

VILLAGE OF ROCKYFORD
AGENDA REGULAR COUNCIL MEETING
October 8, 2025
Council Chambers
110 Main Street, Rockyford, AB
7:00 p.m.

1. CALL TO ORDER
2. ADOPT AGENDA
3. PUBLIC WORKS REPORT September
4. DELEGATIONS A. Curtis Pedersen and Kim Cuthbertson
5. ADOPT MINUTES A. Minutes from September 10, 2025 Regular Meeting
 B. Minutes from September 17, 2025 Special Meeting
 D. Minutes from September 22, 2025 Special Meeting
6. FINANCIAL REPORTS A. Bank Reconciliation July – Chequing account
 B. Bank Reconciliation September – T Bill account
7. UNFINISHED BUSINESS OR BUSINESS ARISING FROM MINUTES
 A. Solar Update
8. NEW BUSINESS A. Fortis Franchise Fee Rider
 B. Policy PM 022 review
 C. Policy PM 031 review
 D. Policy PM 032 review
 E. Set date for Organizational Meeting
9. CORRESPONDENCE A. Community Futures Wild Rose – September update
 B. Village of Standard Election Candidates
 C. Direction Letter from Premier Smith to Minister Williams
 D. Drumheller and District Solid Waste Management Association Appraisal Report
 E. 2025 Wage & Compensation Survey
10. OTHER BUSINESS
11. ACTION ITEM REVIEW LIST A. Water loss update
 B. Update re PRP lots for sale
12. CLOSED SESSION
 A. Privileged Information, Section 32, Access to Information Act
13. OUT OF CLOSED SESSION MOTION/MOTIONS ARISING FROM CLOSED SESSION
14. REPORTS
15. ADJOURNMENT

Public Works Report Sept 2025

1. Boiler guy out to look at boilers to determine what parts are needed to repair and an get hi/lo limit switches needed to get boilers up to code.
2. Prairie woodlands out to stump grind 3 stumps on 2nd ave west.
3. Water main leak on 1st st and 1st ave west Grays out to repair.
4. Changed locks on 303 main street.
5. Recording all contents of 303 main street.
6. Water leak located at cemetery Melcher's notified leak repaired.
7. Transfer switch changed at shop for generator.
8. Contacted KMW heating to inspect heaters at office and 303 main street.
9. Contacted boiler inspector to report deficiencies boilers will be taken care of.
10. Serviced summer equipment.
11. Helped locate water meter at church manse.

MINUTES
VILLAGE OF ROCKYFORD
REGULAR MEETING
September 10, 2025
7:00 PM

ATTENDANCE: Mayor Darcy Burke
Councillors Leah Smith
Tyler Henke
William Goodfellow
April Geeraert

Administration Lori Miller

1. CALL TO ORDER Mayor Burke called the meeting to order at 7:03 p.m.

2. AGENDA

RES 233-2025 Moved by Councillor Henke to approve the agenda as amended.
Additions to new business:
O. Operating Budget to June 30 Review
P. Water Meter Installations
Addition of Closed Session
12. A. Privileged Information, section 32, Access to Information Act
Carried

3. PUBLIC WORKS REPORT

RES 234-2025 Moved by Councillor Goodfellow to accept as presented.
Carried

4. DELEGATIONS

A. MLA Tara Sawyer
Did not show up – got nights mixed up.
B. Christi Shworak – Wheatland Housing Management Body

5. ADOPT MINUTES

A. Minutes from July 9, 2025 Regular Meeting
B. Minutes from August 6, 2025 Special Meeting
C. Minutes from August 18, 2025 Special Meeting
RES 235-2025 Moved by Deputy Mayor Smith to approve the minutes as presented.
Carried

6. FINANCIAL REPORTS

A. Bank Reconciliation May – Chequing Account
B. Bank Reconciliation June – Chequing Account
RES 236-2025 Moved by Councillor Geeraert to approve as presented.
Carried
C. Bank Reconciliation July – T Bill Account
D. Bank Reconciliation August – T Bill Account
RES 237-2025 Moved by Councillor Henke to approve as presented.
Carried

