

Town of Redwater
5 Year Plan 2021

Council Meeting - December 1, 2020



Summary Capital Expense	2021	2022	2023	2024	2025
Trails	\$ 84,300	\$ -	\$ 148,026	\$ -	\$ -
Sidewalks	\$ 100,000	\$ 141,787	\$ 153,900	\$ 131,100	\$ 146,775
Parking Lots	\$ -	\$ -	\$ 84,872	\$ -	\$ -
Streets	\$ 134,461	\$ 160,920	\$ 207,900	\$ 203,040	\$ 218,700
Infrastructure	\$ 1,095,280	\$ 184,000	\$ 371,135	\$ 305,742	\$ 294,319
Buildings	\$ 1,707,526	\$ 256,936	\$ 302,057	\$ -	\$ 3,215,177
Vehicles	\$ 37,500	\$ 79,825	\$ 85,402	\$ 42,070	\$ 35,454
Equipment	\$ -	\$ 248,093	\$ 22,687	\$ 46,365	\$ 276,666
Total	\$3,159,067	\$1,071,560	\$1,375,980	\$728,317	\$4,187,090

Summary Potential Funding Pool	2021	2022	2023	2024	2025
Municipal Sustainability Initiative (MSI) Grant	\$ 531,835	\$ 413,023			
Basic Municipal Transportation Grant (BMTG)	\$ 123,180	\$ 123,180			
Local Government Fiscal Framework (LGFF) replaces MSI & BMTG			\$ 310,142	\$ 310,142	\$ 310,142
Gas Tax Grant	\$ 102,877	\$ 131,993	\$ 117,435	\$ 117,435	\$ 117,435
Stimulus (Approved)	\$ 244,038				
AMWWP Grant for Lift Station (Pending Government Approval)					\$ 1,602,893
Town Reserves (established)	\$ 248,081		\$ 84,872		
Town Reserves (not established-2020 surplus)	\$ 145,280				
Developer Contribution	\$ 84,300				
Borrowing Established	\$ 1,679,476				
Total Funding Pool	\$ 3,159,067	\$ 668,196	\$ 512,449	\$ 427,577	\$ 2,030,470

5 Year Potential Capital Gap	2021	2022	2023	2024	2025
Cumulative Needs List	\$ 3,159,067	\$ 1,071,560	\$ 1,375,980	\$ 728,317	\$ 4,187,090
Cumulative Funding	\$ 3,159,067	\$ 668,196	\$ 512,449	\$ 427,577	\$ 2,030,470
Funding Surplus/Shortfall	\$ -	\$ 403,364	\$ 863,531	\$ 300,740	\$ 2,156,620
Debt Capacity Available	\$ 6,027,195	\$ 6,027,195	\$ 5,623,831	\$ 4,760,300	\$ 4,459,559
5 Year Capital Gap	\$6,027,195	\$5,623,831	\$4,760,300	\$4,459,559	\$2,302,939

Other Funding Strategies (outside of debt)	2021	2022	2023	2024	2025
Town Reserves - Walking Trails (not fully established)			\$ 148,026		
Town Reserves - Pool/Spray Park (new reserve strategies in 3 yr plan)				\$ 100,000	
Town Reserves - Pembina Place (Building incl. Roof)				\$ 70,000	
Town Reserves - Servers					\$ 33,765
Community Contributions - Playground Equipment				\$ 92,742	\$ 45,020
Climate Grant - LED lighting Pembina Place			\$ 12,731		
Reallocation of Pembina Place Borrowing balance (by Bylaw)		\$ 920,524			
Taxation / Utility Rates / User Fees					
Developer Contributions					
Partnerships with Sturgeon County / ICF Agreements					

