS:

1. Table 1 – Updated Estimated Project Costs
2. Site Plan

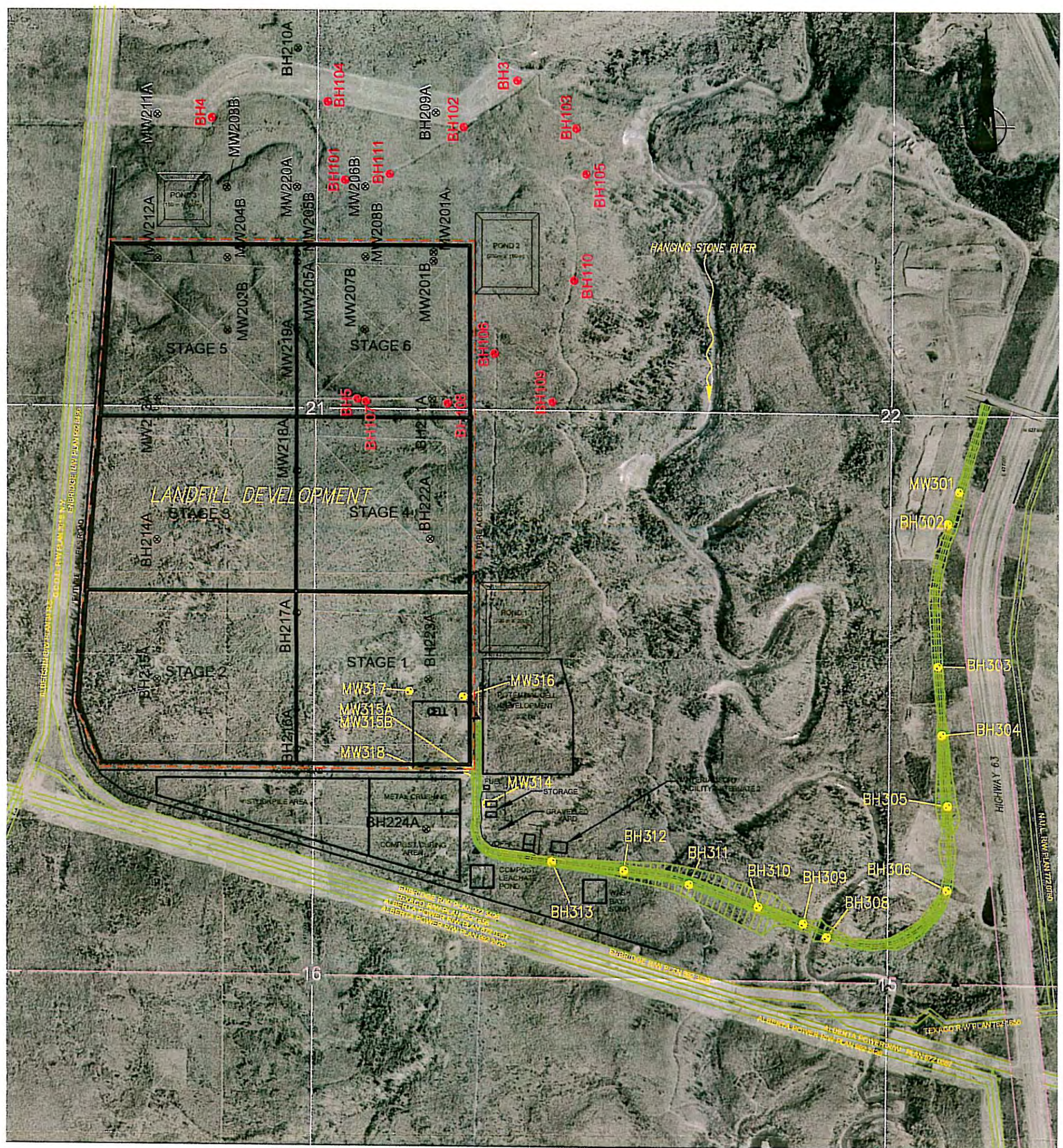
ADMINISTRATIVE RECOMMENDATIONS:

1. THAT all tenders for the construction of the Fort McMurray Regional Landfill Access Road (QU#1808) be rejected on the basis of cost over budget.

Attachment 1


Table 1
Updated Estimated Project Costs

Item	Description	Total Estimated Costs (2006)	Status
Bridge Tender 2006/2007	75% of initial bridge construction	\$2,200,000	Tender \$2,168,924.50
Road Tender 2006/2007	75% of initial internal road construction, pads, land acquisition	\$8,050,000	Tender under review
Cell Tender / Site Preparation 2006/2007	75% of initial development erection of fences and signs, drainage control, utilities	\$5,099,000	Design approved as per Alberta Environment Submission
Buildings , Warm up Storage ,Waste Transfer Station 2008	75% Office , Equipment Warm-up Storage, Fueling Facility , Scale House ,as well as Public Drop-off Area Transfer Station , Security and OH&S requirements	\$3,566,500	Tender package for performance specification package
Landfill Recycling Facility 2008	75% Sort, Storage & Process Recycling Facility	\$3,234,000	Tender package for performance specification package
Compost Curing Receiving and Treatment 2008	75% Compost Curing Area, which will provide organic compost in conjunction with the Waste Water Treatment Plants sludge.	\$493,000	Design approved as per Alberta Environment Submission
Engineering Costs 2006, 2007, 2008	Detailed Design & Construction for Landfill site, surface water control and facilities.	\$916,400	
	Detailed Design& Construction for Landfill Roads, Bridge and Building Pads, Land Acquisition	\$821,100	
Total Estimated Project Costs		\$24,380,000	



NOTE: 1. Base Photograph; 2004
2. Land contours and imagery by Athabaskan Resources Inc.

LEGEND:

 - LANDFILL DEVELOPMENT AREA

- ①- BOREHOLE LOCATION (1999 and 2000)
- ⊗- BOREHOLE LOCATION (2003)
- ④- BOREHOLE LOCATION (2005)

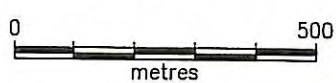


Figure 5

Existing Monitoring Well Network

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REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Planning and Development
Date:	August 8, 2006
Subject:	Tender Award - Fort McMurray Regional Landfill – Construction of a Steel Girder Bridge

ISSUE:

To review tenders to construct the new Regional Landfill Bridge.

REFERENCES:

Alberta Environment Landfill Submission - July 2005
Alberta Environment Grant Application Update - November 2005
Procurement Policy PUR-080-2006

HISTORY:

The existing Regional Landfill is owned and operated by RMWB, but is estimated to have a lifespan of not more than three years. A new site has been identified adjacent to the current landfill and approved by Alberta Environment. To accommodate our increasing population, construction of a laterally expanding new landfill facility must commence immediately.

At present, there is no direct access to the new landfill facility site and a bridge and access road are required prior to cell construction. Tenders were issued in May, 2006 and a mandatory bidders meeting was held May 11, 2006 to review the project site and to answer preliminary questions. Six contractors participated in an aerial tour of the site. The Tender period closed June 15, 2006.

