

Town of Morinville 2017 Capital Plan Long Range Capital Plan

**First Reading – October 25, 2016
Second Reading – November 8, 2016
Third Reading – November 22, 2016**

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GENERAL INFORMATION

Under the *Municipal Government Act*, Morinville is required to prepare an annual capital plan for each calendar year. In addition, although not yet enacted, each municipality must prepare a written plan respecting anticipated capital property additions over a period of at least the next 5 financial years. The ***Morinville 2017-2037 long Range Capital Plan & 2017 Capital Plan*** responds to these two criteria. The Plan also supports the Town's Vision and Mission:

VISION

A community's Vision provides a long-term picture of where or what the community wishes to be or become. The Vision also indicates what makes Morinville unique.

"Morinville, embracing our past; building pride in our future."

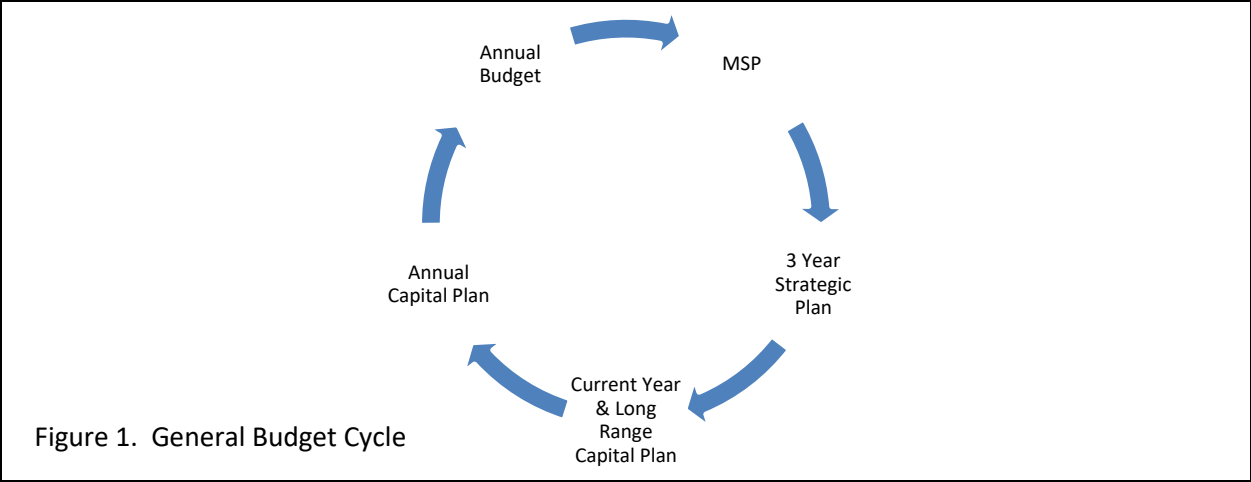
MISSION

Mission answers a question about what business the community is in. It lets readers know what Morinville does or provides and who benefits.

"Working together to build a complete community for today and the future through our commitment to the well-being of Morinville."

MUNICIPAL SUSTAINABILITY PLAN (MSP)

Morinville has adopted a Municipal Sustainability Plan (MSP) which is an overarching document that reflects the goals of Morinville through 2035. The MSP, in addition to a 3-year Strategic Plan and other planning documents, guides the preparation of the Capital Plan (Figure 1). Prior to approving 2017 tax rates, these documents, together with updated financial information for 2015, and year-to-date information for 2016 are provided to Council.



CAPITAL PLAN REVIEW AND APPROVAL BY COUNCIL

For 2017, the following Budget Process was proposed by Council:

September 22-23, 2016: Council and Administration attended a budget retreat where the draft 2017 – 2019 Strategic Plan, the 20 year Long Range Capital Plan and the departmental Operating Budgets were reviewed.

October 11, 2016: Council approved the 2017 Planning process and Budget Timelines.

October 25, 2016:

1st Reading of the 2017 Operational & Capital Budget.

October 25, 2016 through November 4, 2016: Public invited to provide input and feedback through Citizen Budget by visiting www.morinville.ca and by email at budget2017@morinville.ca

November 2, 2016: Budget Open House / Presentations. The 2017 – 2019 Strategic Plan, the 20 year Long Range Capital Plan as well as the 2017 Operating Budget will be presented.

November 8, 2016 Council Meeting:

Received 2nd Reading of the 2017 Operational and Capital Budget.

Citizen Budget Feedback provided to Council.

1st Reading of the 2017 Utility Bylaws. (Deferred to November 22, 2016)

November 22, 2016 Council Meeting:

Potential 3rd Reading of the 2017 Operational and Capital Budget.

Potential 2nd and 3rd Reading of the 2017 Utility Bylaws. (Deferred to December 13, 2016)

CAPITAL BUDGET AMENDMENTS

The following is a summary of the capital budget amendments which were passed by Council during the 2nd and 3rd Reading of the budget along with the amended plan:

1st Reading - Consolidated Capital Plan

Tax Supported Project Total	\$ 19,603,300
Utility Supported Project Total	305,000
Total 1st Reading - Consolidated Capital Plan	\$ 19,908,300

2nd Reading - Capital Plan Amendments

<u>Tax Supported Projects:</u>	
Remove LAVIII	(52,000)
Remove Morinville South Entrance Sign	(60,000)
Add Additonal Trail Solar Lights	83,000
Add Increase to Park/Sport Field Development	40,000
Total 2nd Reading - Capital Plan Amendments	11,000

3rd Reading - Capital Plan Amendments

1st Reading - Tax Supported Project Total	\$ 19,603,300
2nd Reading - Tax Supported Amendments	11,000
3rd Reading - Tax Supported Amendments	500,000
Amended Tax Supported Project Total	\$ 20,114,300
Utility Supported Project Total	305,000
Total 3rd Reading - Consolidated Capital Plan	\$ 20,419,300

CONSOLIDATED CAPITAL PLAN

The Capital Plan information presented in this report is consolidated, and organized into the categories of Tax Supported and Utility Supported.