Town of Redwater

10 Year Plan 2021

Council Meeting - December 1, 2020



Summary Capital	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Trails	\$ 84,300	\$ -	\$ 148,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalks	\$ 100,000	\$ 141,787	\$ 153,900	\$ 131,100	\$ 146,775	\$ 167,037	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000
Parking Lots	\$ -	\$ -	\$ 84,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streets	\$ 134,461	\$ 160,920	\$ 207,900	\$ 203,040	\$ 218,700	\$ 233,280	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
Infrastructure	\$ 1,095,280	\$ 184,000	\$ 371,135	\$ 305,742	\$ 294,319	\$ 1,923,181	\$ 203,000	\$ 134,317	\$ 227,000	\$ 243,000
Buildings	\$ 1,707,526	\$ 256,936	\$ 302,057	\$ -	\$ 3,215,177	\$ 1,138,856	\$ 1,793,483	\$ 50,578	\$ -	\$ 130,477
Vehicles	\$ 37,500	\$ 79,825	\$ 85,402	\$ 42,070	\$ 35,454	\$ -	\$ 37,117	\$ 99,005	\$ 595,382	\$ 48,929
Equipment	\$ -	\$ 248,093	\$ 22,687	\$ 46,365	\$ 276,666	\$ 31,314	\$ 19,002	\$ 43,267	\$ 410,432	\$ 71,763
Total	\$3,159,067	\$1,071,560	\$1,375,980	\$728,317	\$4,187,090	\$3,493,668	\$2,372,602	\$647,167	\$1,552,814	\$814,169



Walking Trails	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
44 Street, Diamond Springs, 51 Street	2015	20												
49 Ave, Golf Course, Kinsmen Park	2016	20												
Willows Pond to Trailer Park (44th Street)		20	84,300	84,300										Updated quote
Ochre Park School to Tim Hortons	2020	20	73,835											
Ochre Park (Barons Land)			76,400			81,053								Addition
52 Avenue (South side of Centennial Park to 53 St)		20	63,129			66,973								
Total				\$84,300	\$0	\$148,026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	



Sidewalks	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Areas assessed annually - refer to Road & Sidewalk Assessment	20		100,000	141,787	153,900	131,100	146,775	167,037	140,000	140,000	140,000	140,000	In 2026 new 10 year assessment required (used average for 2027-2030)
Total			\$100,000	\$141,787	\$153,900	\$131,100	\$146,775	\$167,037	\$140,000	\$140,000	\$140,000	\$140,000	



Parking Lots	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Pembina Place	2006	25	207,618											
Pembina Place Golf Course	2013	25	76,491											
Pembina Place Southside gravel	2014	15	81,955											
Pembina Place pave Southside		25	80,000			84,872								Updated quote
Swimming Pool		25												Future paving when funding
Town Office		25												Dependent on joint partnership with other owner
Total				\$0	\$0	\$84,872	\$0	\$0	\$0	\$0	\$0	\$0	\$0	



Streets	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Areas assessed annually - refer to Road & Sidewalk Assessment	20		134,461	160,920	207,900	203,040	218,700	233,280	180,000	180,000	180,000	180,000	In 2026 new 10 year assessment required (used average for 2027-2030)
Total			\$134,461	\$160,920	\$207,900	\$203,040	\$218,700	\$233,280	\$180,000	\$180,000	\$180,000	\$180,000	

Infrastructure	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Gas														
Additional tap at MO Station			150,000			159,135								
Annexed Gas Lines (Thorhild Lines)			168,280	168,280										
Gas Line replacements														Addition (awaiting quotes - to start 2022)
Cathotic Bed (new) & Move Current Rectifier			10,927					12,299						Dependent on development
Total				\$168,280	\$0	\$159,135	\$0	\$12,299	\$0	\$0	\$0	\$0	\$0	

Parks														
Town Entrance Signs	2015	30	43,709											No plans to add new signs currently
Skateboard Park Equipment	2013	20	13,113											
Skateboard Park Equipment	2017	20	26,523											
Playground Equipment - Centennial Park	2013	15	32,782								40,317			To inspect/assess all playgrounds
Playground Equipment - Centennial Park	2016	15	25,133											
Playground Equipment - Patony Park	2015	15	43,709											
Playground Equipment - McDonald Park	2016	15	42,616											
Playground Equipment - Southside Park	2015	15	52,451											
Playground Equipment - Poplar Park		15	84,872				92,742							
Playground Equipment - Smally Park		15	45,020					45,020						
Playground Equipment - Kinsmen Park		15	90,041						104,382					
Electronic Sign	2012	20	71,027											
Replacement of old tennis court area & pool options for Council deliberations:														
Skateboard Park			500,000											
Spray Park (this price is for non-recycled water)			500,000											
Total				\$0	\$0	\$0	\$92,742	\$45,020	\$104,382	\$0	\$40,317	\$0	\$0	

