

Town of Redwater
10 Year Plan 2020 V2

COUNCIL MEETING MAY 5, 2020



Summary Capital	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Trails	\$ 154,570	\$ -	\$ -	\$ 66,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalks	\$ 142,116	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551	\$ 115,927	\$ 119,405	\$ 122,987	\$ 126,677	\$ 130,477
Parking Lots	\$ -	\$ -	\$ -	\$ 100,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streets	\$ 243,521	\$ 257,500	\$ 265,225	\$ 273,182	\$ 281,377	\$ 289,819	\$ 298,513	\$ 307,468	\$ 316,693	\$ 326,193
Infrastructure	\$ 179,000	\$ 383,800	\$ 160,000	\$ 2,209,680	\$ 305,742	\$ 294,319	\$ 1,923,181	\$ 203,000	\$ 604,317	\$ 243,556
Buildings	\$ 2,885,600	\$ 301,861	\$ 73,155	\$ 100,771	\$ 105,155	\$ 4,456,681	\$ 6,785	\$ 191,736	\$ 122,798	\$ 118,312
Vehicles	\$ 37,500	\$ 33,875	\$ 82,946	\$ 82,599	\$ 41,792	\$ 35,470	\$ -	\$ 46,120	\$ 94,505	\$ 598,619
Equipment	\$ 92,400	\$ 99,725	\$ 278,226	\$ 22,687	\$ 46,365	\$ 277,678	\$ 31,315	\$ 19,002	\$ 43,266	\$ 410,432
Total	\$3,734,707	\$1,179,761	\$965,642	\$2,965,465	\$892,981	\$5,469,894	\$2,379,198	\$890,314	\$1,308,256	\$1,827,589

Summary Operating	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Operating	\$0	\$0	\$0	\$0	\$11,772	\$0	\$169,621	\$0	\$0	\$13,647
Total	\$0	\$0	\$0	\$0	\$11,772	\$0	\$169,621	\$0	\$0	\$13,647



Walking Trails	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	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	79,390	79,390										Based on development, updated quote
Ochre Park School to Tim Hortons		20	75,180	75,180										Project added
52 Avenue (South side of Centennial Park to 53 St)		20	61,290				66,973							Updated quote - moved to 2023
Total				\$154,570	\$0	\$0	\$66,973	\$0	\$0	\$0	\$0	\$0	\$0	



Sidewalks	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Areas assessed annually - refer to Road & Sidewalk Assessment	20	100,000	142,116	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477	Adjusted to reflect funding opportunities
Total			\$142,116	\$103,000	\$106,090	\$109,273	\$112,551	\$115,927	\$119,405	\$122,987	\$126,677	\$130,477	

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Parking Lots	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Pembina Place	2006	25	201,571											
Pembina Place Golf Course	2013	25	74,263											
Pembina Place Southside gravel	2014	15	79,568											
Pembina Place pave Southside		25	91,789				100,301							Timing ideally in line with storm sewer project
Swimming Pool		25												Future paving when funding
Town Office		25												Dependent on joint partnership with other owner
Total				\$0	\$0	\$0	\$100,301	\$0	\$0	\$0	\$0	\$0	\$0	



Streets	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Areas assessed annually - refer to Road & Sidewalk Assessment	20	250,000	243,521	257,500	265,225	273,182	281,377	289,819	298,513	307,468	316,693	326,193	Adjusted to reflect funding opportunities
Total			\$243,521	\$257,500	\$265,225	\$273,182	\$281,377	\$289,819	\$298,513	\$307,468	\$316,693	\$326,193	



Infrastructure	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Gas														
Alternate Gas Source - for emergency backup														Options being researched
Annexed Gas Lines (Thorhild Lines)			160,000		164,800									
Cathodic Bed (new) & Move Current Rectifier			10,609						12,299					Dependent on development
Total				\$0	\$164,800	\$0	\$0	\$0	\$12,299	\$0	\$0	\$0	\$0	

Parks														
Town Entrance Signs	2015	30	42,436											No plans to add new signs currently
Skateboard Park Equipment	2013	20	12,731											
Skateboard Park Equipment	2017	20	25,750											
Skateboard Park Equipment	2021	20	21,855											
Playground Equipment - Centennial Park	2013	15	31,827									40,317		
Playground Equipment - Centennial Park	2016	15	24,401											
Playground Equipment - Patony Park	2015	15	42,436											
Playground Equipment - McDonald Park	2016	15	41,375											
Playground Equipment - Southside Park	2015	15	50,923											
Playground Equipment - Poplar Park		15	82,400					92,742						Moved from 2020
Playground Equipment - Smally Park		15	43,709						45,020					Moved from 2021
Playground Equipment - Kinsmen Park		15	87,418							104,382				Moved from 2022
Electronic Sign	2012	20	68,959											
Paving of old tennis court area			22,660				24,761							Long term plan for area to be established by Council
Total				\$0	\$0	\$0	\$24,761	\$92,742	\$45,020	\$104,382	\$0	\$40,317	\$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														
Sewer main liners / main replacements			179,000	179,000	219,000	160,000	212,000	213,000	237,000	205,000	203,000	564,000	243,556	Based on Sewer Assessment Report
Upgrades 58 St from 53 Ave-55 Ave			1,351,531							1,613,799				Pursue grant opportunities
Total				\$179,000	\$219,000	\$160,000	\$212,000	\$213,000	\$237,000	\$1,818,799	\$203,000	\$564,000	\$243,556	