CAPITAL PROJECT	TOTAL 2017 - 2037	2017	2018	2019	2020	2021	2022 - 2037
Tax Supported Capital Projects							
Park/Sports Field Developments	3,400,000	200,000	160,000	160,000	160,000	160,000	2,560,000
Road Rehabilitation and Neighborhood Revitalization	12,780,000	830,000	550,000	600,000	600,000	600,000	9,600,000
Fleet Replacement (as per policy)	7,391,300	440,300	313,000	233,000	350,000	159,000	5,896,000
Enforcement Services - Patrol Vehicle	675,000	75,000	75,000				525,000
Arena/Recreation Complex	56,820,000	17,200,000					39,620,000
WAN Wireless Link Replacement	160,000	160,000					-
Wireless Equipment Refresh	75,000	15,000					60,000
Affordable Housing Project	-						-
Curling Club Roof / Upgrades	250,000	250,000					-
Fire Department - Air Compressor / Bottles	203,000	51,000			25,000		127,000
GIS Enhancement - Lidar/360 degree Photos	15,000	15,000					-
CCC Sound Panels for Lobby	25,000	25,000					-
Fire Rapid Response Skid	34,000	17,000					17,000
Emergency Generator / Storage Bldg for Town office	50,000	50,000					-
South Glens Paving	500,000	500,000					-
PW Parking Lot	50,000	50,000					-
Trail Solar Lights	166,000	166,000					-
Stormwater Pond Aerating Fountain	120,000	30,000	30,000	30,000	30,000		-
Website Redevelopment	25,000		25,000				-
Roundabouts/Signals	10,013,233		1,022,836		4,047,852		4,942,545
Operating & Capital Budgeting Software (Questica)	40,000	40,000					-

CONSOLIDATED CAPITAL PLAN CONTINUED

CAPITAL PROJECT	TOTAL 2017 - 2037	2017	2018	2019	2020	2021	2022 - 2037
<u>Tax Supported Capital Projects</u>							
Protective Services Building	18,000,000						18,000,000
Fire Hall Expansion/Enhancement	5,500,000				1,500,000		4,000,000
Cardiff Road - 100 Street to East Boundary Road	5,052,000						5,052,000
Salt Shed	150,000		150,000				-
Arena Demolition - Non-Capitalized Project -	2,000,000					2,000,000	-
Fire Rescue Truck	700,000						700,000
Ladder Truck	1,200,000						1,200,000
Pumper Truck	1,200,000				600,000		600,000
East Boundary Road - Cardiff Road to Manawan Canal	24,660,000						24,660,000
100 St - Final Upgrade of 100 st - CN Tracks to Cardiff Road	10,016,702						10,016,702
AR 1 - 100 Street - 105 Avenue north to Town Boundary	4,752,000						4,752,000
100 Street Widening - 105 Avenue to 101 Avenue	660,000						660,000
Total Tax Supported Capital Projects	166,683,235	20,114,300	2,325,836	1,023,000	7,312,852	2,919,000	132,988,247
<u>Utility Supported Capital Projects</u>							
Utilities Upgrades	2,730,000	130,000	130,000	130,000	130,000	130,000	2,080,000
Waterline Valves Replacement	175,000	175,000	-	-	-	-	-
Westwinds Lift Station	1,584,000		1,584,000	-	-	-	-
Westwinds Forcemain to Business Park	297,000		297,000	-	-	-	-
Storm Water Lift Station Upgrade	-	-	-	-	-	-	-
Milford Avenue Sanitary Upgrade	148,500		148,500	-	-	-	-
Business Park Lift Station	6,600,000		-	-	6,600,000	-	-

CONSOLIDATED CAPITAL PLAN CONTINUED

CAPITAL PROJECT	TOTAL 2017 - 2037	2017	2018	2019	2020	2021	2022 - 2037
Business Park Lift Station	6,600,000		-	-	6,600,000	-	-
New Business Park Forcemain	3,168,000		-	-	3,168,000	-	-
Add 3rd Pump at Booster Station	396,000		-	-	-	-	396,000
250 mm Watermain - 101 Avenue - 103 Street to 105 Street	297,000		-	-	-	-	297,000
Upgrade Original Pumps - 100 - 155 lps	396,000		-	-	-	-	396,000
300 mm Watermain on 104 Avenue - 101a Street across CN Tracks	415,800		-	-	-	-	415,800
300 mm Watermain - 107 Street past Extreme Sports Park	99,000		-	-	-	-	99,000
Upgrade 2nd Original pump from 100 to 155 lps	396,000		-	-	-	-	396,000
Reservoir addition	5,544,000		-	-	-	-	5,544,000
101 Avenue Sanitary Upgrade	190,080		-	-	-	-	190,080
Section 4 Lift Station	1,584,000		-	-	-	-	1,584,000
Section 4 Forcemain	264,000		-	-	-	-	264,000
Total Utility Supported Capital Projects	24,284,380	305,000	2,159,500	130,000	9,898,000	130,000	11,661,880
Total Capital Projects	190,967,615	20,419,300	4,485,336	1,153,000	17,210,852	3,049,000	144,650,127
Carry Forward / Prior Year Approved Capital Budget Items:							
- Affordable Housing					750,000		
- Storm Water Lift Station Upgrade					860,000		

TAX SUPPORTED CAPITAL PLAN

Morinville's Tax Supported Capital Plan is outlined below. Further detail follows the summary for each of the line items, including planned year of expenditure, funding source and other information.

CAPITAL PROJECT	TOTAL 2017 - 2037	2017	2018	2019	2020	2021	2022 - 2037
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South Glens Paving	500,000	500,000					-
PW Parking Lot	50,000	50,000					-
Trail Solar Lights	166,000	166,000					-
Stormwater Pond Aerating Fountain	120,000	30,000	30,000	30,000	30,000		-
Website Redevelopment	25,000		25,000				-
Roundabouts/Signals	10,013,233		1,022,836		4,047,852		4,942,545
Operating & Capital Budgeting Software (Questica)	40,000	40,000					-

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Fire Hall Expansion/Enhancement	5,500,000				1,500,000		4,000,000
Cardiff Road - 100 Street to East Boundary Road	5,052,000						5,052,000
Salt Shed	150,000		150,000				-
Arena Demolition - Non-Capitalized Project -	2,000,000					2,000,000	-
Fire Rescue Truck	700,000						700,000
Ladder Truck	1,200,000						1,200,000
Pumper Truck	1,200,000				600,000		600,000
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Total Tax Supported Capital Projects	166,683,235	20,114,300	2,325,836	1,023,000	7,312,852	2,919,000	132,988,247
Carry Forward / Prior Year Approved Capital Budget Items:							
- Affordable Housing	750,000						

PARK/SPORTS FIELD DEVELOPMENTS

Morinville has developed Park concepts for a number of locations. General funding will allow planned develop towards high priority projects allowing for multi stage development that benefits all residents of Morinville.

Staged development of parks allows for development in multiple areas creating larger areas of useable space while spreading costs/available dollars so that more can benefit based on proximity to where they live.

Take advantage of partnerships with local community organizations to combine resources as well look at grant opportunities to maximize project funding options.

Project implemented through Public Works and Community Services and budgeted annually.