Funding for the Bridge Component is available through the existing approved 2004 pre-design capital project funding of \$6,500,000 of which \$3,054,000 Alberta Environment Grant support has been received. Project Component costs were updated in November 2005 and provided to Alberta Environment for additional funding. A further update and submission has been provided in April 2006 and included in 2007 Capital Budget system (Attachment 1 – Table 1 Updated Estimated Project Costs)

The following bids were received:

Ruskin Construction Ltd.	\$3,188,297.50
Aecon Construction and Materials Limited	\$3,010,218.74
Graham Industrial Services Ltd.	\$2,671,964.50
Alberco Construction Ltd.	\$2,168,924.50

Tender Clarification Items:

- All bidders have been found to be non-compliant due to incomplete submissions. Item 9 in addenda 1 asks for the name of the steel fabricator, a delivery schedule and a comment on whether the girders can be supplied within the project schedule. None of these tenders was compliant with this requirement.

- Legal review of Tender has been completed by Fraser Milner Casgrain LLP. The clause on page 2 of the Invitation to Tender identified that the Regional Municipality reserves the right to reject any or all tenders or to accept the tender deemed most favorable to the interests of the Regional Municipality. In this case, all bids were non-compliant and there is no obligation to award.

ALTERNATIVES:

1. Enter into a contract with Alberco Construction Ltd.
2. Reject the tenders, review the specifications and re-tender in 2007.

ANALYSIS:

1. The Municipality is free of obligation because none of the four bidders supplied a complete bid. With the bid price of the low bidder LOWER than the estimated cost of \$2,200,000.00, there would seem to be no benefit to delay the project as long as surety can be obtained on steel delivery. It would be important to move forward with the bridge in 2006 to ensure access to the site for the Cell Construction in 2007.
2. The Procurement Policy 06.16 (c) ii provides that Regional Council will make the final decision on the acceptance or rejection of tender bids. By the time Council could reject the bid and instruct administration to go back out to tender, and for the tender process to be completed, we would lose the 2006 construction season.
3. The Municipality is bound by the *MASH Annex 502.4* to the *Agreement on Internal Trade*, which requires fair and open tendering of procurement opportunities. The *MASH Annex 502.4* to the *Agreement on Internal Trade* applies to purchases equal to or over thresholds of \$100,000 for goods and services and \$250,000 for construction (subject to change from time to time). However, the Agreement does provide where it is not practical to conduct a *Tendering* process, that these circumstances do not violate the *Agreement on Internal Trade*. The *Tendering* process does not have to be conducted where it is determined that an *Emergency Need Purchase* is necessary or procurement processes may not allow for a practical solution.
4. Re-tendering the project in the current market would likely result in a substantial cost inflation associated with the delay incurred in re-tendering and unstable market conditions for steel and we would undoubtedly lose the 2006 construction window, placing the completion of the landfill in jeopardy prior to the repletion of the current landfill.

ATTACHMENTS:

1. Table 1 – Updated Estimated Project Costs
2. Site Plan

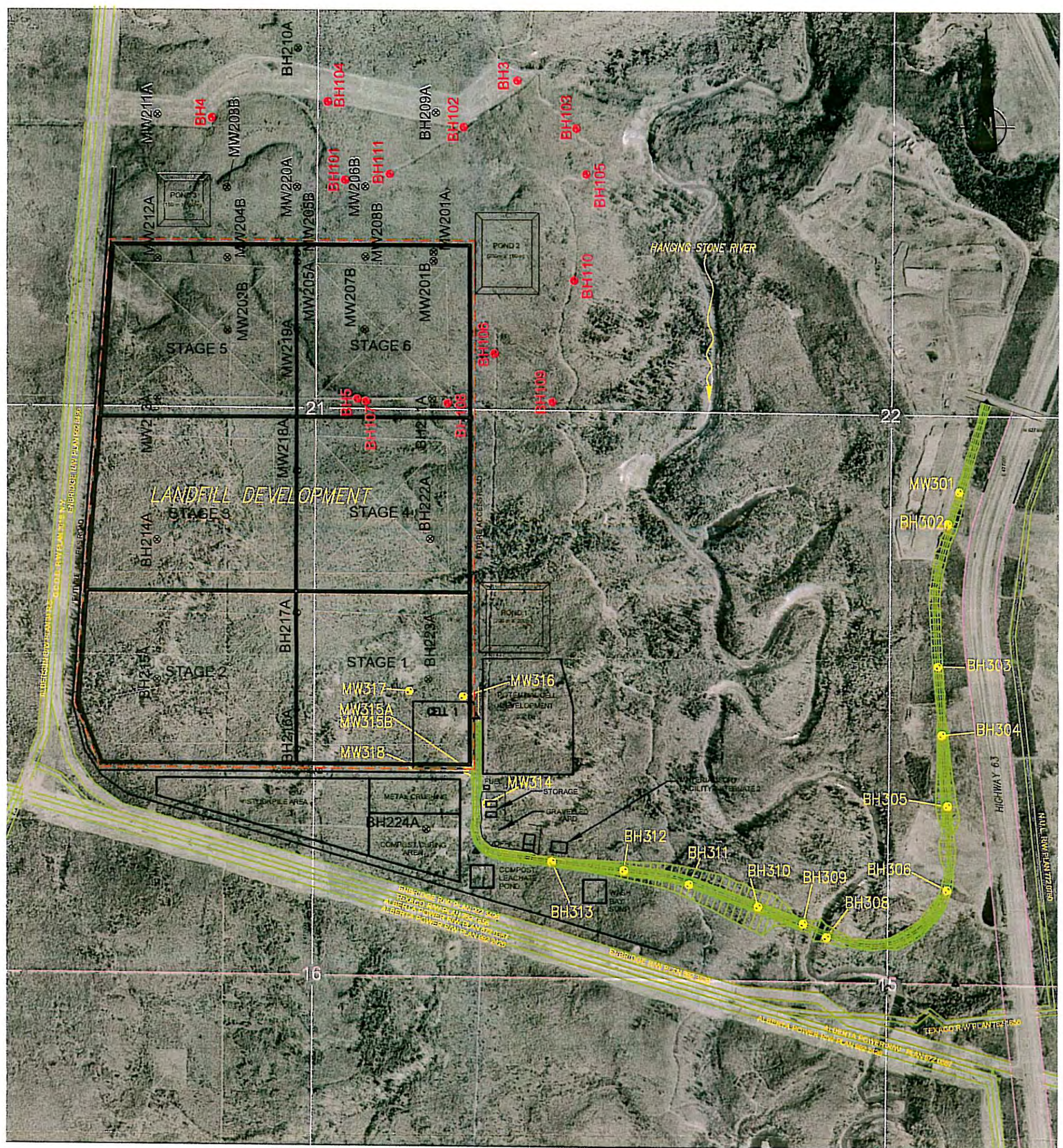
RECOMMENDATIONS:

1. THAT the Bridge Tender be voided and all bidders notified that their bids were not in compliance with the tender specifications.
2. THAT the contract for the construction of the Fort McMurray Regional Landfill Steel Girder Bridge be sole-sourced to Alberco Construction Ltd., in the amount of \$2,168,924.50, subject to all data on the delivery of the steel girders being supplied and verified; and
3. THAT EBA Engineering Ltd. be retained for design scope additions, general advisory services, construction project management, environmental negotiations and quality control inspections in the amount of \$200,000.