Infrastructure	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Storm Sewer														
Project Phase 3 - School Crossing		75	1,805,500				1,972,919							Pursue grant opportunities
Downtown Storm Sewer Phase II	2010	75	2,000,000											
Total				\$0	\$0	\$0	\$1,972,919	\$0	\$0	\$0	\$0	\$0	\$0	
Water														
51/52/53/54 Street (undersized/steel lines)		75	691,176											Dependent on growth or issues
Total				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Infrastructure				179,000	383,800	160,000	2,209,680	305,742	294,319	1,923,181	203,000	604,317	243,556	



Buildings	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Administration														
Roof Replacement	2016	25	53,045											Replaced under insurance 2016
HVAC Roof Units x 6	2011	20	68,959											
Total				-	-	-	-	-	-	-	-	-	-	

Cemetery														
Columbarium Phase 1	2013		13,792											
Total			13,792	-	-	-	-	-	-	-	-	-	-	

Fire														
Roof Replacement	1998	20	195,000	195,000										Based on soft tenders received 2019
Boiler Replacement			15,000	15,000										To complete same year as roof
Ventilation System	2008	20												Needs to be assessed
Cold Storage	1978													
Total				210,000	-	-	-	-	-	-	-	-	-	

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	6,556											
Gas Regulating Station 2 - Corner Hwy 37/48 Ave-46 St (Alley)	2001													
Mooney & Fisher Regulators (Reg Stn 2)	2017	30	6,556											
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			67,500	67,500										
Total				67,500	-	-	-	-	-	-	-	-	-	

Public Works														
Shop & Lagoon Blower House	1997													
Shop Fencing & Exterior Lighting	2018	20	32,960											
Sand Shed	1996													
Total				-	-	-	-	-	-	-	-	-	-	

Water														
Pumphouse & Reservoir	1972													
Bulk water fill upgrade	2018	20	28,840											

Buildings	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Booster Station			1,311,272						1,520,124					Dependent on development
Water pumps & motors:														
Distribution Pumps x 2	2004	25	55,157										71,967	
Stand by Distribution Pump x 1	2004	25	35,520										46,345	
Fire Pumps x 2	1981	25	62,037											These only run in a power outage, limited hours
Total				-	-	-	-	-	1,520,124	-	-	-	118,312	

Sewer														
Lift Station	1998	20-25												
Lift Station pump (x3)	2018	5	8,100	8,100			8,851		9,390			10,261		
Aeration Blower	2019	20	17,510											
Wet well at Lift Station			2,525,000						2,927,167					Price per Concept Plan, development dependent, plan to design in 2024. AB Environment Licence expires 2026
Total				8,100	-	-	8,851	-	2,936,557	-	-	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	39,655											
Total				-	-	-	-	-	-	-	-	-	-	

Pool														
Full assessment of facility in 2020				-			-							
Epoxy Main Pool & Tile Pool Basin Perimeter	2017	10	100,520								123,627			
Main Pool Pump Replacement	2017	10	7,638								9,394			
Main Boiler	2017	20	25,750											
Mechanical System - to be assessed	2010	10	129,160		133,035									
Roof Replacement	2013	20	42,436											
Deck	2016	15	85,530											
Skimmers	2013	15	31,827									40,317		
Main Pool Basin - to be assessed	1967		-											
Diving Board	2013	10	12,020				13,135							
Stide	2016	10	5,682							6,785				
Fencing	1998		-											
Gazebo	1998		-											
Wading Pool Boiler	2016	15	5,305											
Replace Wading Pool Liner	2015	20	19,627											
Wading Pool Basin - to be assessed	1967		-											
ATCO Trailer	2019	10	25,750											
Long Term Pool Plan to be determined			-											
Total				-	133,035	-	13,135	-	-	6,785	133,022	40,317	-	Note: Pool cells included in operating

Buildings	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Pembina Place														
Stands in Rink	1986	25-30	74,305					83,631						Moved from 2022
Sound System Upgrades	2009	10	19,123					21,523						Moved from 2022
Ice Plant Replacement (Cooler, Chiller, Compressors)	2004	25	2,600,000	2,600,000										Same project
Arena Floor Replacement (Heat/Cool)	1975	50												
Rink Boards	2010	20												
HVAC - Curling		20-25												
HVAC - Arena (includes de-humidifier)		20-25												
HVAC - Zamboni Room		20-25												
Control Panel - screw compressor	2017	10	47,741								58,715			
Control Panel - Refrigeration Plant	2018	10	57,011									72,219		
Roof - Compressor room & flat roof (tar & gravel)	2018	30	103,000											
Roof - Main arena, curling, cultural centre (asphalt)	1996	30	163,909		168,826									
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			55,620				60,777							Look into Climate Change Grants
Video Surveillance			16,480				18,008							
Curling Rink Floor	2005	50												
Emergency Generator wiring (including generator)		20-25	61,771			65,533								Look into JEPP grant funding
Furnaces - Assessed 2019														
Roof Top Air Exchanges/Furnaces	2006-2010	10-15												Lifetimes established 10-15 years after 2019 assessment
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	7,622			7,622								Move from 2020 - working well
Cultural Centre Kitchen	2011	25	265,225											
Outdoor Rink - Future Plan														
Total				2,600,000	168,826	73,155	78,786	105,155	-	-	58,715	72,219	-	
Total Buildings				2,885,600	301,861	73,155	100,771	105,155	4,456,681	6,785	191,736	122,798	118,312	



