



# AGENDA

Monday September 30, 2024, at 7:00 p.m.  
Council Chambers at the Tom Hornecker  
Recreation Centre, 2<sup>nd</sup> Floor, 2122 – 18 Street

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## COMMITTEE OF THE WHOLE OF COUNCIL MEETING

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### **1. CALL TO ORDER & ADOPTION OF AGENDA:**

- 1.1 Call to order
- 1.2 Adoption of Agenda

### **2. DELEGATIONS:** None Scheduled

### **3. PRESENTATIONS BY DEPARTMENTS:**

- 3.1 2025 Capital Budget Information Brief

### **4. MAYOR AND COUNCILLOR INQUIRIES:**

### **5. NEXT COMMITTEE OF THE WHOLE MEETING:**

- 5.1 Monday October 28, 2024

### **6. ADJOURNMENT:**



# INFORMATION BRIEF

Meeting: September 30, 2024

Agenda Item: 3.1

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## **SUBJECT: 2025 Capital Budget**

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### **Purpose:**

To inform council of capital needs for the upcoming budget year.

### **Background:**

The 2024 Capital budget along with 5 year plan (attached for reference) was approved in December of 2023. We are largely through the 2024 capital budget now with some projects still to be completed and some being delayed/pushed off until the new year. With all that is happening administration wanted to bring this topic to council's attention early and get feedback and direction so that the 2025 capital budget can be most effective in addressing infrastructure needs.

Working off the current 5 year plan and gathering feedback from department heads we've compiled a lengthy list of projects and purchases for council's consideration. Based on what we know concerning the state of infrastructure, and current council direction/strategic priorities these projects reflect our ongoing efforts to improve and/or maintain infrastructure while meeting the growing needs of the community. We can always add to or take away from this list depending on council feedback.

### **Roadway Infrastructure:**

Sidewalks - \$50,000 – this is a usual capital item to ensure we keep up with maintaining the existing sidewalks and adding some new where required.

Road rehab – \$50,000 - also an annual capital item to ensure patches are done and roads a maintained in a cost-effective manner.

29<sup>th</sup> Avenue – with the recent water service line work done there will be a need to be some work done to this road. We are currently working to get an assessment done to see what exactly is needed and some work may still be done in 2024 but it may have to wait until 2025. The section south of 20<sup>th</sup> street may also need to be done depending on if the water service lines along this section are replaced. Approximate costs of \$200,000 up to \$500,000

Silver Willow Lodge curb/gutter - \$150,000 – this was a 2024 project that was postponed due to the more urgent need of 29<sup>th</sup> avenue. This would create additional angle parking and add new curb and gutter.

19<sup>th</sup> Avenue – we do currently have funds being put into an assessment of 19<sup>th</sup> Avenue and future improvements along with stormwater upgrades. Depending on what comes of that and council's direction this could be a major project to consider.

Road assessment – an item that council may want to consider is a thorough road assessment to determine the shape of all roads and a priority list of which roads for fix/repair/replacement. Potential costs could be \$40,000 - \$50,000.

## Utility Infrastructure:

Water main valves - \$75,000 – replacement of old and install of new water main valves has been ongoing for the past number of years in order to reduce water loss and this was put off in 2024 to deal with the 29<sup>th</sup> avenue project. We would like to see this continue in 2025.

29<sup>th</sup> Avenue (south of 20<sup>th</sup> street) – further to the work north of 20<sup>th</sup> street it is possible that the same service line replacement work could be needed. We do have a quote of \$216,695 to do this work - mobilization costs of \$12,000 could be saved if the work was done this year.

Sewer re-lining - \$100,00 – this has been done for the past couple of years and is a cost effective way to increase the useful life of sewer mains. We are suggesting an increase in this budget for 2025.

WWTP Membranes - \$362,840 – the current membranes are now approximately 8 years old and needing replacement (which was outlined when the plant was first built). We have until September 2025 to take advantage of 2023 pricing otherwise prices will go up significantly. There is an option to add an additional membrane but currently that is not needed.

Wastewater line flusher w/truck – this is part of the 2024 budget, and the wastewater line flusher has been ordered but a suitable truck is required. \$75,000 of new money is needed.

Westview pond dredging – we've known for a while now that the sediment buildup in the westview pond is growing and so we'd like to address this by having it dredged. We have a proposal from an engineer to do a sediment analysis and so that would be the first step – approx. costs of \$8500. Potentially a large expense depending on what is found.

## Parks

VIC Rest area upgrades – this has been on the radar for a while now. Unfortunately, we've have had no response from the grant application submitted two years ago now. Any capital work will be dependent on if this is a council priority or not. Council has passed a resolution to do some operational work in 2025 but that is all.

Playground equipment – budgeted for in 2024 but unable to get done, some new equipment is required to ensure accessibility by all. \$25,000

## Buildings

Pool – based on the pool assessment done in 2023 we would like to proceed with a new pool liner solution in 2025 (work would likely be done after the pool is closed in September). Rough estimate for this work is \$150,000 - \$200,000. This would help to extend the life of the pool.