7. UNFINISHED BUSINESS

A. Solar Update
Administrator Miller will continue to gather information.

8. NEW BUSINESS

A. Wheatland Housing Management Body – Memorandum of Understanding
RES 238-2025 Moved by Deputy Mayor Smith to sign the Memorandum of Understanding
Carried

Mayor
Administrator

B. Alberta Municipalities – propose resolution for library funding – request for support
RES 239-2025 Moved by Councillor Geeraert to write a letter of support to MLA Sawyer.
Carried

C. Storage Lot
RES 240-2025 Moved by Deputy Mayor Smith to give direction to Administrator Miller to reinforce that this is operations, not governance.
Carried

D. Community Futures Wild Rose Financial Statements
RES 241-2025 Moved by Deputy Mayor Smith to accept the financial statements as information.
Carried

E. Community Futures Investment Readiness Toolkit & Partnership Opportunity
RES 242-2025 Moved by Councillor Henke to accept as information.
Carried

F. Wheatland County Hosting the Provincial Agricultural Service Board Tour in July 2026
RES 243-2025 Moved by Mayor Burke that Administrator discuss with the Villages of Hussar and Standard to ensure that all three villages are working together.
Carried
RES 244-2025 Moved by Deputy Mayor Smith for Administrator Miller reach out to the Chair of the ASB Tour Board to find out what type of “in-kind” contribution they would be looking for.
Carried

G. Request from Neighbours of Roll 2010
RES 245-2025 Moved by Mayor Burke that Administrator Miller send a letter via Registered mail to the owner of Roll 2010 requesting his presence at the next council meeting.
Carried
RES 246-2025 Moved by Mayor Burke that Administrator Miller explores the issuance of fines/penalties and reach out to safety codes to assess the property.
Carried

H. Atco Franchise Fee Estimate 2026
RES 247-2025 Moved by Councillor Geeraert that the ATCO franchise fee remain at 30% for 2026.
Carried

I. Elected Officials Education Program – Munis 101
RES 248-2025 Moved by Deputy Mayor Smith to accept as information.
Carried

J. Wheatland Housing Management Body Request for Support
RES 249-2025 Moved by Councillor Henke that Administration compose a letter of support.
Carried

K. Booklets for Walking Trail Signs
RES 250-2025 Moved by Deputy Mayor Smith to direct Administration to print booklets in-house using glossy paper.
Carried
RES 251-2025 Moved by Deputy Mayor Smith that we have two signs made up with a large copy of the map and a box to hold pamphlets.
Carried

Deputy Mayor Smith left the meeting at 8:45pm.
Deputy Mayor Smith returned to the meeting at 8:49pm.

L. Municipal Financial Contribution to Prairie Ridge Historical
RES 252-2025 Moved by Mayor Burke the Village contributes \$25,000 to Rockyford Friendship Center, Prairie Ridge Historical Park. This money is to come from the 2024 operating surplus and is to be used towards the construction of the building to house the antique equipment.
Carried

M. Appoint Substitute Returning Officer
RES 253-2025 Moved by Councillor Geeraert to appoint Bonnie Hamilton as the Substitute Returning Officer.
Carried

N. Days off request
RES 254-2025 Moved by Deputy Mayor Smith to approve the days off request by Administrator Miller.
Carried

O. Operating Budget to June 2025
RES 255-2025 Moved by Councillor Goodfellow to accept as information.
Carried

P. Water Meter Installations
Discussion item only.

9. A. Marigold Library Updates
RES 256-2025 Moved by Councillor Henke to accept as information.
Carried

B. Royal Canadian Mounted Police – new Commanding Officer for Alberta
RES 257-2025 Moved by Councillor Goodfellow to accept as information.
Carried

C. Community Futures Wild Rose – August Update
RES 258-2025 Moved by Councillor Geeraert to accept as information.
Carried

D. Wheatland and District Emergency Medical Services
RES 259-2025 Moved by Mayor Burke to accept as information.
Carried

E. ABMunis Fall Convention – Invitation to meet with Minister Dan Williams
RES 260-2025 Moved by Deputy Mayor Smith to accept as information.
Carried

F. Palliser – Protection of Privacy Act/Access to Information Act
RES 261-2025 Moved by Councillor Henke to accept as information.
Carried

Administrator Miller left the meeting at 9:12pm.
Administrator Miller returned to the meeting at 9:14pm.

