

**CITY OF COLD LAKE
BYLAW NO. 836-UT-24
PELICAN ROCK SANITARY SEWER LOCAL IMPROVEMENT BYLAW**

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE THE MUNICIPAL COUNCIL TO INCUR AN INDEBTEDNESS ON BEHALF OF THE SAID CITY FOR THE PURPOSE OF INSTALLING SANITARY MAIN TO CONNECT WITH THE EXISTING SANITARY MAIN ON THE EAST SIDE OF LOT 2, BLOCK 3, PLAN 0823801

WHEREAS pursuant to Section 397 of the *Municipal Government Act*, RSA 2000, Chapter M-26, as amended, Council must adopt a Local Improvement Bylaw to authorize the financing, undertaking and completion of the construction of sanitary main to connect with the existing sanitary main on the east side of Lot 2, Block 3, Plan 0823801.

WHEREAS the Council have agreed that the project proceed in the amount of Three Hundred and Fifty-Seven Thousand Dollars, (\$357,000.00) and;

WHEREAS in order to construct and, complete the said project, it will be necessary to borrow the sum of Three Hundred and Fifty-Seven Thousand Dollars (\$357,000.00), from the City's 2024 Innovative Living Group – Sanitary Sewer Deficiency – Local Improvement Charge, and;

WHEREAS the said indebtedness is to be repaid over a period of ten (10) years in annual installments with interest not exceeding ten percent (10%) or the interest rate fixed from time to time by the Alberta Municipal Financing Corporation per annum payable annually, and;

WHEREAS the estimated lifetime of the project is ten (10) years, and;

WHEREAS pursuant to provisions of the *Municipal Government Act*, RSA 2000, Chapter M-26, and amendments thereto, that Council has not received a sufficient petition against undertaking and completing installation of sanitary main, the costs thereof to be assessed against the owners in accordance with the attached Schedule "A".

NOW THEREFORE the Council of the City of Cold Lake in the Province of Alberta, in Council duly assembled, hereby enacts as follows:

SECTION 1 – TITLE

- 1.1 This Bylaw shall be cited as the "Bylaw No. 836-UT-24, Pelican Rock Sanitary Sewer Local Improvement Bylaw".

SECTION 2 – LOCAL IMPROVEMENT PAYMENT PARAMETERS

- 2.1 The sum of Three Hundred and Fifty-Seven Thousand Dollars, (\$357,000.00) be expended from, the City of Cold Lake's 2024 Innovative Living Group – Sanitary Sewer Deficiency – Local Improvement Charge fund, for the purpose of construction of sanitary main to connect with the existing sanitary main on the east side of Lot 2, Block 3, Plan 0823801 in the City of Cold Lake.
- 2.2 That the amount of Three Hundred and Fifty-Seven Thousand Dollars, (\$357,000.00) shall be collected within ten (10) years.
- 2.3 That the amount of Three Hundred and Fifty-Seven Thousand Dollars, (\$357,000.00) be collected by way of special assessment as herein provided in attached Schedule "A".
- 2.4 The rate of interest charged to the assessed property owners in attached Schedule "A" shall be the rate charged by Alberta Municipal Financing Corporation at the time that the assessment is levied.
- 2.5 The said indebtedness is contracted on the credit and security of the City of Cold Lake.

SECTION 3 – ENACTMENT

- 3.1 That this Bylaw shall take effect on the date of the final passing thereof.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 9th day of July, A.D. 2024, on motion by Councillor Parker.

**CARRIED
UNANIMOUSLY**



SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 13th day of August, A.D. 2024, on motion by Councillor Lefebvre.

**CARRIED
UNANIMOUSLY**

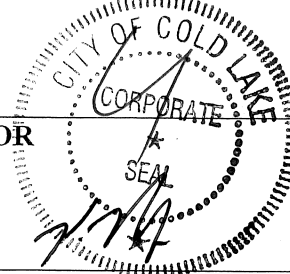
THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 13th day of August, A.D. 2024, on motion by Councillor Bailey.

**CARRIED
UNANIMOUSLY**

Executed this 22nd day of August, 2024

CITY OF COLD LAKE

MAYOR



CHIEF ADMINISTRATIVE OFFICER

SCHEDULE "A"
BYLAW NO. 836-UT-24

LOCAL IMPROVEMENT PLAN

SANITARY SEWER EXTENSION, PELICAN ROCK

The purpose of this local improvement plan is to install a sanitary sewer line within the subdivision shown in Figure 1 in Schedule A. The proposed sanitary main will be of 200 mm diameter (226 m in length) and will connect the existing manhole on Pelican Close Road to the city's 400mm existing sewer main on the east of the subdivision. A temporary turning bulb (Cul-De-Sac) will also be installed at the end of the paved way at Pelican Close Road. Additionally, a utility right of way will also be established to provide legal access to the proposed sanitary sewer line.

The following table outlines the benefitted parcels and the number of meters fronting the sanitary main:

LEGAL DESCRIPTION	Length of Lot Frontage (m)
Lot 2, Block 3, Plan 0823801	187
Unit A, Plan 1424360	40
Units 17-32, Plan 1424360	40
Total Benefit Length for four properties	267

The estimated construction cost for supply and installation of sanitary pipe and temporary turning bulb is \$357,000.00. With an amortization period of ten (10) years plan and at an annual interest rate of 5.02%, the following table outlines the financing for this project.

Annual interest rate	5.02%
Loan Term (in years)	10
Payments per year	1
Loan Amount	\$357,000.00

Period	Payment	Interest	Principal	Balance
1	\$46,278.05	\$17,921.40	\$28,356.65	\$328,643.35
2	\$46,278.05	\$16,497.90	\$29,780.15	\$298,863.20
3	\$46,278.05	\$15,002.93	\$31,275.12	\$267,588.08
4	\$46,278.05	\$13,432.92	\$32,845.13	\$234,742.96
5	\$46,278.05	\$11,784.10	\$34,493.95	\$200,249.01
6	\$46,278.05	\$10,052.50	\$36,225.55	\$164,023.46
7	\$46,278.05	\$8,233.98	\$38,044.07	\$125,979.39
8	\$46,278.05	\$6,324.17	\$39,953.88	\$86,025.51
9	\$46,278.05	\$4,318.48	\$41,959.57	\$44,065.94
10	\$46,278.05	\$2,212.11	\$44,065.94	\$0.00

Total \$462,780.50 \$105,780.49

Including accrued interest, the total cost of this project is \$462,780.50. The apportioned accrued cost per meter of each property is \$1,733.26.

The following table breaks down the annual rate for each property to be paid for a period of ten (10) years.

LEGAL DESCRIPTION	Lot Frontage Length (m)	Annual Payment	Total Assessment
Lot 2, Block 3, Plan 0823801	187	\$32,411.97	\$324,119.70
Unit A, Plan 1424360	40	\$6,933.04	\$69,330.40
Units 17-32, Plan 1424360	40	\$6,933.04	\$69,330.40
Total	267	\$46,278.05	\$462,780.50

Accrued cost, including interest	\$462,780.50
Accrued cost per metre	\$1733.26
Annual cost	\$46,278.05
Annual cost per meter	\$173.326

CC
W

Figure 1: Proposed Sanitary Pipe



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