Lagoons														
Sewage Lagoon Cell 3 Lower	1968	50-75												
Sewage Lagoon Cell 2 Lower	1968	50-75												
Sewage Lagoon Cell 1 Lower	1968	50-75												
Aeration Pond Cell 3 Upper	1999	50-75												
Aeration Pond Cell 2 Upper	1999	50-75												
Aeration Pond Cell 1 Upper	1999	50-75												
Lagoon Expansion required when reach 3100 population														
Total				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Sewer														
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Infrastructure	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Sewer main liners / main replacements					160,000	212,000	213,000	237,000	205,000	203,000	94,000	227,000	243,000	Based on 2018 Sewer Assessment Report - no funding for 2021 so projects moved by 1 year
Upgrades 58 St from 53 Ave-55 Ave			1,392,077						1,613,799					AMWWP grant applied for
Total				\$0	\$160,000	\$212,000	\$213,000	\$237,000	\$1,818,799	\$203,000	\$94,000	\$227,000	\$243,000	
Storm Sewer														
Project Phase 3 - School Crossing		75	900,000	900,000										Amended quote
Downtown Storm Sewer Phase II	2010	75	2,060,000											
Total				\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Water														
51/52/53/54 Street (undersized/steel lines)		75	711,912											Dependent on growth or issues
Fire Hydrant replacement			27,000	27,000	24,000									
Total				\$27,000	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Infrastructure				1,095,280	184,000	371,135	305,742	294,319	1,923,181	203,000	134,317	227,000	243,000	



Buildings	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Administration														
Roof Replacement	2016	25	54,636											Replaced under insurance 2016
HVAC Roof Units x 6	2011	20	71,028											
Total				-	-	-	-	-	-	-	-	-	-	
Cemetery														
Columbarium Phase 1	2013		14,206											
Total			14,206	-	-	-	-	-	-	-	-	-	-	
Fire														
Roof Replacement	2020	25	233,440											
Boiler Replacement			32,500		33,475									Amended quote & moved to 2022 - requires funding
Ventilation System	2008	20												Sturgeon reviewing in 2022 with other halls
Cold Storage	1978													
Total				-	33,475	-	-	-	-	-	-	-	-	
Gas														
Gas Regulating Station 1 - Corner 47 St - 53 Ave (Cooks Park)	1999													All building conditions to be assessed
Mooney & Fisher Regulators (Reg Stn 1)	2017	30	6,753											
Gas Regulating Station 2 - Corner Hwy 37/48 Ave-46 St (Alley)	2001													
Mooney & Fisher Regulators (Reg Stn 2)	2017	30	6,753											
Gas Regulating Station 3 - Corner Hwy 38/48 Ave - 58 St (Esso)	1982													
RMO Station (NE 29-57-21 W4)	1958													
Gate Station - Corner 44 St -54 Ave	1958													
Gate Station - Line Heater	2020	50	47,975											
Total				-	-	-	-	-	-	-	-	-	-	
Public Works														
Shop & Lagoon Blower House	1997													Options for improvements for staff space currently being researched v's trailer purchase
Shop Fencing & Exterior Lighting	2018	20	33,949											
Sand Shed	1996													
Total			33,949	-	-	-	-	-	-	-	-	-	-	
Water														
Pumphouse & Reservoir	1972													Assessment to be carried out 2021

Buildings	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Bulk water fill upgrade	2018	20	29,705											
Water pumps & motors:														
Distribution Pumps x 2	2004	25	8,050	8,050										
Stand by Distribution Pump x 1	2004	25	36,585											
Fire Pumps x 2	1981	25	62,037											These only run in a power outage, limited hours
Booster Station			1,350,610							1,612,699				Dependent on development
Total				8,050	-	-	-	-	-	1,612,699	-	-	-	