G. Solar Panel Recycling and Reuse Engagement
RES 262-2025 Moved by Councillor Goodfellow to accept as information.
Carried

H. AbMunis Recommendations on Implementation of Bill 50 Changes – submitted to Municipal Affairs
RES 263-2025 Moved by Councillor Geeraert to accept as information.
Carried

I. Amendments to Community Organization Property Tax Exemption Regulations
RES 264-2025 Moved by Mayor Burke to accept as information.

Carried

J. Canada Community-Building Fund allocation
RES 265-2025 Moved by Deputy Mayor Smith to accept as information.

Carried

K. Strathmore Rural Policing Report Quarter 4 and Year End
RES 266-2025 Moved by Councillor Henke to accept as information.

Carried

10. OTHER BUSINESS

11. ACTION ITEM REVIEW LIST

A. Water loss update

RES 267-2025 Moved by Councillor Goodfellow to accept as information.
Carried

B. Update re PRP lots for sale

Verbal update given by CAO Miller.

Councillor Geeraert left the meeting at 9:22pm

Councillor Geeraert returned to the meeting at 9:24pm

12. CLOSED SESSION

RES 268-2025 Moved by Mayor Burke to enter into closed session at 9:25pm.
Privileged information (section 32) Access to Information Act
Carried

13. OUT OF CLOSED SESSION

RES 269-2025 Moved by Councillor Geeraert to come out of closed session at 9:44 pm.
Carried

RES 270-2025 Moved by Mayor Burke to direct Administrator Miller to move forward
with taking possession of roll 670 effective immediately.
Carried

14. REPORTS

RES 271-2025 Moved by Councillor Geeraert to accept reports as presented.
Carried

15. ADJOURNMENT

RES 272-2025 Mayor Burke declared the meeting adjourned at 9:51 p.m.

Mayor

Administrator

Mayor
Administrator

MINUTES
VILLAGE OF ROCKYFORD
SPECIAL MEETING
September 17, 2025
1:30 PM

ATTENDANCE: Mayor Darcy Burke
Councillors Leah Smith
Bill Goodfellow
Tyler Henke
Administration Lori Miller
Via Teams April Geeraert

1. CALL TO ORDER Mayor Burke called the meeting to order at 1:31 p.m.

2. AGENDA

RES 273-2025 Moved by Councillor Goodfellow to approve the agenda as amended.
Carried

3. CLOSED SESSION

A. Privileged Information, section 32, Access to Information Act

RES 274-2026 Moved by Councillor Henke to move into closed session at 1:32 p.m.
Carried

RES 275-2025 Moved by Councillor Geeraert to move out of closed session at 2:19 p.m.
Carried

4. NEW BUSINESS

A. Discuss Legal Direction

RES 276-2025 Moved by Deputy Mayor Smith to have Administration direct legal counsel to defend the village against the current lawsuit.
Carried

B. Sale of School Building

RES 277-2025 Moved by Councillor Henke to strike item 4B from the agenda.
Carried

5. ADJOURNMENT

Mayor Burke declared the meeting adjourned at 2:22 p.m.

Mayor

Administrator

Mayor
Administrator

MINUTES
VILLAGE OF ROCKYFORD
SPECIAL MEETING
September 22, 2025
12:30 PM

ATTENDANCE: Mayor Darcy Burke
Councillors Leah Smith
Bill Goodfellow
Administration Lori Miller
Via Teams April Geeraert
Tyler Henke

1. CALL TO ORDER Mayor Burke called the meeting to order at 12:30 p.m.

2. AGENDA

RES 278-2025 Moved by Councillor Goodfellow to approve the agenda as presented.
Carried

3. CLOSED SESSION

A. Privileged Information, section 32, Access to Information Act
RES 279-2026 Moved by Mayor Burke to move into closed session at 12:32 p.m.
Carried

RES 280-2025 Moved by Councillor Geeraert to move out of closed session at 12:35 p.m.
Carried

RES 281-2025 Moved by Deputy Mayor Smith to counter offer \$43,000 for the sale of 134
2 Ave. W.
Carried

5. ADJOURNMENT

Mayor Burke declared the meeting adjourned at 12:35 p.m.