Enhancements proposed for 2017 include:

1. Fish and Game
 - a. Add new toilet to accommodate users who fish, use dog park and skateboard park
 - b. Develop entrance way and fire pit area
 - c. Remove old docks and add new ones
2. Heritage Lake
 - a. Continued development of park, add gazebo, picnic tables, fire pits and plants
3. Community Gardens
 - a. New park identification signage, pathways, furniture and pad for new gazebo
4. South Glens
 - a. Planting and furniture
5. Montreau Park
 - a. Planting and landscaping
 - b. Notice boards and information signs at each hole of Frisbee golf

Source of funding:

Capital Reserves

ROAD REHABILITATION & NEIGHBORHOOD REVITALIAZTION

Over the past number of years, Morinville has been using the Provincial Basic Municipal Transportation Grant to fund the overlay of existing Morinville roads, major repair of bridgework, the replacement of sidewalks as well as trail restoration and enhancement. Morinville utilizes road analytics to determine the timing of this major road maintenance. Annual program.

Proposed areas for 2017 include:

1. Road Rehabilitation – total for roads \$550,000
2. Trail Restoration / expansion – In addition to the restoration of old trails, sidewalks and shale paths, there is the desire to add new trail segments to connect certain areas of Morinville’s existing walkways. Total cost \$40,000
3. Sidewalk Replacement Program – Cost for replacement of separate sidewalk in approx. \$250.00 per linear meter. In some areas the sidewalks are tripping hazards and have reached their useable service life. The Town will identify localized areas and initiate repairs based on approved budget. Budget request \$120,000
4. Midstream Paving - \$20,000
5. Fire training site road - \$100,000

Source of Funding:

- Basic Municipal Transportation Grant (MSI)

FLEET REPLACEMENT

Morinville has established a fleet replacement policy. The policy outlines the timing of fleet replacement to ensure that the fleet is kept relatively modern and that fair value can be obtained in the retirement of current fleet. Annual program.

Proposals for 2017 include:

1. Grader Replacement – Replace 1986 Champion Grader, Issues with obtaining parts for the existing grader, Volvo/Champion grader line has been discontinued as of 2016 and they will offer parts only for 20 years. Budget \$389,000. (Approx. Trade in \$25K)
2. Replace John Deere Gator \$26,000 (Approx. Trade in \$10K)
3. Additional Attachments including:
 - a. 3039R Tractor Blade - \$,2835 Blower - \$5,545, Sander \$6,950 for snow removal
 - b. Volvo grader 2” Moldboard Extension \$3,000 and front counterweight \$7,000. To increase snow removal efficiency and increased traction when dealing with icy conditions

Source of Funding:

- MSI Capital
- Capital Reserves

PEACE OFFICER VEHICLE

Morinville has established a fleet replacement policy. The policy outlines the timing of fleet replacement to ensure that the fleet is kept relatively modern and that fair value can be obtained in the retirement of current fleet.

The 2017 budget includes a new Peace Officer vehicle as part of the Fleet Replacement Policy. The vehicle will be fully equipped including camera, radar unit, vehicle computer mount, and officer protection system as well as required light and decal packages.

This unit will be fully equipped as an enforcement unit which includes upgraded braking units, charging/electrical systems and proper traction control tires.

The existing unit will be retained as a third department vehicle and put up for auction once the second unit is replaced in 2018.

Source of Funding:

- Capital Reserves

ARENA/RECREATION CENTER

Council has determined the need to replace the Ray MacDonald Sports Center and is currently in the process of designing a staged Recreation Centre. The Recreation Center will be located east of East Boundary Road and north of Highway 642, immediately east of Morinville.

The architecture firm of Architecture Tkalcic Bengert (*Atb*) has been engaged to work with Morinville to design the ultimate buildout of the Recreation Center. Initial plans call for the construction of an arena (expandable seating capacity), an indoor field house, walking track and common area. Future stages would include a second arena, aquatic centre, curling rink and outdoor sports amenities. Total buildout is anticipated by 2024 with a total project cost of approx. \$63 million.

The land was purchased in 2015 for a cost of \$1.7M, It is expected the 2016 servicing costs will total approx. \$4.7M, with a total project cost of approx. \$63M, the remaining projects costs of \$ \$56.820M has been budgeted in 2017 (\$17.2M) and in 2024 (\$39.620M).

Funding for the Recreation Centre will come primarily from Provincial Municipal Sustainability Initiative Capital grants and Federal Gas Tax grants, however debenture funding will be required to support construction and repayment of these borrowings will be made from the aforementioned grants.

Construction of the initial stage is expected to be completed in 2018.

Source of Funding:

- Capital Grants
- Partnerships / sponsorships
- Debenture

WIRELESS AREA NETWORKING LINKS

The existing town wireless area network radios are now seven years old and at the end of their projected life span, have no warranty, nor any easily or quickly replaceable parts should an unexpected failure occur. At present, the largest and weakest of the town's network is our inter-building links. In 2017 we will need to pursue the plan of replacing the radio's in order to eliminate the risk of experiencing networking infrastructure failures.

The buildings that are involved include Town Hall, Fire Hall, Arena, RCMP as well as the new Arena/Recreation building. This new network will not only support data but will be optimized to support VOIP, Wi-Fi, Video and both Private and Public networks.

Source of Funding:

- Capital Reserves

WIRELESS EQUIPMENT REFRESH

The existing town wireless equipment is at the end of their projected life span, have neither warranty, nor any easily or quickly replaceable parts should an unexpected failure occur. In 2017 we will need to pursue the plan of replacing wireless equipment in order to eliminate the risk of experiencing networking infrastructure failures. These equipment capital costs are captured within our long range information technology plan on a five year rotating schedule.

The buildings that are involved include Town Hall, Fire Hall, Arena, RCMP as well as the new Arena/Recreation building. This new network will not only support data but will be optimized to support VOIP, Wi-Fi, Video and both Private and Public networks.

Source of Funding:

- Capital Reserves

AFFORDABLE HOUSING – CARRY FORWARD

Morinville received provincial grant funding for Affordable Housing a number of years ago. A number of proposals, requiring additional grant funding, have been put forward, however to date additional funding has not been obtained.

Over the past year, Morinville has been working collaboratively with Sturgeon Foundation to develop a 21 suite complex. Should this alternative not be feasible, Morinville will look at other opportunities.

Source of Funding:

- Capital Grants

CURLING RINK UPGRADES

In planning the Recreation Centre Complex and deconstruction/demolition of the Ray MacDonald Arena, it has been determined that the existing curling rink may be retained. In order to extend the life of the curling rink, it is suggested that work be done to the building, including the replacement of the existing roof at a cost of \$150,000 and other upgrades totaling \$100,000 be done.