ATTACHMENT 1


Table 1
Updated Estimated Project Costs

Item	Description	Total Estimated Costs (2006)	Status
Bridge Tender 2006/2007	75% of initial bridge construction	\$2,200,000	Tender \$2,168,924.50
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Cell Tender / Site Preparation 2006/2007	75% of initial development erection of fences and signs, drainage control, utilities	\$5,099,000	Design approved as per Alberta Environment Submission
Buildings , Warm up Storage ,Waste Transfer Station 2008	75% Office , Equipment Warm-up Storage, Fueling Facility , Scale House ,as well as Public Drop-off Area Transfer Station , Security and OH&S requirements	\$3,566,500	Tender package for performance specification package
Landfill Recycling Facility 2008	75% Sort, Storage & Process Recycling Facility	\$3,234,000	Tender package for performance specification package
Compost Curing Receiving and Treatment 2008	75% Compost Curing Area, which will provide organic compost in conjunction with the Waste Water Treatment Plants sludge.	\$493,000	Design approved as per Alberta Environment Submission
Engineering Costs 2006, 2007, 2008	Detailed Design & Construction for Landfill site, surface water control and facilities.	\$916,400	
	Detailed Design& Construction for Landfill Roads, Bridge and Building Pads, Land Acquisition	\$821,100	
Total Estimated Project Costs		\$24,380,000	



NOTE: 1. Base Photograph; 2004
2. Land contours and imagery by Athabaskan Resources Inc.

LEGEND:

 - LANDFILL DEVELOPMENT AREA

- ①- BOREHOLE LOCATION (1999 and 2000)
- ⊗- BOREHOLE LOCATION (2003)
- ⊕- BOREHOLE LOCATION (2005)

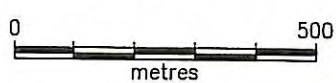


Figure 5

Existing Monitoring Well Network

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REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Administration
Date:	August 8, 2006
Subject:	Tender Award - Highway 63 Industrial Park Master Development Plan

ISSUE:

To award a contract for a Master Development Team for the design and construction for the future zoning, subdivision, servicing, and transportation development of Highway 63 Eco-Industrial Park.

REFERENCE:

1. PD-021-2006, Industrial Land – 65 Acres
2. Highway 63 North Area Structure Plan

HISTORY:

The Regional Municipality of Wood Buffalo acquired this 65 acre site from the Province in 2003 for approximately \$1,000,000. The site was designated as highway commercial use in the 1999 Highway 63 North ASP. With appropriate development, the site presents an opportunity to implement a sense of “gateway” at the north end of Fort McMurray while addressing local and national business interests in seeing new land brought to the market as soon as possible.

The RMWB requested proposals from qualified consultants for the provision of a Master Development Plan for the development of our Eco-Industrial Park, including the supply of a Development Management Team whose responsibilities would be to design and construct an innovative Eco Commercial/ Business/ Industrial Park. The Master Development Plan will feature green infrastructure and sustainable design approaches to ensure the principals of this development are above the standard.

The Master Development Plan for our Eco-Industrial Park will include a development business plan, rezoning, consulting, infrastructure design, contract administration, subdivision planning and approvals and ongoing development and project management.

For the purposes of this RFP, a cash allowance in the amount of \$1,000,000 shall be carried by the Consultant for design guidelines and rezoning. The RMWB shall adjust the Development Management Team contract value following final negotiations with those consultants to reflect the cost of that contract.

Proposals were received from two consulting firms

1. Stantec Ltd, and
2. Eco-Industrial Solutions Ltd.

Evaluation was based on the following: experience and history of the proponent in the discipline covered by this RFP, methodology and scheduling, degree of completeness to specific requirements of the proposal, relevant experience of assigned staff members, and cost.

**Note: The funding for the development of Highway 63 Eco-Industrial Park is included in the \$10,000,000 short term borrowing, approved by Council in March of 2006 (PD-021-2006). The budget for this portion of development costs was \$1,557,122 which included design, inspection, project management, survey and legal costs.*

ALTERNATIVES:

1. Accept the proposal by Stantec at \$1,320,877
2. Accept the proposal by Eco-Industrial Solutions Ltd. at \$1,597,925

ANALYSIS:

Stantec Ltd. Proposal

- Stantec Ltd. fails to incorporate Eco-Industrial Networking strategies, such as green infrastructure, by-product synergy, and collaborative partnerships, as a key components;
- Inadequate detail and specification within the methodology due to use of a generic template;
- Experience in planning is narrow, bypassing eco-designs and sustainable planning, as features requested in Request For Proposal's Scope of Work.
- Absence of methods critical for budget control and an oversimplified breakdown of fee sum estimate.

Eco-Industrial Solutions Ltd. Proposal

- Eco-Industrial Solutions Ltd. proposed Master Development Team are leading experts in industrial ecology, sustainable community planning, project management, systems real estate development, corporate municipal environmental management, systems ecology, process engineering, efficiency, and facilitation;
- Worked with Town of Hinton and developed what is rated as Canada's greenest eco-industrial park, promoting sustainable development objectives and a profitable, competitive and progressive business environment, while providing ongoing support to potential EIP businesses to maximize their EIN potential and make sure the development stays competitive and sustainable.
- Strategy for development integrates fast paced & efficient work, a triple bottom down approach, comprehensive knowledge of local ecological and economic factors to ensure competitive and sustainable development.

ATTACHMENTS:

1. Map of development area.

ADMINISTRATIVE RECOMMENDATION:

THAT the contract for the Master Development Plan - Highway 63 Eco-Industrial Park be awarded to Eco-Industrial Solutions Ltd. in the amount of \$ 1,597,925, plus disbursements (estimated at \$92,000).



REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Administration
Date:	August 8, 2006
Subject:	Tender Award - Timberlea Stormwater Management Facility Pond -1B - Funding for Phase 2

ISSUE:

To award the Timberlea Stormwater Management Pond 1B Construction Contract.

REFERENCES:

1. Timberlea ASP as amended
2. Engineering Servicing Standards
3. North Timberlea Conceptual Drainage Plan Final Report

HISTORY:

Powder Drive and related land development within the drainage basin boundaries requires that the Powder Drive drainage outfall into Pond - 1B and the outlet from Pond - 1B into the Prospect Point Subdivision be constructed. The need for this facility was discussed in the *North Timberlea Conceptual Drainage Plan Final Report* document of September 24, 2004, prepared by The Focus Corporation Ltd. (Focus).

Part of the pond was excavated in 2005 when fill was required for the construction of the waste water treatment plant, with no cost to the pond. Through resolution 287/05 on 8 November 2005, Municipal Council approved \$377,500 for Phase 1 of this facility. The need to make the system functional by late 2005 to service development contributing to the drainage basin limited the scope of Phase 1 to connection of the Powder and Paquette Drive storm system through the use of interim ditching, without any control structures.

Due to its location in a future school site, the provision of a sports field was considered in the early stages of the design so that the pond could fulfil multiple purposes by becoming an amenity to both the community and the future school. The design of the pond, however, was greatly simplified to limit cost. The current configuration and layout do not reflect the construction of a sports field, but the possibility still exists that it could be expanded by the school board in the future.

Tenders were invited for the construction of this project and there was only one bidder.

ALTERNATIVES:

- 1) Construct the pond to a storage capacity of 25,000 m³ and a 1:100 year water level at 349.00 m.
- 2) Develop the existing excavation to an interim facility.