Mayor

Administrator

Mayor
Administrator

Month Ending July 31, 2025

	Current Year	Previous Year
Net Balance as at June 30/25	\$ 90,842.47	\$ 82,869.85
Receipts for Month	\$ 474,421.58 +	\$ 300,316.36
Interest Earned	\$ 400.89 +	
Transferred From T-Bill	+	
Prev Month Deposit Posted	\$ 52.50 +	\$ 20.00
Prev Month Cheque Reversed		\$ 1,028.45
Recording Error	\$ (65.00) +	\$ 0.02
	<u>\$ 565,652.44</u>	<u>\$ 384,234.68</u>
Less:	-	
Disbursements	\$ (119,970.63) -	\$ (204,513.35)
Bank Charges	\$ (81.60)	
Auto Debit Alarm Fee	\$ (118.10) -	
LoC Interest		
Transferred to T-Bill	\$ (300,000.00)	
Campspot fees	\$ (19.38)	
G/L Balance July 31/25	<u>\$ 145,462.73</u>	<u>\$ 179,721.33</u>
Bank Reconciliation		
Bank Balance at July 31/25	\$ 104,153.04 +	\$ 225,790.29
O/S Cheques	\$ (7,973.69)	\$ (54,217.54)
Deposit not posted	\$ (904.48)	
O/S Deposit	\$ 50,187.86	\$ 8,148.58
Adjusted Bank Balance July 31/25	<u>\$ 145,462.73</u>	<u>\$ 179,721.33</u>
\$	-	

Mayor

Administrator

VILLAGE OF ROCKYFORD
T Bill Account
Month Ending September 30/25

	Current Year	Previous Year
Net Balance as at August 31/2025	\$ 546,059.98	\$ 629,159.21
Receipts for Month		
Interest Earned	\$ 1,207.73	\$ 2,370.12
Transferred From Chequing		
Deposit Not posted		
	<u>\$ 547,267.71</u>	<u>\$ 631,529.33</u>
Less:		
Transferred to Chequing	-\$ 50,000.00	
G/L Balance September 30/25	<u>\$ 497,267.71</u>	<u>\$ 631,529.33</u>
Bank Reconciliation		
Bank Balance at September 30/25	\$ 497,267.71	\$ 631,529.33
Adjusted Bank Balance September 30/25	<u>\$ 497,267.71</u>	<u>\$ 631,529.33</u>
\$ (0.00)		

Mayor

Administrator

REQUEST FOR DECISION



Subject: Fortis Franchise Fee Rider

Prepared By: Lori Miller

Council Meeting Date: October 8, 2025

Agenda Item: 8A.

Background: Each year Council must confirm what franchise fee rider they want added by Fortis to energy bills within the Village. We are currently at 7% which is a low-mid range fee with the maximum being 20%. Fortis supplies a table where you can update the percentage and see what difference it will make to each bill.

Options: 1. Council can discuss the different amounts of franchise percentages and opt to leave it at the current rate of 7%.
2. Council can discuss the different fee rider amounts and change to any percentage they want to a maximum of 20%.

Financial Implications: N/A

Communication: N/A

Recommendation: That Council keep the current 7% franchise fee rider rate.

MUNICIPAL FRANCHISE FEE RIDERS

Availability: Effective for all consumption, estimated or actual, on and after the first of the month following Commission approval, the following franchise fee riders apply to each rate class.

Price Adjustment:

A percentage surcharge per the table below will be added to the total distribution tariff, including both the transmission and distribution charges, and excluding any Riders, calculated for every Point of Service within each Municipality and will be billed to the applicable Retailer.

FortisAlberta will pay to each Municipality each month, in accordance with the franchise agreements between FortisAlberta and the Municipalities or an agreement with a non-municipality, the franchise fee revenue collected from the Retailers.