Source of Funding:

- Capital Reserves

FIRE SELF CONTAINED BREATHING APPARATUS & AIR BOTTLE REPLACEMENT

Purchase approximately 20 air bottles and air compressor as required for Fire Department. This will bring the department back up to full supply while also ensuring the fire services are operating with current NFPA approved equipment thus meeting all OH&S requirements. In 2016, the County removed its surplus air bottles from the Morinville Fire Department thus leaving the department at bare minimum requirements, increasing the risk to the community.

Source of Funding:

- Capital Reserves

GEOGRAPHIC INFORMATION SYSTEM ENHANCEMENT (GIS)

The Town has a need to capture some GIS features from LiDAR and 360 degree photos. The proposal to capture the GIS features include: street lights, road signs, trees, garbage bins, park benches.

Source of Funding:

- Capital Reserves

COMMUNITY CULTURE CENTRE FOYER ACOUSTIC PANELING

To purchase, supply and install acoustic wall paneling and ceiling baffles to the Community Culture Centre main lobby area to reduce/absorb noise transfer from programming and activities being held on the mezzanine and front lobby areas to other areas of the building, other rental spaces as well as the Community Services offices.

Source of Funding:

- Capital Reserves

FIRE RAPID RESPONSE SKID

To purchase a skid mounted rapid fire response unit to support fire services in limited access areas such as the parks, trail systems and wooded areas located around town and along the rail lines. The unit response unit can be put in during the high grass season and removed during low risk months (i.e. winter). This unit comes with foam capabilities which not only helps with grass/forest areas but can be used to help support garbage or car fires. As the unit would mount in the back of the new 3/4 fire pickup it would allow for greater access into areas with limited or restricted access for full size fire apparatus.

In 2016 Alberta saw extreme dry seasons which included Morinville. As this type of unit is currently not available in Morinville, it was found that the community is at higher risk and now that a proper truck has been purchased to support this type of equipment it is felt it should be added to properly protect the community. If approved the Unit would be ordered in January/February with delivery Mid April to May in time for the early grass fire seasons. This unit once in place would also help serve the entire region emergency response plan. Currently Sturgeon and Gibbons have similar units.

Source of Funding:

- Capital Reserves

EMERGENCY GENERATOR / STORAGE BUILDING FOR TOWN OFFICE

To purchase and build a 28 by 28ft garage package that will serve to house the Office Emergency generator, while also providing cold storage area for the Library and potentially one other tenant. Other than the building there will be costs associated to having the generator properly wired to the existing emergency panel so that a turning of a switch will be the only requirement during a power outage.

Source of Funding:

- Capital Reserves

PUBLIC WORKS PARKING LOT DEVELOPMENT

Expand PW parking lot in order to provide additional staff/visitor/handicap parking as well as seasonal staff, to prevent visitors and contractor from accessing our site freely and to provide operational safety on the entire site.

Source of Funding:

- Capital Grants

TRAIL SOLAR LIGHTING

Solar lighting for the Fish and Game perimeter and potentially other areas as required. Approximately 50 lights. To be installed by Public Works staff.

Source of Funding:

- Capital Grants

STORMWATER POND AERATING FOUNTAIN

An aerating fountain is required in The Lakes, in addition to the recent fountain installed in Heritage Village Estate storm water pond in 2016, to assist in preventing the development of algae's and to mitigate odor during spring thaw.

Source of Funding:

- Capital Reserves

WEBSITE RE-DEVELOPMENT

In order to remain publicly engaging, it is best practice to redesign website on a regular basis, ideally every 3 years. In 2018, our Municipal website will require a redesign/redevelopment which will ensure we maximize internal efficiencies and continue to promote public engagement in an n effective and efficient manner. Our previous web host (liquid web) was taken over by Deluxe Hosting which has recently had a significant impact on our website, most importantly we are no longer able to directly upload files larger than 2MB directly to the back end (i.e. Public Council agenda packages), this is internally and temporarily being managed but will need to be addressed through a long term permanent solution (re-design/development). An initial proposal has been received by Pathfive, the same company who developed our Community Services Vantage software for program registration and facility bookings. A redesign in our website will be also prove to be a cost effective approach to minimizing operating costs associated with additional software costs currently being used to assist in maintaining accurate links, errors and omissions as well, will achieve efficiencies in staff time devoted to publishing consistent messaging through multiple areas including social media (Facebook, twitter, etc.) and on-going routine contract design work.

Source of Funding:

- Capital Reserves

ROUNDBABOUTS/SIGNALS

The Municipal Development Plan and the Highway 642 Functional Plan call for Roundabouts to be placed at 107th Street, 102 Street and Grandin Road. Currently construction is slated for 2018, 2020 and 2023. As the roadway is currently under the jurisdiction of Alberta Transportation (AT), final approval will be required from AT prior to construction. AT may be a source of funding for these projects.

Sources of Funding:

- Capital Reserves
- AT Funding

OPERATING & CAPITAL BUDGETING SOFTWARE

Morinville's Operating and Capital budgets are currently prepared through the compilation of multiple Microsoft Excel and Word documents. The large number of non-compatible, manually manipulated files led to a time consuming administrative process for Administration. Budgeting software will promote many process efficiencies in addition to minimizing the exposure to potential errors and omissions throughout the development of multiple detailed department spreadsheets which require manually updates on an annual basis.

The purchase of the "Questica" product offers operating, capital and performance measurement solution which makes budget preparation and budget management more efficient – all while integrating with our current financial and payroll/HR system. Questica's multi-user budgeting software simplifies the assembly, tracking, analyzing and reporting of Operating, Salary and Capital budgets and is highly adopted and recommended by other Municipalities of our size. It is accessible from any computer using Internet Explorer, Firefox, Chrome or Safari and can be installed locally on our organization servers or deployed in the cloud. As a start of the art web based solution, Questica provides a familiar and intuitive spreadsheet like grid for data entry which allows users to quickly get up to speed on the solution, thus minimizing the required training time. Individual departments can access and track budgets in real-time, offering transparency and accountability throughout the budget process.

The suite also offers many out of the box automated reports that can be run on demand or scheduled distributed using SQL server reporting services.

Sources of Funding:

- Capital Reserves

PROTECTIVE SERVICES BUILDING

Morinville has contracted municipal policing to the Royal Canadian Mounted Police (RCMP) and currently utilize the federally owned RCMP detachment building in Morinville. The current building also houses Municipal Community Peace Officers and the rural detachment of the RCMP. In addition, Morinville rents to Alberta Health Services the Ambulance Building located on 101 Avenue.

The current RCMP detachment is now at full capacity and options for the future are being considered.