ANALYSIS:

The second alternative is not advisable as the risk of water spilling and flooding the buildings downstream of the pond exists. This is only an interim facility and spending \$500,000.00 for this is not worthwhile. With the 1:1 side slope the slope stability is at risk and the temporary fencing will require frequent maintenance. About 9000 m³ will need to be excavated to have an even pond bottom at 1% slope. The pond, together with the interim ditch, will then have a storage capacity of 15,000 m³ at 349.00 m. The cost for this upgrading is estimated at \$442,000.00. The storage capacity is only about 50% of the Focus estimate. So, the risk of water spilling downstream along Paquette Road, in the event of a major storm still exists. The sides of the pond have a 1:1 slope for most of its length and are not according to Alberta Environment guidelines. In addition the temporary fencing will need annual maintenance.

The first alternative is the most feasible. It meets the requirements of the Focus report and there is no risk of water spilling downstream along Paquette Road, except in extreme conditions, i.e., in excess of the 24hour, 1:100 year design event, or in case of complete plugging of the outlet. Also, the grading design of the sides facing Powder Drive and Paquette Road follow the ultimate slope at 5:1 as per Alberta guidelines.

\$522,326.86 has already been collected as storm levy from the developers contributing to this facility (Including RCMP). Out of that, \$377,500 was approved for phase 1 of the project in the 2005 budget leaving \$144,826.86 from the storm levy collected. It should also be noted that the proposed school site accounts for about 40% of the contributing area and no storm levy has been paid for this.

ATTACHMENT:

- 1) Storm pond location plan.

ADMINISTRATIVE RECOMMENDATION:

THAT the contract for the construction of Pond 1B to be awarded to BYZ Construction for \$1,819,400, and funded from the Capital Infrastructure Reserve;

THAT \$144,826.86 be transferred to the Capital Infrastructure Reserve from the Storm Levy collected towards Pond 1B; and

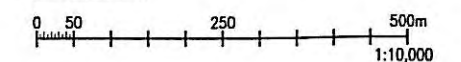
THAT any additional revenue generated from interested parties for the excavated material from the project be transferred to the Capital Infrastructure Reserve.



LEGEND:

- ===== FUTURE ROAD
- AREA STRUCTURE PLAN BOUNDARY
- PROPOSED FIRE BREAK LINE
- [Hatched Box] EXISTING DEVELOPED / SERVICED LOTS
- [Yellow Box] LOW DENSITY (50 People / Gross Hectare)
- [Orange Box] MEDIUM DENSITY (121 People / Net Hectare)
- [Blue Box] MEDIUM DENSITY TOWNHOUSE (192 People / Net Hectare)
- [Purple Box] MEDIUM DENSITY APARTMENTS (198 People / Net Hectare)
- [Orange Box] COMMERCIAL
- [Green Box] PARK / SCHOOL
- [Blue Oval] STORMWATER FACILITY

SCALE:



FOCUS

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TIMBERLEA DRAINAGE REPORT
PROPOSED LAND USE
FIGURE 2.1

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor & Council
From:	Administration
Date:	August 8, 2006
Subject:	Request for Funds - Fringe Area Study Scope Expansion

ISSUE:

Request for funds to expand the scope of the Fringe Area Development and Growth Constraints Assessment to include the Northwest Growth Area.

HISTORY:

In September 2005 Administration awarded a contract to Armin A. Preiksaitis and Associates Ltd. in the value of \$164,454.60 to carry out the Fringe Area Development and Growth Constraints Assessment. The objective of the study is to develop an outline of areas suitable for development and prioritize expansion areas by suitability for development and cost for servicing and infrastructure.

The project steering committee now believes the scope of the project should be expanded to include the Northwest Growth Area. The expanded scope would allow for a comprehensive analysis of all lands surrounding the Urban Service Area boundary.

ALTERNATIVES:

1. Approve funding request.
2. Do not approve funding request.

ANALYSIS:

The project steering committee believes that the Northwest Growth Area should be included in the Fringe Study in order to give regional council a complete and comprehensive picture of the feasibility and cost of land development which surrounds the Urban Service Area. The cost for including the West of Timberlea area is \$48,100 (excluding GST). 85% of the cost is a result of the additional geotechnical and servicing analysis. The remaining 15% is for the additional planning assessment/mapping.

The Northwest Growth Area could allow for an additional population of approximately 20,000 if suitable for development. Combined with the existing 7 growth areas, the urban fringe may be able to accommodate a population of approximately 75,000 – 95,000. Funds for the expanded scope are available within the Emerging Issues Reserve.

ATTACHMENTS:

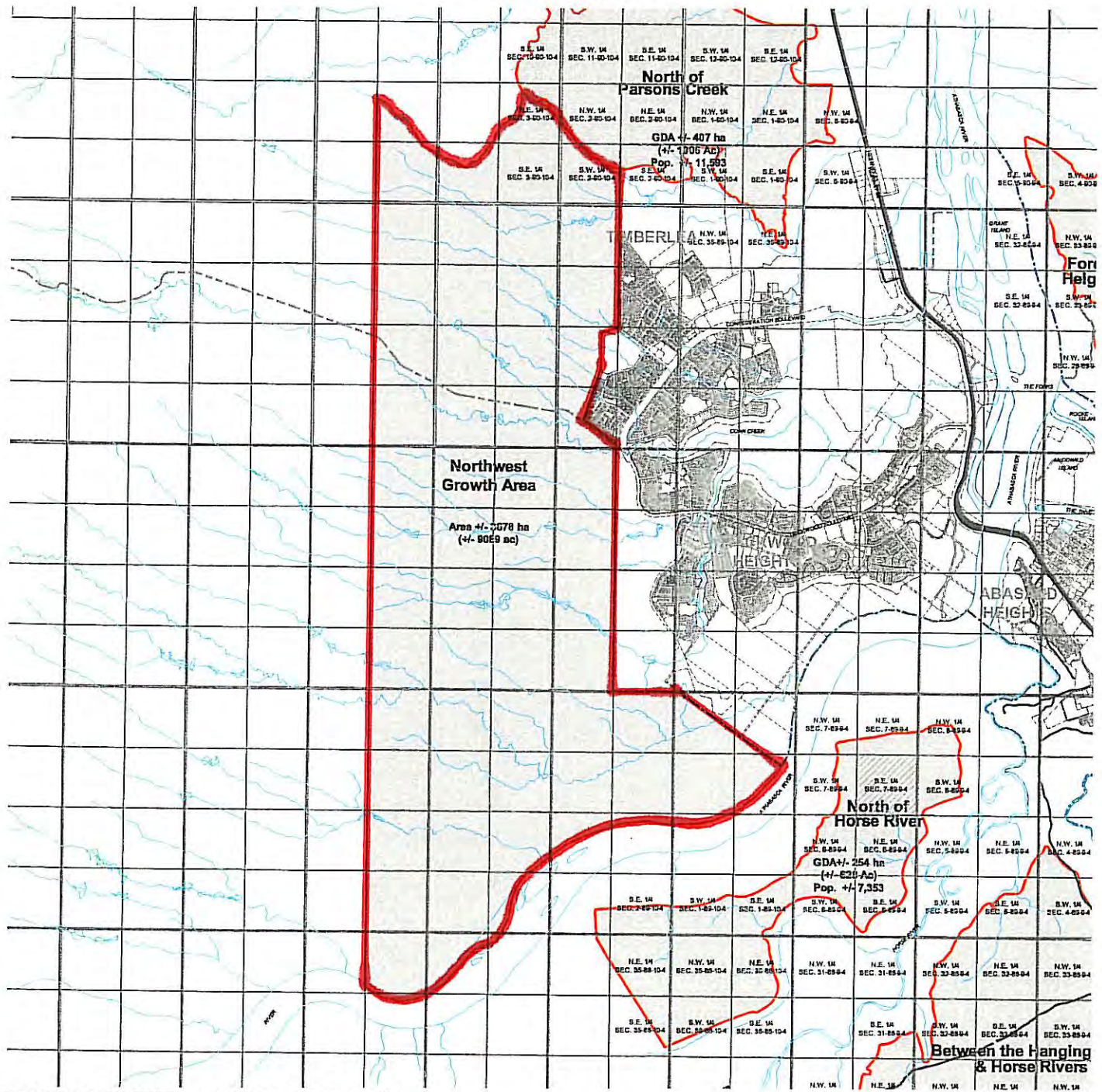
1. Northwest Growth Area Map

ADMINISTRATIVE RECOMMENDATION:

THAT the scope of the current contract for Fringe Area Development and Growth Constraints Assessment be expanded to include the Northwest Growth Area; and

THAT the additional funding required of \$48,100.00 (exclusive of GST) be funded from the Emerging Issues Reserve.

Attachment 1



DRAFT: FOR DISCUSSION PURPOSES APRIL 11, 2006

Legend

- Potential Urban Growth Areas
- Urban Service Area
- Rivers
- Highways
- Resource Road
- Unimproved Road

Map 1f

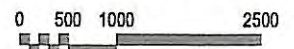
Northwest Growth Area
Potential Growth Area



ARMIN A. PREIKSAITIS
& ASSOCIATES LTD.
in association with:



Area Development and Growth Constraints
Assessment for the Fringe Area



REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Administration
Date:	August 8, 2006
Subject:	Contract Amendment - Wastewater Treatment Plant

ISSUE:

To change the scope of the contract awarded to Bird Construction Company for the construction of the Wastewater Treatment Plant, Phase 1, by moving items the Electrical feeder and Fermenter from Phase 2 into Phase 1.

HISTORY:

In February 2006, Council approved the award of the main construction contract for the Wastewater Treatment Plant to Bird Construction Company. The Phase 1 facilities include:

- Headworks including screening, grit removal and influent pumping, Primary clarifiers, Bioreactors, Secondary clarifiers, Ultraviolet disinfection, Fermenter, Biosolids processing including dissolved air flotation, centrifuge and compost facility, Odour control, and Operations and process buildings.

The net award price for the Bird construction contract was \$135,148,708.00 with a total Phase 1 project construction budget of \$160,000,000. As we proceed with construction, the engineering consultant and the contractor have identified a potential saving by constructing facilities required for Phase 2 up into Phase 1.

ALTERNATIVES:

- 1) Award the Phase 1 contract expansion
- 2) Reject the recommendation

ANALYSIS:

Move the identified work scheduled in Phase 2 into Phase 1 thus building these components now, and at a construction cost savings of \$2,215,000.

Phase 1 of the WWTP upgrading has a plant capacity of 85,000 people and will be completed in the summer of 2008. With a high growth rate and increased truck haulage to the existing wastewater lagoons, the Phase 1 design projections are likely to be reached sooner than anticipated, requiring the municipality to commence construction of Phase II of the WWTP almost immediately upon completion of Phase I.

The main construction contract award recommendation for Bird Construction included some estimated cost savings to be achieved by deferring some items that would facilitate Phase 2 construction. An opportunity to create significant short term savings by adding a few items back into the Phase 1 contract have been identified.

Item	Phase 1 Cost	Estimated Phase 2 Cost	Cost Savings to the RMWB
Electrical feeder for Phase 2	\$245,000	\$650,000	\$405,000
Fermenter for Phase 2	<u>\$690,000</u>	<u>\$2,500,000</u>	<u>\$1,810,000</u>
Total	\$935,000	\$3,150,000	\$2,215,000

The cost savings are significant now as we have firm quotations as part of the original Phase 1 tender and the work is easier to do while the Phase 1 is under construction. Proceeding with the work in 2008 would result in a much higher cost due to confined space and operating areas

The electrical feed and fermenter for Phase 2 are included in a proposed capital item for the WWTP expansion in 2008. Funding for the Phase 2 electrical feeder and Fermenter could come from the current project contingency included in the \$160,000,000 Council approved project construction budget.

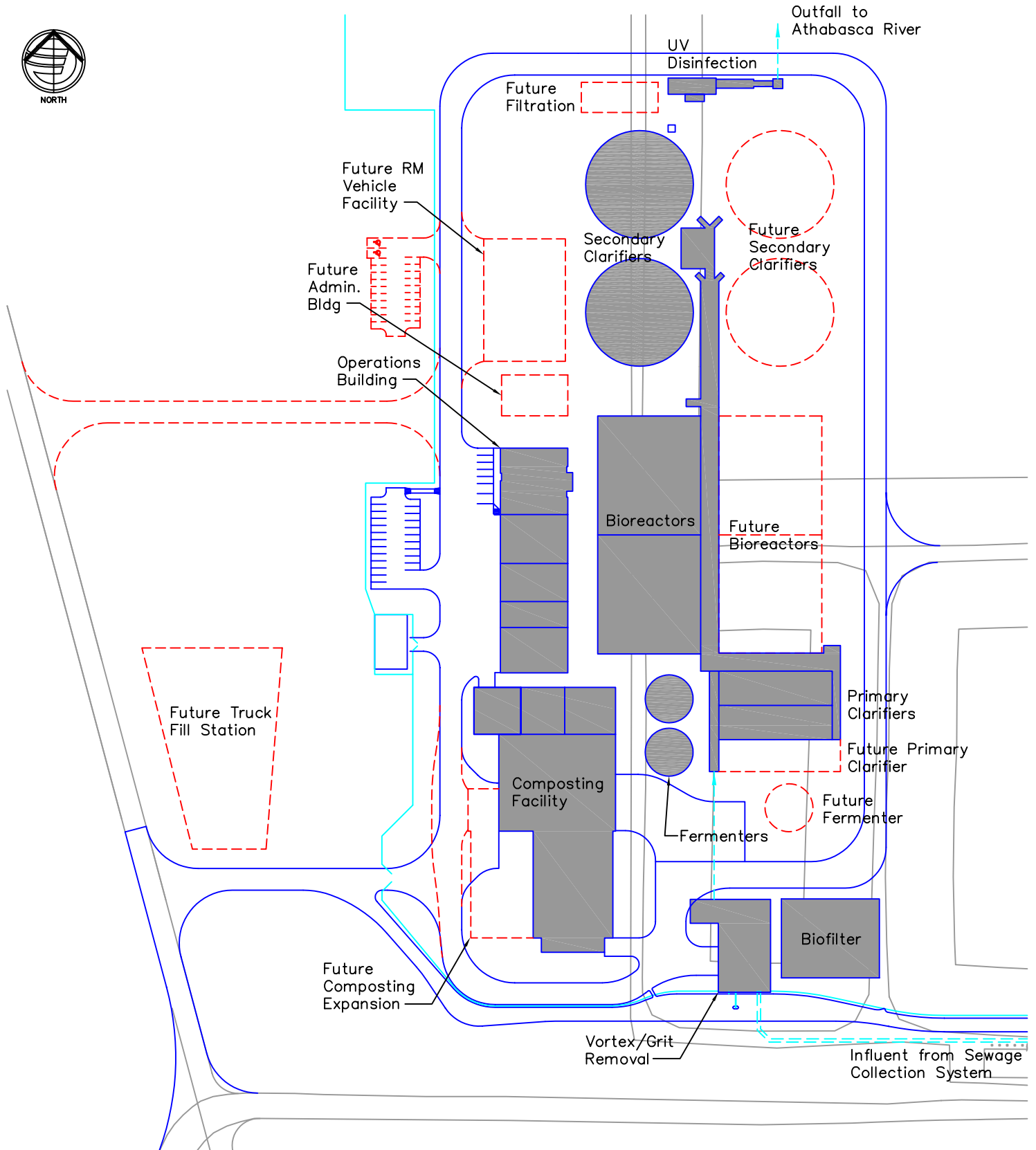
RECOMMENDATIONS:

THAT the contract with Bird Construction Company for Phase 1 Construction of the Wastewater Treatment Plant be amended to include the scope change to include the electrical feeder and fermenter, at an additional cost of \$935,000; and

THAT the scope change be funded from the interest being accrued on the debentured funds for the project.