Sewer														
Lift Station	1998	20-25				-								
Lift Station pump (x3)		5	8,343			8,851		9,390			10,261			
Aeration Blower	2019	20	18,035											
Lift Station Upgrade			2,848,300					3,205,787						Price per Concept Plan, development dependent, plan to design in 2024. AB Environment Licence expires 2026
Total				-	-	8,851	-	3,215,177	-	-	10,261	-	-	

Parks														
Gazebo - 55 Street	2013	25												Roof installed 2014
Gazebo - Devonian Park		25												New Roof in 2016 under insurance
Derrick Interpretive Centre	2017	25	40,845											
Total				-	-	-	-	-	-	-	-	-	-	

Pool														
Epoxy Main Pool & Tile Pool Basin Perimeter	2017	10	103,536							123,627				
Main Pool Pump Replacement	2017	10	7,868							9,394				
Main Boiler	2017	20	26,523											
Mechanical System	2010	10	133,035			141,137								moved from 2021
Roof Replacement	2013	20	43,709											
Deck	2016	15	88,096											
Skimmers	2013	15	32,782								40,317			
Main Pool Basin	1967		-											
Diving Board	2013	10	12,381			13,135								
Slide	2016	10	5,853						6,785					
Fencing	1998		-											
Gazebo	1998		-											
Wading Pool Boiler	2016	15	5,464											
Replace Wading Pool Liner	2015	20	20,215											
Wading Pool Basin	1967		-											
ATCO Trailer	2019	10	26,523											
Long Term Pool Plan to be determined - pool coming to end of life cycle			-											
Total				-	-	154,272	-	-	6,785	133,022	40,317	-	-	Note: Pool cells included in operating

Pembina Place	
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Buildings	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Stands in Rink	1986	25-30	76,535						88,725					Repainted in 2020 - in good shape - moved to 2026
DSP	2009	10	20,000	20,000										
Ice Plant Replacement		25	1,009,345	1,010,845										
HVAC		25	668,631	668,631										
Rink Boards	2010	20	100,000										130,477	
Arena Floor Replacement (Heat/Cool)	1975	50	900,000						1,043,347					Dependent on shaler
Control Panel - screw compressor	2017	10												Removed - part of 2021 Ice plant project
Control Panel - Refrigeration Plant	2018	10												Removed - part of 2021 Ice plant project
Roof - Compressor room & flat roof (tar & gravel)	2018	30	106,090											
Roof - Main arena	1996	30	81,985		84,445									Assessed 2020 and segregated by section
Roof - curling & Cultural Centre	1996	30	101,985			108,196								Assessed 2020 and segregated by section
Roof - Community Services & front entrance	1996	30	22,345		23,015									Assessed 2020 and segregated by section
Roof - Hockey dressing rooms (metal)	2005	50												
Roof - Golf Curling Lounge & Storage (metal)	2008	50												
Roof - Main Foyer (asphalt)	2006	30												
Roof - Zamboni Room (asphalt)	2008	30												
Roof - Cultural Centre Air Handling Unit	2010	30												
LED Lighting - Arena			12,000			12,731								Grant applied for in 2020 for arena
LED Lighting - other areas			40,000							47,762				
Video Surveillance			16,974			18,008								
Curling Rink Floor	2005	50												
Emergency Generator wiring (including generator)		20-25	105,000		108,150									Increased estimate
Furnaces - Assessed 2019														
Roof Top Air Exchanges/Furnaces	2006-2010	10-15												
CC Exhaust Fans	2006-2010	15-25												
Furnace Room (S)	2006	25												
Dressing Room Furnaces	2010	25												
Furnace Room (N)	2006	25												
Lobby Furnace Room	2006	20												
Boiler Room	2007	10-20												
Zamboni Room	2004-2014	10												
Water Heater Boiler Room	2007	15												
Water Heater Dressing Rooms	2005	15												
Concession Kitchen	2005	25												
Concession Stove		20-25	7,851		7,851									
Cultural Centre Kitchen	2011	25	273,182											
Outdoor Rink - Future Plan														
Total				1,699,476	223,461	138,935	-	-	1,132,071	47,762	-	-	130,477	
Total Buildings				1,707,526	256,936	302,057	-	3,215,177	1,138,856	1,793,483	50,578	-	130,477	