Option 1 – Construct a new enforcement services building to house both the municipal and rural detachments of the RCMP, Community Peace Officers and the Ambulance Services as well as potentially Provincial Sheriffs.

Option 2 – Have the RCMP relocate the rural detachment and continue to utilize the current building for municipal policing.

Morinville currently pays rent to the Federal government for the current building. With Option 2, this rent would continue into the future. Option 1 would have the RCMP pay rent to Morinville for the rural detachment, have Alberta Health Services pay rent for housing the Ambulance services and allow Morinville to sell the existing Ambulance building, and potentially collect rent from the Solicitor General for the housing of the Provincial Sheriffs.

The reduction of rent expense and the increase of rental income from the Federal and Provincial governments would provide sources of income for debenture repayment required to construct the building.

Source of Funding:

- Capital Reserves
- Debenture (Payment being offset by Provincial & Federal Governments rental income)

FIRE HALL EXPANSION/ENHANCEMENT

As Morinville continues to grow, there will be a need to expand the existing Fire hall and/or build a second fire hall to be located south of the CN tracks. The need for the second fire hall is required to meet a 10 minute response time. With the current fire hall be located north of the CN tracks, should there be a fire call for the current business park or South Glens, response time could be delayed due to CN traffic.

Administration feels an expansion of the current fire hall will be required in 2020 with a second fire hall being constructed in 2030.

Source of Funding:

- Capital Reserves
- Capital Grants

CARDIFF ROAD – 100 STREET TO EAST BOUNDARY ROAD

Improvements to Cardiff Road have been identified in both the Transportation Master Plan and the Municipal Development Plan. The roadway is currently a 2 lane paved rural standard road without shoulders.

Source of Funding:

- Capital Reserves
- Capital Grants
- Offsite Levies (50%)

SALT SHED

Budgeted in 2018, more information to follow.

Source of Funding:

- Capital Reserves

DEMOLITION/DECONSTRUCTION OF ARENA

Upon completion of the initial stage of the Recreation Centre, there will be a requirement for the deconstruction/demolition of the existing arena. The land that the current arena is situated on is required for the development of the new Sturgeon School Division middle/high school. This project is not capitalized from an accounting perspective but has been identified in the long range capital plan due to the significant costs associated with the project.

Source of Funding:

- Capital Reserves

FIRE RESCUE / LADDER / PUMPER TRUCK

Inclusion of the Fire Department fleet as per our current replacement policy.

Source of Funding:

- Capital Reserves
- Debenture

EAST BOUNDARY ROAD – CARDIFF ROAD TO MANAWAN CANAL

Morinville has identified East Boundary Road as a major thorough fare within Morinville. The road is currently a rural standard, gravel road. As the community grows, there will be a need to improve the road to a rural/urban paved standard road. Engineering has begun on the roadway. The engineered plans will assist Morinville in applying for Federal Provincial grants should the grants become available. Work on the first section is planned for 2025 but may be delayed until suitable funding is available.

Source of Funding:

- Offsite Levies
- Federal / Provincial Grants

100 STREET – FINAL UPGRADE – CN TRACKS TO CARDIFF ROAD

Morinville’s Transportation Plan, 2004 and the Municipal Development Plan both speak to the need for improvements on 100th Street from the CN Tracks to Cardiff Road. The roadwork is currently planned for 2025; however there is some flexibility in the timing of this work.

Source of Funding:

- Capital Reserves
- Debenture
- Offsite Levies (50%)
- Government Grants (TBD)

100 STREET – 105 AVENUE TO NORTH TOWN BOUNDARY

Improvements to 100th Street have been identified in both the Transportation Master Plan and the Municipal Development Plan. The roadway is currently a 2 lane paved rural standard road without shoulders.

Source of Funding:

- Capital Reserves
- Offsite Levies (50%)
- Government Grants (TBD)

100 STREET WIDENING – 101 AVENUE TO 105 AVENUE

Improvements to 100th Street have been identified in both the Transportation Master Plan and the Municipal Development Plan. The roadway is currently a 2 lane paved rural standard road without shoulders.

Source of Funding:

- Capital Reserves
- Offsite Levies (50%)
- Government Grants (TBD)

UTILITY SUPPORTED CAPITAL PLAN

Morinville's Utility Supported Capital Plan is outlined below. Further detail follows the summary for each of the line items, including planned year of expenditure, funding source and other information.

CAPITAL PROJECT	TOTAL 2017 - 2037	2017	2018	2019	2020	2021	2022 - 2037
							-
Utility Supported Capital Projects							-
Utilities Upgrades	2,730,000	130,000	130,000	130,000	130,000	130,000	2,080,000
Waterline Valves Replacement	175,000	175,000	-	-	-	-	-
Westwinds Lift Station	1,584,000		1,584,000	-	-	-	-
Westwinds Forcemain to Business Park	297,000		297,000	-	-	-	-
Storm Water Lift Station Upgrade	-	-	-	-	-	-	-
Milford Avenue Sanitary Upgrade	148,500		148,500	-	-	-	-
Business Park Lift Station	6,600,000		-	-	6,600,000	-	-
New Business Park Forcemain	3,168,000		-	-	3,168,000	-	-
Add 3rd Pump at Booster Station	396,000		-	-	-	-	396,000
250 mm Watermain - 101 Avenue - 103 Street to 105 Street	297,000		-	-	-	-	297,000
Upgrade Original Pumps - 100 - 155 lps	396,000		-	-	-	-	396,000
300 mm Watermain on 104 Avenue - 101a Street across CN Tracks	415,800		-	-	-	-	415,800
300 mm Watermain - 107 Street past Extreme Sports Park	99,000		-	-	-	-	99,000
Upgrade 2nd Original pump from 100 to 155 lps	396,000		-	-	-	-	396,000
Reservoir addition	5,544,000		-	-	-	-	5,544,000
101 Avenue Sanitary Upgrade	190,080		-	-	-	-	190,080
Section 4 Lift Station	1,584,000		-	-	-	-	1,584,000
Section 4 Forcemain	264,000		-	-	-	-	264,000
Total Utility Supported Capital Projects	24,284,380	305,000	2,159,500	130,000	9,898,000	130,000	11,661,880
Carry Forward / Prior Year Approved Capital Budget Items:							
- Storm Water Lift Station Upgrade	860,000						

UTILITIES UPGRADES

In previous years, several utility based projects were funded separately due to their nature and specific magnitude. Those include manhole relining, hydrant/water valves replacement as well as water meter replacement program. As those programs are now implemented without requiring constant support, administration has grouped those utility based projects under one maintenance project in order to gain flexibility and respond to unforeseen failures in a more efficient fashion while staying within the utilities full cost recovery model. The majority of the work over the next few years will target water/hydrant valves replacement and/or repairs. The issue at present is mainly that Morinville staff is not able to isolate small areas of town to do repairs on hydrants, valves or broken waterlines. This results in large areas of Morinville being shut down when these repairs occur. This issue also prevents some regular maintenance due to the condition of the valves. We are unable to do an annual exercise on each valve as it results in leaks when the valve is in the off position. Annual program.