REGIONAL MUNICIPALITY OF WOOD BUFFALO



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REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Mayor and Council
From:	Administration
Date:	8 August 2006
Subject:	Canada/Alberta Municipal-Rural Infrastructure Fund (CAMRIF) Submission

ISSUE:

To approve three projects for submission to the Canada/Alberta Municipal-Rural Infrastructure Fund (CAMRIF) Program.

HISTORY:

The Municipal Rural Infrastructure Fund (MRIF) is a \$1 billion national initiative that supports the Government of Canada's commitment to ensure that Canadian communities, large and small, are sustainable, economically competitive and great places to live.

The CAMRIF program will bring a total federal and provincial investment of up to \$176 million for municipal infrastructure in Alberta. Municipal contributions could bring the total value of the fund to \$264 million.

CAMRIF has set the following funding targets:

- Fifty-five per cent for green projects. Green projects include water, wastewater, solid waste, public transit and environment energy improvements;
- Eighty per cent will be committed to projects implemented in areas served by local governments having populations of less than 250,000;
- Twenty per cent will be committed to projects implemented in the City of Calgary and the City of Edmonton;
- At least twenty-six per cent will be allocated to water and wastewater projects, including joint and regional water and wastewater projects, in areas served by local governments having populations of less than 250,000;
- At least 26 per cent will be allocated to transportation projects which support tourism and commerce, specifically local roads and bridges, and specialized transit in areas served by local governments having populations of less than 250,000;
- Up to 26 per cent will be allocated to solid waste, environmental energy improvement, recreation, cultural, tourism, and connectivity projects;
- Other eligible project categories include cultural, recreational and tourism infrastructure; and
- Up to 1 per cent of the fund will be set aside to help municipalities improve and increase their capacity to manage their infrastructure assets and encourage a more efficient and sustainable approach to managing infrastructure.

Projects funded under CAMRIF should be completed by March 31, 2010.

ALTERNATIVES:

1. To approve the three projects for submission
2. To not participate in the 2006 catchment process.

ANALYSIS:

The first 2006 catchment date for the CAMRIF program was July 31st. Three project applications have been submitted electronically. Hard copies and attachments must be submitted in the next short while, but a council resolution authorizing the submission of the projects is required. This would signify that council is willing to commit the 1/3 of the funds required. The three projects submitted include:

1. Water Treatment Plant Upgrade (\$24.7 M)
2. 2007 Urban Road Rehabilitation Program (\$5 M)
3. Light Emitting Diode (LED) Traffic Signal Replacement Program (\$500,000)

The municipal portion of these joint applications is \$9.63 million dollars. Projects 1 & 2 have been previously captured in the capital plan. The LED Traffic Signal Replacement Program would be a new project.

ADMINISTRATIVE RECOMMENDATION:

1. THAT the Water Treatment Plant Upgrade, 2007 Urban Road Rehabilitation Program and the Light Emitting Diode (LED) Traffic Signal Replacement Program be approved for submission to the Canada/Alberta Municipal Rural Infrastructure Fund (CAMRIF).

REGIONAL MUNICIPALITY OF WOOD BUFFALO COUNCIL REPORT

To:	Council
From:	Administration.
Date:	August 08, 2006
Subject:	Bylaw No. 06/034 - Amendment to Utility Rates Bylaw

ISSUE:

To meet Council's direction in achieving full-cost recovery of the municipality's utility systems, amendment to Utility Rates Bylaw No. 05/020 is required.

REFERENCES:

- Utility Rate Strategy Council Report – June 27, 2006
- Campbell Ryder Consulting Group Rate Review & Analysis April 20, 2006
- Utility Rates Bylaw No. 05/020

HISTORY:

Council at the June 27th, 2006 Regular Council meeting approved the 7 year-Utility Rate Strategy. Administration is of the opinion that an effective communication plan will need at least three months to accomplish. Therefore the initial strategy that included implementation of a rate adjustment for Rural Servicing Area in September has been extended by four months. As a result, the implementation date for rate adjustments will be effective January 1st, 2007 for both Rural & Urban Service Areas.

As approved by Council, the rate strategy includes an Urban Service Area full cost recovery strategy that will take 5 years to accomplish and 7 years for the Rural Service Area. The extended period for the rural customers was due to the present inequities within the current utility rate structure. It was felt that the strategy for full cost recovery for rural customers over 5 years was too excessive.

There are a number of important components from the Utility Rate Bylaw that Administration is recommending amended effective September 1st, 2006. The components identified will have minimal effects to citizens and are primarily reflective of the development pressures that the municipality continues to be subjected to. Some of the components that are subject to the September 1, 2006 effective dates are the Landfill Disposal Rate and the fees for Special Services that include the Truck Fill services (increase of \$1.00/m³) and the Sewage Lagoon Disposal charges (increased from \$5.00 to \$15.00). The draft bylaw clearly indicates the effective dates of the rate amendments.

Following first reading of Bylaw 06/034 on July 11, 2006, the Municipality's solicitor suggested that the definition of "accounts deposit", as contained within in Schedule "B" – Water Rates Monthly, be modified to provide more clarification. As a result, the following addition is recommended to Section (a)b. of Definitions in Schedule B – "For a customer to have a non-default payment, the

customer's account balance should not carry two (2) billings at any given month during the period in question".

ATTACHMENTS

- Bylaw No. 06/034 – Utility Rates Bylaw Amendment

RECOMMENDATIONS:

1. THAT Bylaw No. 06/034, being an amendment to Utilities Rate Bylaw No. 05/020, be given second reading.
2. THAT Bylaw No. 06/034, being an amendment to Utility Rates Bylaw No. 05/020, be amended by adding the following to Section (a)b. of Schedule B – Definitions: "For a customer to have a non-default payment, the customer's account balance should not carry two (2) billings at any given month during the period in question".
3. THAT Bylaw No. 06/034, being an amendment to Utilities Rate Bylaw No. 05/020, be given third and final reading, as amended.

BYLAW NO. 06/034

BEING A BYLAW OF THE REGIONAL MUNICIPALITY OF WOOD BUFFALO TO AMEND BYLAW NO. 05/020, BEING A BYLAW ESTABLISHING UTILITY RATES FOR THE SEWER, WATER AND SOLID WASTE UTILITIES.