Arena 2<sup>nd</sup> Floor access – this was budgeted (\$500,000) for in 2024 but has been on hold. In 2025 the money will still be available, but more could be needed depending on the scope of work and on what happens regarding negotiations with the RCMP.

Curling rink floor – recent visual inspections indicate small cracks that could turn worse and the floor could need replacement in the next 5 years. Administration wanted to bring this to council's attention so it's on the radar in future years. Significant work was done to the floor in 2012.

Emergency Management - \$35,000 – Earlier this year a recommendation was made to retrofit the THRC for backup power and possibly the community center in the future. This number is the cost to add a transfer switch at the THRC - this would be the first step.

Community Centre – there has been talk of building envelope upgrades and we are working to submit a grant application very soon. If this is unsuccessful, potential building envelope upgrades could cost anywhere between \$50,000 to \$100,000.

Firehall – improvements to the curb and approach were budgeted in 2024 and some work will still be done but a further \$25,000 is likely needed in 2025 to complete this work.

The other big one is a potential expansion of the firehall – the building is now nearing 45 years old and to meet the growing needs of the department a potential expansion in the next 5 years should be considered. It's possible the consultant that has been retained could provide some help in this area.

Library – as reported previously to council it has been suggested the stucco on the north wall of the library be replaced. Approximately \$17,500 or higher depending on if more than the north wall is done. We could also consult with another professional to get a second opinion on what is or is not needed.

## **Equipment**

Public works – In 2025 we are looking to replace one of the skid steers (2019 model) with a new model to maximize trade in/re-sale value and ensure maintenance costs are kept down. Approx costs are \$75,000. Public works have also suggested the purchase of a bucket truck (\$90,000 - \$100,000) - this would help to negate rental costs when dealing with banners, Christmas lights and even billboard maintenance. This truck would also replace the aging 1996 GMC (red truck) which is nearing the end of its useful life.

Parks & Recreation – replacement of existing older equipment is normal and in 2025 the 72" mower will need replacement. The current one can be traded in or sold to offset total costs - \$25,000 to \$30,000. Parks also has an older pickup truck that needs replacement – instead of a similar pickup truck we would like to purchase a toolcat (smaller, more versatile and more efficient) similar to the one purchased in 2023 which can do more than a standard pickup truck – net costs should be \$40,000 to \$45,000.

Wastewater equipment – Water/Wastewater operations is requesting \$83,000 in new equipment in 2025. A sewer line camera for sewer line and stormwater line inspection, a new level sensor for the WWTP equalization tank and a ladder entryway and work platform for the WWTP lift station. These purchases would allow to better perform maintenance and repairs and would also help to alleviate issues seen this spring around the wastewater collection system getting backed up as the existing sensor is not working properly.

Fire department – the current Engine (11-1) is a 2011 model and is close to 15 years old now. This will need replacement in the next three years and current lead times are 2-3 years so this needs serious consideration for 2025/2026. Budget number in the 5 year plan is \$450,000 but will likely be more in the range of \$750,000.

So, an extensive list that equals a large sum – if all of the noted projects were done in 2025 the total funding requirement could be as high as \$3,000,000. The current 5 year approved plan has \$1.335 million in expenditures so we have added to the list.

**How do we fund all of this ?** Current grant funding for capital includes the Local Government Fiscal Framework (previously MSI), and the Canada Community Building fund (previously the Gas tax fund). Based on spending done this year and based on an assumed allocation for 2025 we should have just shy of \$2,000,000 available in 2025. That would mean a potential shortfall of 1 million if we were to utilize all grant funding which we normally don't do and probably wouldn't be recommended either.

We've talked a lot about reserves and the projected balance we'll have to work will be approximately \$5,000,000 at the start of 2025 which is decent but there are many needs. Borrowing of course is also available and currently the Town's borrowing limit is \$8.3 million. Borrowing is already required for the dewatering project and now likely the regional waterline in the years ahead. To go along with this, if the school enhancement loan bylaw is passed this will count against our borrowing limit. There are also a couple other potential projects that could weigh on this meaning the Town's borrowing limit could dip to as low as \$3 million.

The other funding source we normally utilize is tax dollars to help fund the capital budget – usually somewhere in the range of \$50,000 to \$150,000 depending on the year.

So at this stage, as previously noted we are seeking feedback and direction – the list can be added too or scaled back as council sees fit. There is a lot here and we don't have an unlimited budget, so it is likely that changes are required. We know that if projects or purchases are delayed the future costs usually go up and there can be risks of not doing projects sooner than later, but we also know the constraints of a small town budget. In terms of utilizing grants, reserves, and tax dollars this can always be adjusted based on council preference and administration is here to help guide council. The goal is to have final approval of the capital budget by December so we do have some time.