Alberta Environment would like Morinville to do unidirectional flushing of our hydrants on an annual basis; however this is not possible when we cannot operate all of the valves. It is much safer and cheaper to replace a valve on a schedule which we dictate rather than waiting for it to leak. Leaking valves will saturate the surrounding area causing damage to roads and private property. Grants associated with this type of maintenance will still apply and will be tracked accordingly. All infrastructure work is tracked and logged within our GIS system as part of our asset management. Larger individual capital projects will come to Council as a separate submission.

Source of Funding:

- Capital Grants (Federal Gas Tax)

WATERLINE VALVE REPLACEMENT

Morinville, together with Sturgeon County and the Town of Legal operate the Morinville Regional Water Line (MRWL) from St. Albert to Morinville. This is the last valve needing replacement on the entire waterline.

Source of Funding:

- Utility Capital Reserves

WESTWINDS LIFT STATION

Sanitary capacity on the lands south of the CN track as the current system is approaching theoretical capacity. Future development will trigger the need to construct a new business park lift station, construct a new force main from the lift station to the Alberta Capital Region Wastewater Lift Station.

Source of Funding:

- Offsite Levies

WESTWINDS LIFT FORCEMAIN TO BUSINESS PARK

Sanitary capacity on the lands south of the CN track as the current system is approaching theoretical capacity. Future development will trigger the need to construct a new business park lift station, construct a new force main from the lift station to the Alberta Capital Region Wastewater Lift Station.

Source of Funding:

- Offsite Levies

STORM WATER LIFT STATION UPGRADE – CARRY FORWARD

The current storm water lift station (SWLS) located north of the Sunshine/Lakes area was built in the early 1980's. There are 2 screw pumps of the same vintage with only one remaining in operation therefore no longer offering any contingency to preventing flooding especially during spring thaw and high wet weather events. This SWLS provides storm water management for the entire Sunshine Estates area and Champlain District.

Due to the age of these screw pumps, they are no longer being fabricated thus the requirement to look at alternative pumping scenarios and installation cost estimates. Similarly, the electrical and mechanical systems require some upgrading in order to meet building codes and OH&S standards.

Source of Funding:

- Utility Capital Reserves

MILFORD AVENUE SANITARY UPGRADE

Sanitary capacity on the lands south of the CN track as the current system is approaching theoretical capacity. Future development will trigger the need to construct a new business park lift station, construct a new force main from the lift station to the Alberta Capital Region Wastewater Lift Station.

Source of Funding:

- Offsite Levies

BUSINESS PARK LIFT STATION

Sanitary capacity on the lands south of the CN track as the current system is approaching theoretical capacity. Future development will trigger the need to construct a new business park lift station, construct a new force main from the lift station to the Alberta Capital Region Wastewater Lift Station.

Source of Funding:

- Utility Capital Reserves
- Offsite Levies (70%)

NEW BUSINESS PARK FORCEMAIN

Sanitary capacity on the lands south of the CN track as the current system is approaching theoretical capacity. Future development will trigger the need to construct a new business park lift station, construct a new force main from the lift station to the Alberta Capital Region Wastewater Lift Station.

Source of Funding:

- Utility Capital Reserves
- Offsite Levies (75%)

ADD THIRD PUMP AT BOOSTER STATION

Morinville, together with Sturgeon County and the Town of Legal operate the Morinville Regional Water Line (MRWL) from St. Albert to Morinville. The current capacity of the waterline under a gravity feed is 100 liters per second. As demand increases there will be a need to increase this capacity from 100 liters per second to 200 liters per second and ultimately to 300 liters per second. Costs represented are Morinville's share of these additions (65.3% of total costs).

Source of Funding:

- Utility Capital Reserves

250 mm WATERMAIN – 101 AVENUE – 103 STREET TO 105 STREET

Utilities Master Plan has identified the need for the looping of water mains to ensure that residents and businesses have an uninterrupted supply of water as well as providing fire protection flows for the entire system.

Source of Funding:

- Utility Capital Reserves

UPGRADE ORIGINAL PUMPS – 100 TO 155 LITERS PER SECOND

Morinville, together with Sturgeon County and the Town of Legal operate the Morinville Regional Water Line (MRWL) from St. Albert to Morinville. The current capacity of the waterline under a gravity feed is 100 liters per second. As demand increases there will be a need to increase this capacity from 100 liters per second to 200 liters per second and ultimately to 300 liters per second. Costs represented are Morinville's share of these additions (65.3% of total costs).

Source of Funding:

- Utility Capital Reserves

WATERMAIN 104 AVENUE – 101a STREET ACROSS CN TRACKS

Utilities Master Plan has identified the need for the looping of water mains to ensure that residents and businesses have an uninterrupted supply of water as well as providing fire protection flows for the entire system.

Source of Funding:

- Utility Capital Reserves

300 mm WATERMAIN – 107 STREET PAST EXTREME SPORTS PARK

Utilities Master Plan has identified the need for the looping of water mains to ensure that residents and businesses have an uninterrupted supply of water as well as providing fire protection flows for the entire system.

Source of Funding:

- Utility Capital Reserves

UPGRADE 2ND ORIGINAL PUMP FROM 100 TO 155 LITERS PER SECOND

Morinville, together with Sturgeon County and the Town of Legal operate the Morinville Regional Water Line (MRWL) from St. Albert to Morinville. The current capacity of the waterline under a gravity feed is 100 liters per second. As demand increases there will be a need to increase this capacity from 100 liters per second to 200 liters per second and ultimately to 300 liters per second. Costs represented are Morinville's share of these additions (65.3% of total costs).

Source of Funding:

- Utility Capital Reserves

RESERVOIR ADDITION

As Morinville's population increases and upon exceeding 20,000 residents, there will be a need to construct a third water reservoir.

Source of Funding:

- Offsite Levies
- Utility Capital Reserves

101 AVENUE SANITARY UPGRADE

Sanitary capacity on the lands north Old Downtown and the Houle District will require servicing. While this work will be developer driven and funded through Offsite Levies, there will be a need for inclusion in the long range capital plan.

Source of Funding:

- Offsite Levies

SECTION 4 LIFT STATION

Sanitary capacity on the lands north Old Downtown and the Houle District will require servicing. While this work will be developer driven and funded through Offsite Levies, there will be a need for inclusion in the long range capital plan.