Vehicles	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Bylaw - 4 x 4 1/2 ton - including canopy	2017	7	38,500				42,070							
Council - Antique Fire Truck	1952		-											
Fire - Rescue Unit	2012	25	245,000											
Fire - Fire Pumper	2004	25	430,000									544,711		
Gas Truck	2018	10	43,000								52,885			
Parks - Old Gas Truck	2008	10	43,000			45,619								Utilized old gas truck for further 5 years for seasonal work
Parks - Dodge RAM 1/2 ton 4 x 4 including tommy gate	2012	10	37,500		38,625									To move to PW in 2021 - tommy gate to be changed over - truck will mainly be used summer months
Parks - 4 x 4 1/2 ton - including canopy (old Bylaw)	2010	10	37,500											
Public Works SUV	2020	7	31,085							37,117				
Public Works - Dodge RAM 2500	2015	7	40,000		41,200							50,671		
Public Works - 2016 1/2 ton	2016	7	37,500			39,784							48,929	To move to parks & swap with Parks 2012
Streets - Lift truck (used)	1999	10	31,500					35,454						
Water - Dodge truck 1/2 ton	2013	7	37,500	37,500							46,120			2013 to sell in 2021
Total Vehicles				37,500	79,825	85,402	42,070	35,454	-	37,117	99,005	595,382	48,929	



Equipment	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Admin														
Backup Generator & Trailer	2012	20-25	21,855											25,000 hours with regular maint (currently 5 hours used)
Server Replacement	2020	5	30,000					33,765					39,143	
Council Desk	2011	20	25,133											
Office Phone System Replacement	2018	20	10,609											
Total				-	-	-	-	33,765	-	-	-	-	39,143	
Parks														
John Deere Mower 1435	2013	10	21,385			22,687								
John Deere Mower 1550	2016	10	27,012						31,314					
Kubota Side by Side	2014	10	42,431				46,365							
Total				-	-	22,687	46,365	-	31,314	-	-	-	-	
Pembina Place														
Bobcat (used model)	2002	20	22,511		23,186									
Ice Painting Equipment	2016	15	10,381											
Scissor Lift	2012	15-20	11,670											
Zamboni	2012	15-20	120,200											
Total				-	23,186	-	-	-	-	-	-	-	-	
Public Works & Utilities														
John Deere Mower 1435	2004	10	20,762											Low hours, only used for approx. 50 hours/year. 2013 mower from parks to move to PW in 2023 and this mower sold
Combustible Gas Indicator	2017	10	15,914						19,002					
Trailer	2003	25	11,139							13,700				
Air compressor	1969	25	21,855											Would not replace, would just hire if required (only used for Golf Course lines)
Generator 100KV (Fire Hall building backup)	1993	25	38,246											2260 hours currently
Utility Trencher	2019	10	7,851									9,945		
Water Reservoir Generator		20-25	37,400		38,522									To address after building assessed
Water Reservoir Generator Installation			49,000		50,470									To address after building assessed
ITRON Meter Reading Hardware	2020	10	25,000										32,619	
Total				-	88,992	-	-	-	-	19,002	13,700	9,945	32,619	

Equipment	Year	Life	Estimate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Notes
Streets														
10 foot rotary mower	2013	15	24,040								29,566			
Mower attachment for ditch maintenance			21,000		21,630									Addition
Tractor (3 point hitch)	2016	20	55,182											To be sold & replaced when larger tractor with snow blower purchased
Backhoe	2019	10	196,267									248,625		
Grader	2015	20	311,428											
Tandem gravel truck	2014	15	119,882									151,863		
Plow Truck	2010	15	215,814					242,900						
Street Sweeper (used) - under contract	2000	20-25												Removed - now contracted out
Alley grader attachment	2001	30	7,649											
Bobcat (on annual replacement program)	2016	1	60,500											
Bobcat attachments (brush & broom)	2011	20	10,927											
Tractor & Snow Blower			110,956		114,285									Updated quote
Total				-	135,915	-	-	242,900	-	-	29,566	400,487	-	
Total Equipment				-	248,093	22,687	46,365	276,666	31,314	19,002	43,267	410,432	71,763	