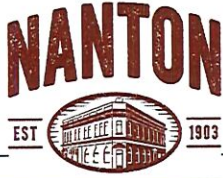
Prepared By: Clayton Gillespie, Corporate Services Manager

Dated: September 26, 2024

**CAO Comments:**

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Date Signed: \_\_\_\_\_



TOWN OF NANTON - FIVE YEAR CAPITAL PLAN

Population growth of .5%

2214

2225

2236

2247

2410

Comments	2024	2025	2026	2027	2028
<b>Land Development</b>					
Industrial					
Commercial					
Residential					
<b>Total Land Development</b>	0	0	0	0	0
<b>Roadway Infrastructure</b>					
18th Avenue	New road			500,000	
19th Avenue	Street and stormwater upgrade		250,000		
Roadway Rehab	Patching & SWL curb/gutter project	150,000	50,000	50,000	50,000
Sidewalk replacement program	Sidewalk repair & replacement	75,000	50,000	50,000	50,000
<b>Total Roadway Infrastructure</b>	<b>225,000</b>	<b>100,000</b>	<b>350,000</b>	<b>600,000</b>	<b>100,000</b>
<b>Utility Infrastructure</b>					
Waste Water Treatment Plant	Upgrades (Dewatering project)	3,026,000			0
Water Plant Updates	Equipment/plant updates		250,000		250,000
Valve & hydrant replacement	Hydrant, valves	50,000	50,000	50,000	50,000
Infiltration gallery pumps					
Waste water mains	re-lining	75,000	50,000	50,000	50,000
Equipment	Wastewater line Flusher	200,000		0	
Raw Water Reservoir	Aeration projection				
Manhole Replacement	rotating replacement and infiltration repairs	0	50,000	0	75,000
Stormwater management	Westview storm pond dredging	0	100,000		
<b>Total Utility Infrastructure</b>	<b>3,351,000</b>	<b>500,000</b>	<b>100,000</b>	<b>425,000</b>	<b>425,000</b>
<b>Parks (Cemetery) and Trails</b>					
Centennial Park					
Ball Diamonds, new and or revitalized			250,000		
Children's Spray Park					
Pathway	Extensions/rehab		50,000		
Playground Apperatus	Additions/replacement	20,000	25,000		25,000
<b>Total Parks and Trails</b>	<b>20,000</b>	<b>25,000</b>	<b>300,000</b>	<b>25,000</b>	<b>25,000</b>
<b>Public Realm &amp; Development</b>					
Northbound Rest Area Upgrade	2nd phase & or grant project	0			
Gateway Signage					
VIC School house					
<b>Total Downtown Vitalization</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Buildings</b>					
THRC - arena	Warm room glass/window wall	50,000	125,000	250,000	
THRC	Elevator/lift with building modifications	500,000			
THRC	Pool updates - valves & structural concrete	50,000			
Town Office / Library	Raingarden	0			
Fire Hall	Curb & approach updates	15,000			540,000
Town Shop	LED lighting, ventilation, & roof	45,000			50,000
Recycling Cnt	Fencing	35,000		25,000	
FCSS Building	Building repairs		25,000		
Community Cnt	Energy efficiency upgrades		50,000		
<b>Total Buildings</b>	<b>695,000</b>	<b>200,000</b>	<b>275,000</b>	<b>50,000</b>	<b>590,000</b>
<b>Vehicles and Equipment</b>					
Equipment replacement under \$50 K	Box sander & backhoe attachment	30,000	50,000	50,000	50,000
Equipment replacement over \$50 K	Ice resurfacers	175,000			
Vehicle Replacement	PW pickup	35,000	50,000		50,000
Bylaw enforcement	New vehicle	50,000			
Fire Truck(s)				450,000	
Fire Equipment	Breathing appartus units & Dual band radios	84,000		15,000	
Furniture and Fixtures	Speed signage				50,000
Equipment	Parks mower (zero-turn)	30,000			50,000
<b>Total Vehicles and Equipment</b>	<b>404,000</b>	<b>100,000</b>	<b>515,000</b>	<b>150,000</b>	<b>150,000</b>
<b>Other Assets</b>					
Columbarium					
<b>Total Other Assets</b>	<b>0</b>	<b>0</b>			
<b>TOTAL</b>	<b>4,695,000</b>	<b>925,000</b>	<b>1,540,000</b>	<b>1,250,000</b>	<b>1,290,000</b>

Funding Sources- Estimated	2024	2025	2026	2027	2027
Basic Municipal Transportation Grant (BMTG)					
Canada Community Building Fund	350,000	200,000	200,000	150,000	150,000
Municipal Sustainability Initiatives Program - to be replaced by the LGFF	1,027,300	425,000	600,000	700,000	700,000
AB Municipal Water/Wastewater Partnership (AMWWP)	1,862,200				
Federal Small Communities Grant (FSC)					
Municipal Stimulus Program					
Western Diversification grant					
Municipal Reserves	179,000	585,000	450,000	500,000	500,000
Municipal reserves for WWTP project	581,900				
Westview Reserves					
Municipal Operating Dollars	65,000	125,000	90,000	150,000	150,000
Borrowing	581,900	0	500,000		
Local Improvements / Utility Levy					
Offsite Levies					
Fundraising and in-kind	0	0	0	0	0
Other grants (MCCAC)	47,700				
<b>Total Revenue</b>	<b>4,695,000</b>	<b>1,335,000</b>	<b>1,840,000</b>	<b>1,500,000</b>	<b>1,500,000</b>

**Unfunded** 0 -410,000 -300,000 -250,000 -210,000