Source of Funding:

- Offsite Levies

SECTION 4 LIFT FORCEMAIN

Sanitary capacity on the lands north Old Downtown and the Houle District will require servicing. While this work will be developer driven and funded through Offsite Levies, there will be a need for inclusion in the long range capital plan.

Source of Funding:

- Offsite Levies

RESERVES

Morinville, under their Capital Reserves policy, maintains a number of Capital and Operational Reserves. The following tables outline these reserves as at December 31, 2015.

Operating Reserves	
General Operating	2,928,867
Traffic Safety Committee	16,000
Water Contingency	254,547
Sanitary Contingency	171,264
	<u>3,370,678</u>
Capital Reserves	
General Capital	1,921,925
Community Culture Centre	(837,602)
Water Capital	(1,350,054)
Sanitary Capital	630,461
Storm Sewer Capital	42,172
Transportation	2,502
Fire Vehicles	134,543
Public Works Vehicles	304,812
Office Equipment	36,097
Parks, Recreation & Culture	5,694
Recreation - Developer	300,520
	<u>1,191,070</u>
Offsite Levies	
Transportation	1,291,579
Sanitary	512,910
Water	625,614
	<u>2,430,103</u>
Summary	
Operating	3,370,678
Capital	1,191,070
Offsite Levies	2,430,103
Total Reserves	<u><u>6,991,851</u></u>

DEBENTURE DEBT

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/2000 for the Town be disclosed as follows:

LONG-TERM DEBT

	<u>2015</u>
Debenture debt held by Alberta Capital Finance Authority, repayable in semi-annual installments of \$114,602 including interest at 2.634%; due June 15, 2027.	\$ 2,261,342
Mortgage debt on land purchase, repayable in annual interest-free installments of \$500,000.	1,000,000
Debenture debt held by Alberta Capital Finance Authority, repayable in annual installments of \$69,137 including interest at 6%; due August 15, 2022.	385,951
Debenture debt held by Alberta Capital Finance Authority, repayable in semi-annual installments of \$318,912 including interest at 2.2545%; due June 15, 2016.	315,357
Debenture debt held by Alberta Capital Finance Authority, repayable in annual installments of \$52,258 including interest at 6%; due July 15, 2019.	<u>181,078</u>
	<u>\$ 4,143,728</u>

	<u>2015</u>
Total debt limit	\$ 28,076,061
Total debt	<u>(4,143,728)</u>
Amount of total debt limit unused	<u>\$ 23,932,333</u>
Debt servicing limit	\$ 4,679,344
Debt servicing	<u>(1,169,511)</u>
Amount of debt servicing limit unused	<u>\$ 3,509,833</u>

The debt limit is calculated at 1.50 times revenue of the Town (as defined in the Alberta Regulation 255/2000) and the debt service limit is calculated as 0.25 times such revenue.

Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are a conservative guideline used by Alberta Municipal Affairs to identify municipalities that could be at a financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the Town. Rather, the financial statements must be interpreted as a whole.

Morinville, at the end of 2015 as indicated in the above table had debenture debt totaling \$4,143,728, which includes the below three debentures as well as the Community Culture Debenture and the Arena / Recreation land mortgage.

The following tables outline information related to specific debentures.

Year	Business Park Improvements				Arena				Civic Plaza			
	Principal	Interest	Total Payment	Balance	Principal	Interest	Total Payment	Balance	Principal	Interest	Total Payment	Balance
2015				181,077.81				385,951.15				2,261,341.78
2016	41,392.87	9,714.74	51,107.61	139,684.94	45,980.28	22,114.01	68,094.29	339,970.87	170,757.14	58,249.50	229,006.64	2,090,584.64
2017	43,876.44	7,162.18	51,038.62	95,808.50	48,739.10	19,292.61	68,031.71	291,231.77	175,284.50	53,716.91	229,001.41	1,915,300.14
2018	46,509.03	4,456.45	50,965.48	49,299.47	51,663.44	16,301.93	67,965.37	239,568.33	179,931.90	49,064.15	228,996.04	1,735,368.24
2019	49,299.47	1,588.39	50,887.86	0.00	54,763.25	13,131.80	67,895.05	184,805.08	184,702.51	44,288.03	228,990.54	1,550,665.73
2020					58,049.05	9,771.46	67,820.51	126,756.03	189,599.61	39,385.27	228,984.88	1,361,066.12
2021					61,531.99	6,209.51	67,741.50	65,224.04	194,626.55	34,352.53	228,979.08	1,166,439.57
2022					65,224.04	2,433.84	67,657.88	0.00	199,786.77	29,186.35	228,973.12	966,652.80
2023									205,083.80	23,883.20	228,967.00	761,569.00
2024									210,521.29	18,439.44	228,960.73	551,047.71
2025									216,102.93	12,851.35	228,954.28	334,944.78
2026									221,832.57	7,115.10	228,947.67	113,112.21
2027									113,112.21	1,359.09	114,471.30	0.00
Total	181,077.81	22,921.76	203,999.57	465,870.72	385,951.15	89,255.15	475,206.30	1,633,507.27	2,261,341.78	371,890.91	2,633,232.68	14,808,092.75

GRANTS

Morinville receives Capital Grants from the Province for various capital projects. These grants include the Municipal Sustainability Initiative Capital grant (MSI), Basic Municipal Transportation Grant (now consolidated with MSI Capital) and the Federal Gas Tax Fund. MSI CAPITAL

Since the program was announced in 2007, municipalities have been allocated almost \$6.7 billion in Municipal Sustainability Initiative (MSI) Capital funding to meet the demands of growth, address local infrastructure needs, and enhance municipal sustainability.

The Basic Municipal Transportation Grant was consolidated with the MSI capital program in 2014 resulting in increased program flexibility.

All municipalities in Alberta are eligible to receive MSI Capital funding based on their long-term funding agreement.

Eligible project costs directly result in, relate to, or support, the acquisition, construction, development, betterment, rehabilitation or non-routine maintenance of capital assets in a variety of project categories. General types of capital projects include municipal roads, bridges, public transit, water and wastewater systems, emergency services facilities and equipment, solid waste management facilities and equipment, and other municipal buildings and facilities such as recreation and sports facilities, libraries, public works buildings, and cultural/community centers.

MSI funds may be combined with, or used to fund the municipal contribution required under other provincial-municipal or federal-municipal grant programs, unless doing so is prohibited by that program.