Vehicles	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Bylaw - 4 x 4 1/2 ton - including canopy	2017	7	37,132					41,792						
Council - Antique Fire Truck	1952		-											
Fire - Rescue Unit	2012	25	238,703											
Fire - Fire Pumper	2004	25	420,000										548,005	Revised estimate
Gas Truck	2018	10	41,715									52,843		
Parks - Old Gas Truck	2008	10	41,715				45,583							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	39,393			41,792								
Parks - 4 x 4 1/2 ton - including canopy (old Bylaw)	2010	10	36,050											Sell in 2020/2021 and replace with rotated out PW newer truck
Public Works - Replacement truck or SUV	2012	7	37,500	37,500							46,120			
Public Works - Dodge RAM 2500	2015	7	38,792			41,154							50,615	
Public Works - 2016 1/2 ton	2016	7	33,875				37,016							
Streets - Lift truck (used)	1999	10	30,596						35,470					Moved to 2025-good shape, not often used
Water - Dodge truck 1/2 ton	2013	7	32,888		33,875							41,661		
Total Vehicles				37,500	33,875	82,946	82,599	41,792	35,470	-	46,120	94,505	598,619	

Note: 1997 Ford Parks truck, PW 2012 Dodge & PW 2008 GMC sold in 2019

Note: Administration to research options for 2021 for vehicle (electric/hybrid) for utilization by staff instead of mileage claims



Equipment	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Admin														
Backup Generator & Trailer	2012	20-25	21,218											25,000 hours with regular maint (currently 5 hours used)
Server Replacement	2015	5	30,000	30,000					34,778					Renewed quote received
Council Desk	2011	20	24,401											
Office Phone System Replacement	2018	20	10,300											
Total				30,000	-	-	-	-	34,778	-	-	-	-	

Parks														
John Deere Mower 1435	2013	10	20,762				22,687							
John Deere Mower 1550	2016	10	26,225							31,315				
Kubota Side by Side	2014	10	41,195					46,365						
Total				-	-	-	22,687	46,365	-	31,315	-	-	-	

Pembina Place														
Bobcat (used model)	2002	20	21,855			23,185								
Ice Painting Equipment	2016	15	10,079											
Scissor Lift	2012	15-20	11,330											
Zamboni	2012	15-20	116,699											
Total				-	-	23,185	-	-	-	-	-	-	-	

Public Works														
John Deere Mower 1435	2004	10	20,157											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	15,450							19,002				
Trailer	2003	25	10,815									13,700		
Air compressor	1969	25	21,218											Would not replace, would just hire if required (only used for Golf Course lines)
Generator (Fire Hall building backup)	1993	25	37,132											2260 hours currently
Utility Trencher	2019	10	7,622										9,945	
Water Reservoir Generator		20-25	37,400	37,400										
ITRON Meter Reading Hardware			25,000	25,000										
Total				62,400	-	-	-	-	-	-	19,002	13,700	9,945	

Streets														
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Equipment	Year	Life	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
10 foot rotary mower	2013	15	23,340									29,566		
Tractor (3 point hitch)	2016	20	53,575											
Backhoe	2019	10	190,550										248,625	
Grader	2015	20	302,357											
Tandem gravel truck	2014	15	116,390										151,863	
Plow Truck	2010	15	209,528						242,900					
Street Sweeper (used)	2000	20-25	240,400			255,040								
Alley grader attachment	2001	30	7,426											
Bobcat (on annual replacement program)	2016	1	52,906											
Bobcat attachments (brush & broom)	2011	20	10,609											
Tractor & Snow Blower			96,820		99,725									
Total				-	99,725	255,040	-	-	242,900	-	-	29,566	400,487	

Total Equipment				92,400	99,725	278,226	22,687	46,365	277,678	31,315	19,002	43,266	410,432	
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Operating	Estimate	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Notes
Planning												
Master Servicing Plan - Full update	142,055							169,621				
Total		-	-	-	-	-	-	169,621	-	-	-	
Streets												
Bridge Inspection (every 5 years)	5,459					6,144					7,123	
Derrick Inspection (every 5 years)	5,000					5,628					6,524	
Total		-	-	-	-	11,772	-	-	-	-	13,647	To be inspected in 2019
Total Operating		-	-	-	-	11,772	-	169,621	-	-	13,647	