WHEREAS, section 145 of the *Municipal Government Act*, S.A. 1994, C.M-26.1 as amended, provides that a Council may pass bylaws in relation to the establishment of Utility Rates.

WHEREAS, the Municipal Council wishes to establish a bylaw outlining a scale of charges and fees for distribution, collection and treatment of solid waste, water and sanitary sewage and for compelling the payment of the charges so fixed, and for imposing penalties for failure to take appropriate action in an approved manner;

AND WHEREAS, the Council of the Regional Municipality of Wood Buffalo, wishes to amend the rates required for commercial and residential sewer, water and residential solid waste collection.

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

1. THAT Bylaw No. 05/020, being the Utility Rates Bylaw, is amended by deleting Schedules "A", "B", and "C", and substituting the attached Schedules "A", "B", and "C" therefore.
2. This Bylaw shall be passed and become effective when it receives third and final reading and is signed by the Mayor and Chief Legislative Officer.

READ A FIRST TIME THIS 11TH DAY OF JULY, A.D. 2006

READ A SECOND TIME THIS 8TH DAY OF AUGUST, A.D., 2006

READ A THIRD AND FINAL TIME THIS 8TH DAY OF AUGUST, A.D., 2006

Signed and passed this _____ day of _____, 2006.

MAYOR

CHIEF LEGISLATIVE OFFICER

**SCHEDULE “A”
UTILITY RATES FOR SOLID WASTE**

DEFINITIONS:

For purposes of this Schedule, the following terms shall have the meaning hereinafter ascribed.

- (a) “Commercial Waste” shall include shredded tires consisting of pieces with dimensions not greater than 6 inches and shall also include inert material mixed with any refuse.
- (b) “Inert Material” means non-toxic, non-degradable materials, including demolition and construction refuse, and similar waste material but excluding uncontaminated soils.
- (c) “Multi-Family Residential” means any building containing more than one dwelling unit on a taxed parcel as determined from assessment records.
- (d) “Single Family Residential” means:
 - a. any building containing one dwelling unit on a taxed parcel as determined from assessment records; or
 - b. any permanent mobile home as determined from assessment records.
- (e) “Soil” does not include soil with moisture content in excess of 30%, which is considered liquid waste and also excludes soil with contaminants in concentrations exceeding applicable federal and provincial legislation and regulations and municipal landfill operations guidelines.
- (f) “Waste” or “Waste Material” means ashes, refuse, trade refuse, inert material or industrial waste as herein defined and includes any other matter or materials suitable for disposal by sanitary land-filling.
- (g) “Waste Receptacle” means a watertight container of rust resistant construction, of circular design, having a smooth rim, rigid fixed handles, a watertight cover and complies with the following specifications:
 - a. between 40 cm and 50cm (16” and 20”) in diameter at the top and tapered to a smaller diameter at the bottom;
 - b. between 50 cm and 80 cm (20” and 32”) in height;
 - c. a total capacity of between 60 and 110 litres;
 - d. a gross weight of not more than 20.5 kg (45lb); or
 - e. alternately, a non-returnable weather proof plastic bag, securely tied at the top when ready for collection, being no more than 80 cm in height, no more than 50 cm in width, weighing no more than 20.5 kg (45lb) when filled, and with adequate strength to withhold all of its contents when lifted and handled; or such other kinds of containers as may be approved by the Manager, from time to time.

PART 1

Landfill Disposal Rates – Fort McMurray Regional Site - Effective date September 1, 2006

ITEM	RATE
Construction & Demolition Material	\$52.06/per tonne
Commercial Waste	\$43.11/per tonne
Special Handling	\$130.15/per tonne
Acceptable Contaminated Soil	\$65.08/per tonne
Tires (light, medium tires up to 24" rim)	\$78.09 /per tonne
Household Refuse	\$43.11/ per tonne
Composting	\$0.00 (testing may be required)
CFC Appliances with Gas	\$39.05 per unit
Appliances without Gas	\$0.00
Large Commercial Appliances	\$112.00/per tonne (special handling)
Clean Wood (not contaminated)	No cost
Soil (clean fill)	\$0.00 (testing may be required)
Landfill entry fee (Residential up to 400 kg)	\$3.00 per car @ site; or \$2.60 per tonne per commercial roll-off container
Mobile Home Disposal	\$1,301.55

There shall be a minimum charge of \$50.00 per month payable by any customer who has arranged for monthly billings for Landfill disposal. The minimum charge will apply only in a month where the service is used. Customers with overdue accounts may be refused entry until outstanding arrears are paid.

PART 2-A

Waste Disposal Charges - Monthly- Urban Service Area - Effective date January 1, 2007

ITEM - Type of Dwelling	UNIT COST – Fixed Monthly Service Charge
Single Family Residential	<ul style="list-style-type: none"> ▪ \$7.95 per unit ▪ Maximum 4 waste receptacles per unit per week at 20.50 kg (45 lb) per waste receptacle. ▪ The charge for garbage tags for waste receptacles in excess of the basic collection services shall be \$1.00 per garbage tag.
Multi Family Residential	<ul style="list-style-type: none"> ▪ \$7.95 per unit ▪ Maximum 4 waste receptacles per unit per week at 20.50 kg (45 lb) per waste receptacle. ▪ The charge for garbage tags for waste receptacles in excess of the basic collection services shall be \$1.00 per garbage tag.

PART 2-B

Waste Disposal Charges - Monthly- Rural Service Area - Effective date January 1, 2007

ITEM - Type of Dwelling	UNIT COST – Fixed Monthly Service Charge
Single & Multi Family Residential	<ul style="list-style-type: none">▪ \$4.00 per unit▪ Maximum 4 waste receptacles per unit per week at 20.50 kg (45 lb) per waste receptacle.▪ The charge for garbage tags for waste receptacles in excess of the basic collection services shall be \$1.00 per garbage tag.

For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a home business situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the Regional Municipality, the charge for basic residential collection shall be \$7.95 per month per dwelling unit for Urban Service Area & \$4.00 per month per dwelling unit for Rural Service Area for the collection of a maximum of 4 waste receptacles or garbage per week.

Past Due Accounts

Any utility bills which remain unpaid after the specified due date are subject to a penalty of 2% (two percent) bi-monthly calculated on the total amounts in arrears.

Cheque Returned for Insufficient Funds

Each returned cheque \$15.00

**SCHEDULE “B”
WATER RATES - MONTHLY**

DEFINITIONS:

For purposes of this Schedule, the following terms shall have the meaning hereinafter ascribed.

- (a) “Account Deposit” means a non-interest bearing refundable sum paid to the Regional Municipality by:
 - a. a customer who is a renter of property, who has not previously held a utility billing account with the Regional Municipality;
 - b. a customer who is a renter of the property, who is seeking to have a utility billing account established in his or her name, but does not have a credit history with the Regional Municipality of a minimum of six (6) consecutive non-default payments for a previous utility billing account, or who could neither produce a letter of credit from a bank nor a letter of reference from another utility company;
 - c. the “account deposit” will be refunded to the customer within fifteen (15) days upon termination of the account.
- (b) “Application Fee” means a non-refundable sum paid to the Regional Municipality by a consumer upon application for a municipal utility account.
- (c) “Consumption Charge” means a levy based on actual consumption.
- (d) “Meter” means the individual or compound meter and all other equipment and instruments supplied and used by the Regional Municipality to calculate and register the amount of water consumed.
- (e) “Meter Charge” means the cost of installing each new water service meter required to record water usage.
- (f) “Re-connection” means the turning off and turning on of the water after it has been shut-off.
- (g) “Re-connection Fee” means a non-refundable sum paid to the Regional Municipality of Wood Buffalo by a consumer who has had service disconnected for non-payment, prior to a re-connection.
- (h) “Remote Reader” means the device attached to the exterior of a building enabling the Regional Municipality, its officers, agents or employees to determine water consumption without entering the building.