Budget allocation for 2015 - \$1,663,035

Budget allocation for 2016 - \$1,546,949

BASIC MUNICIPAL TRANSPORTATION GRANT

The Basic Municipal Transportation Grant (BMTG) program provides allocation-based support to Alberta municipalities for capital transportation infrastructure.

Provincial grant funding is provided annually to municipalities for eligible priority transportation infrastructure. The Minister approves the annual allocations and municipalities must submit a list of proposed work (Application for Program Acceptance - APA) for coming years. APAs must be completed through the Transportation Department's online system: Municipal Grants Management Application (MGMA).

Eligible capital projects include: construction and rehabilitation of local and regional roads and streets, rehabilitation and construction of municipal bridges, and municipally-owned infrastructure for transit service systems (e.g. light rail train lines and stations, bus terminals and transit passenger vehicles such as buses and light rail trains).

Effective April 1st, 2014, this program is consolidated with the Municipal Sustainability Initiative (MSI) Capital Program, administered by Municipal Affairs. Applications proposing to use BMTG funding allocated in 2013 and previous years should continue to be submitted to Alberta Transportation.

Budget allocation for 2015 - \$564,120

Budget allocation for 2016 - \$564,120

FEDERAL GAS TAX FUND

The renewed Federal Gas Tax Fund (FGT) was introduced in 2014 as a 10 year program running from 2014-15 to 2023-24. The FGT, a component of the New Building Canada Plan (NBCP), is a federal program that provides predictable, long-term, stable funding for Canadian municipalities to help them build and revitalize their local public infrastructure while creating jobs and long-term prosperity. Under the program, funding is provided to provinces and territories which in turn flow this funding to their municipalities and/or municipal associations.

Budget allocation for 2015 - \$492,880

Budget allocation for 2016 - \$492,880

UTILIZATION OF GRANT FUNDING

**Town of
Morinville
Basic Municipal Transportation Grant (SIP)
01-380-00-738013**

	2016	2017	2018	2019	2020	2021	2022-2037
Balance Forward	493,877.83	292,997.83	27,117.83	41,237.83	16,237.83	-	
Grant Interest	564,120.00	564,120.00	564,120.00	575,000.00	575,000.00	575,000.00	9,575,000.00
Funds Available	1,057,997.83	857,117.83	591,237.83	616,237.83	591,237.83	575,000.00	9,575,000.00
Projects							
Road Program	765,000.00	830,000.00	550,000.00	600,000.00	591,237.83	575,000.00	9,575,000.00
Total projects	765,000.00	830,000.00	550,000.00	600,000.00	591,237.83	575,000.00	9,575,000.00
Balance Carry Forward	292,997.83	27,117.83	41,237.83	16,237.83	-	-	-

Town of Morinville
Municipal Sustainability Initiative
01-380-00-738006

	2016	2017	2018	2019	2020	2021	2022-2037
Balance Forward	1,094,748.34	670,197.34	-	-	-	-	-
Grant Interest	1,546,949.00	1,546,949.00	1,546,949.00	1,546,949.00	1,546,949.00	1,546,949.00	27,845,082.00
Funds Available	2,641,697.34	2,217,146.34	1,546,949.00	1,546,949.00	1,546,949.00	1,546,949.00	27,845,082.00
Projects							
Equipment Replacement	271,500.00	440,300.00	313,000.00	233,000.00	350,000.00	159,000.00	6,406,000.00
Recreation Complex	1,700,000.00	1,776,846.34	1,233,949.00	1,313,949.00	1,196,949.00	1,387,949.00	21,439,082.00
Total projects	1,971,500.00	2,217,146.34	1,546,949.00	1,546,949.00	1,546,949.00	1,546,949.00	27,845,082.00
Balance Carry Forward	670,197.34	-	-	-	-	-	-

Town of Morinville
Affordable Housing
01-380-00-738001

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022-2037</u>
Balance Forward	758,729.46	758,729.46	8,729.46	8,729.46	8,729.46	8,729.46	139,671.41
Grant	-	-	-	-	-	-	-
Interest							
<hr/>							
Funds Available	758,729.46	758,729.46	8,729.46	8,729.46	8,729.46	8,729.46	139,671.41
Projects							
Affordable Housing 01-260-00-526096					750,000.00		
<hr/>							
Total projects	-	750,000.00	-	-	-	-	-
<hr/>							
Balance Carry Forward	<u>758,729.46</u>	<u>8,729.46</u>	<u>8,729.46</u>	<u>8,729.46</u>	<u>8,729.46</u>	<u>8,729.46</u>	<u>139,671.41</u>

Town of Morinville
Federal Gas Tax
01-380-00-738005

	2016	2017	2018	2019	2020	2021	2022-2037
Balance Forward	676,193.72	-	-	-	-	-	-
Grant Interest	492,880.00	492,880.00	492,880.00	492,880.00	492,880.00	492,880.00	7,886,080.00
Funds Available	1,169,073.72	492,880.00	492,880.00	492,880.00	492,880.00	492,880.00	7,886,080.00
Projects							
Arena	1,169,073.72	492,880.00	492,880.00	492,880.00	492,880.00	492,880.00	7,886,080.00
Total projects	1,169,073.72	492,880.00	492,880.00	492,880.00	492,880.00	492,880.00	7,886,080.00
Balance Carry Forward	-	-	-	-	-	-	-

	2015	2016	2017	2018	2019	2020	2021	2022-2037
Capital Grants								
Federal Gas Tax	161,919	1,169,074	492,880	492,880	492,880	492,880	492,880	8,871,840
Affordable Housing	750,000							
BMTG	725,033	765,000	830,000	550,000	600,000	591,238	575,000	10,775,000
MSI Capital Other Capital Grants	2,274,865	1,971,500	2,217,146	1,546,949	1,546,949	1,546,949	1,546,949	27,845,082
Total Capital Grants	3,911,817	3,905,574	3,540,026	2,589,829	2,639,829	2,631,067	2,614,829	47,491,922
Debtenture Funding								
Allocation of Excess Revenue								
Photo Radar	120,000	-						
Water Surplus	980,034	880,438	908,247	902,216	908,037	913,483	918,525	16,797,402
Sanitary Surplus Contributed Assets	600,000	418,957	422,016	424,921	427,663	430,227	432,603	7,911,156
Proceeds of Sale Public Works Recreation - Land Developer Offsite levy's	46,000							
Other	1,334,000	8,462	642,707	685,206	715,577	801,384	840,361	29,963,111
Excess of Revenue Before Amortization	3,080,034	1,307,857	1,972,969	2,012,344	2,051,277	2,145,094	2,191,489	54,671,670
Total Addition to Reserves	6,991,851	5,213,431	5,512,996	4,602,173	4,691,106	4,776,161	4,806,318	102,163,592