- (i) “Service Connection Fee” means the cost incurred by the Regional Municipality of Wood Buffalo, which shall be borne by the contractor, developer or owner for either a water service or branch line connection.

PART 1

Water Rates Urban Service Area - Effective January 1, 2007

Meter Size Class	Residential Fixed	Commercial Fixed	Residential Commodity (m³)	Commercial Commodity (m³)
Class 1 (5/8" & 3/4")	\$20.11	5/8"-\$8.35	\$0.6000	\$1.3329
		¾"-12.61		\$1.3329
Class (1", 1 ¼", 1 ½")	\$47.13	1"-\$19.03	\$0.6000	\$1.3329
		1¼"-\$28.82		\$1.3329
		1½"-\$43.54		\$1.3329
Class 3 (2"& 3")	\$152.35	2"-\$65.75	\$0.6000	\$1.3329
		3"-\$99.37		\$1.3329
Class 4 (4", 6"& 8")	\$1,337.98	4"-\$150.17	\$0.6000	\$1.3329
		6"-\$226.89		\$1.3329
		8"-\$351.61		\$1.3329

- Apartment Buildings (per unit rate plus meter size charge) \$3.12
- Gregoire Mobile Home Park (per unit rate plus meter size charge) \$4.11
- Cartier Park (per unit) – non metered \$48.63

PART 2

Water Rates Rural Service Area - Effective date January 1, 2007

Residential		
Meter Size	Fixed (monthly charge)	Commodity (m³)
Class 1 (5/8" & 3/4")	\$8.72	\$0.6000
Class 2 (1", 1 ¼"&1 ½")	\$20.43	\$0.6000
Class 3 (2"& 3")	\$66.06	\$0.6000
Class 4 (4", 6"& 8")	\$580.00	\$0.6000

Commercial

Commercial rural water rates will be equal to the Urban Service Area commercial rates in Part 1 of this Bylaw.

PART 3

Fee for Special Services - Effective September 1, 2006

- Bulk Water Sales \$4.249 per cubic metre

- Meter Charge – the cost of installing each new meter required to record water usage shall be as follows:
 - Residential: up to 1” meter.\$230.00 includes meter installation, AMR, supplies and labour
 - Residential: in excess of 1” meter & all commercial meters charges will be actual cost of meter, AMR, supplies, administrative costs and labour
- Meter test – up to 1” diameter.....\$40.00
- Meter test – 1” to 2” diameter.....\$110.00
- Meter test over 2” diameter, meter repairs, meter replacement including replacement due to abuse, tampering and vandalism actual cost of service based on labour, materials and equipment with a minimum charge of \$50.00.
- Relocating and/or replacement of Remote Reader, excluding abuse, tampering and vandalism: actual cost of service based on labour, material and equipment – minimum \$50.00.
- Turning on/off Curb Stop (at customer’s request):.....\$40.00
- Service Connection Fee, actual cost based on labour, material and equipment costs.
- Thawing a frozen service: actual cost of service based on labour, materials and equipment
- Bleeder installation: actual cost of service based on labour, materials and equipment, subject to a minimum charge of\$200.00
- Lawn Service.....\$54.49
- Residential Water Consumption – Trailers.....\$125.04
- Commercial Water Consumption – Trailers.....\$130.49
- Water Consumption Rate for Un-metered Service, the water consumption rate shall be charged based on water consumption of 26m³ monthly for the duration of the unmetered water servicing. Following the installation of a water meter & upon request from the customer, the customer’s actual water consumption will be calculated based on three actual monthly readings. The customer’s account will be adjusted based on the results of the three readings.
- Re-connection Fee, during office hours: \$30.00 - after office hours, fees for actual cost based on labour, material and equipment costs. Labour to include a 2 hour minimum charge as per Collective Agreement.
- Construction Water
 - Residential Fixed Rate: \$100.00 per month from date of occupancy permit for the first three months, increasing each month after the third month at the rate of an additional \$100 per month over the previous month
 - Commercial Rate: \$1.14 per cubic meter/\$0.00460 per gallon.
Water volumes for construction purposes shall be base on an estimate prior to water being supplied to the site based on expected construction activity, duration of construction, size of water service and nature of construction

PART 4

Finances - Effective September 1, 2006

Account Deposit

Residential Accounts: \$400.00

Commercial Accounts: the deposit amount shall be equal to four (4) months of the minimum water charge based on meter size plus four (4) months of the average consumption for the account in question multiplied by the commercial consumption charge, or a minimum of \$400.00.

Application Fee \$30.00 charge

Owner Responsibility for Municipal Utility Accounts

Where the water supply to a building/residence cannot be shut off by means of a curb box, the utility account shall be in the name of the property owner.

Past Due Accounts

Any utility bills which remain unpaid after the specified due date are subject to a penalty of 2% (two percent) bi-monthly calculated on the total amounts in arrears. No new customer accounts will be authorized until outstanding balances of all past accounts are current.

Cheque Returned for Insufficient Funds

Each returned cheque \$15.00

SCHEDULE "C" SEWER RATES - MONTHLY

PART 1

Sewer Rates Urban Service Area - Effective January 1, 2007

Residential & Commercial

Meter Size	Fixed	Commodity (m3)
Class 1 (5/8" & 3/4")	\$7.39	\$0.3500
Class 2 (1", 1 1/4" & 1 1/2")	\$12.67	\$0.3500
Class 3 (2" & 3")	\$100.00	\$0.3500
Class 4 (4", 6" & 8")	\$700.00	\$0.3500

- Apartments (per occupied unit plus line charges) \$2.87
- Gregoire Mobile Home Park (per occupied unit plus line charges) \$5.94
- Cartier Park (per unit) – non metered \$22.97

PART 2

Sewer Rates Rural Service Area - Effective January 1, 2007

Residential and Commercial

Meter Size	Fixed	Commodity (m3)
Class 1 (5/8" & 3/4")	\$3.16	\$0.35
Class 2 (1", 1 1/4" & 1 1/2")	\$5.41	\$0.35
Class 4 (4", 6" & 8")	\$700.00	\$0.35

PART 3

Special Services - Effective September 1, 2006

- Rate for Un-metered Consumption, the sewer service rate shall be charged based on a servicing of 26m3 monthly for the duration of the unmetered water servicing. Following the installation of a water meter & upon request from the customer, the customer's actual sewer servicing will be calculated based on three actual monthly readings. The customer's account will be adjusted based on the results of the three readings
- Sewage Lagoon – Domestic Truck Haul Disposal contractors must establish an account and obtain coded access card to Lagoon. Replacement Card Cost is \$20.00 Domestic Sewage Disposal Fee: \$15.00 per vehicle axle

PART 4

Finances - Effective September 1, 2006

Past Due Accounts

Utility bill which remains unpaid after the specified due date are subject to a penalty of two percent (2%) bi-monthly calculated on the total amounts in arrears.

Cheque Returned for Insufficient Funds

Each returned cheque \$15.00