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
03-0002	Acme	3%	2013/07/01	02-0040	Bowden	15%	2017/01/01
01-0003	Airdrie	20%	2021/04/01	03-0041	Boyle	20%	2021/01/01
03-0005	Alix	8.50%	2019/01/01	03-0042	Breton	20%	2015/01/01
03-0004	Alberta Beach	8%	2021/01/01	01-0043	Brooks	14%	2021/01/01
03-0007	Amisk	0%	2014/01/01	02-0044	Bruderheim	4%	2024/04/01
02-0011	Athabasca	20%	2024/01/01	02-0047	Calmar	20%	2013/07/01
04-0009	Argentia Beach	0%	2017/01/01	01-0048	Camrose	18%	2025/04/01
03-0010	Arrowwood	12%	2015/07/01	02-0050	Canmore	16%	2024/01/01
02-0387	Banff	8%	2025/01/01	03-0054	Carmangay	15%	2021/01/01
07-0164	Banff Park	6%	2025/01/01	03-0055	Caroline	12%	2021/01/01
03-0363	Barnwell	15%	2025/01/01	02-0056	Carstairs	10%	2015/01/01
03-0013	Barons	5%	2015/04/01	03-0061	Champion	15%	2015/04/01
02-0014	Barrhead	14%	2023/04/01	03-0062	Chauvin	11%	2016/01/01
02-0016	Bashaw	2%	2021/01/01	01-0356	Chestermere	11.50%	2014/01/01
02-0017	Bassano	14.40%	2019/01/01	03-0064	Chipman	0%	2016/01/01
03-0018	Bawlf	9%	2025/01/01	02-0065	Claresholm	7%	2025/01/01
01-0019	Beaumont	17.25%	2020/01/01	03-0066	Clive	11%	2023/01/01
03-0022	Beiseker	3.50%	2019/01/01	03-0068	Clyde	18%	2024/01/01
02-0024	Bentley	10%	2019/01/01	02-0069	Coaldale	20%	2025/04/01
04-0026	Betula Beach	0%	2017/01/01	02-0360	Coalhurst	7.5%	2023/01/01
03-0029	Bittern Lake	8%	2025/01/01	02-0070	Cochrane	17%	2020/01/01
02-0031	Blackfalds	20%	2013/10/01	03-0076	Coutts	3%	2017/01/01
02-0034	Bon Accord	19%	2022/01/01	03-0077	Cowley	5%	2016/01/01
02-0039	Bow Island	17%	2024/01/01	03-0078	Cremona	10%	2016/01/01
				02-0079	Crossfield	17%	2023/01/01

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
09-0361	Crowsnest Pass	16%	2016/01/01	02-0188	Killam	10%	2024/01/01
04-0080	Crystal Springs	0%	2016/01/01	01-0194	Lacombe	17.63%	2024/01/01
03-0081	Czar	5%	2013/10/01	04-0196	Lakeview	2%	2016/01/01
02-0082	Daysland	10%	2024/01/01	02-0197	Lamont	7.50%	2020/01/01
02-0086	Devon	18.50%	2025/01/01	04-0378	Larkspur	3%	2020/04/01
02-7662	Diamond Valley	10%	2023/01/01	01-0200	Leduc	16%	2014/01/01
02-0088	Didsbury	17%	2016/01/01	02-0202	Legal	20%	2024/01/01
02-0091	Drayton Valley	13.40%	2025/01/01	03-0207	Lomond	15%	2017/01/01
03-0093	Duchess	15%	2018/01/01	03-0208	Longview	17%	2017/01/01
02-0095	Eckville	10%	2015/01/01	03-0209	Lougheed	8%	2025/01/01
03-0096	Edberg	13%	2021/01/01	02-0211	Magrath	15%	2023/01/01
03-0097	Edgerton	15%	2022/01/01	04-0210	Ma-Me-O Beach	0%	2016/01/01
02-0100	Edson	4.70%	2024/01/01	02-0215	Mayerthorpe	14.75%	2025/01/01
03-0109	Ferintosh	11%	2016/01/01	04-0359	Mewatha Beach	2%	2016/10/01
03-0112	Foremost	7%	2016/01/01	02-0218	Milk River	12%	2017/01/01
02-0115	Fort Macleod	15%	2018/10/01	02-0219	Millet	18%	2024/01/01
01-0117	Fort Saskatchewan	0%	2013/10/01	03-0220	Milo	20%	2017/01/01
02-0124	Gibbons	10%	2013/01/01	02-0224	Morinville	20%	2013/07/01
03-0128	Glenwood	5%	2022/04/01	04-0230	Nakamun Park	0%	2013/10/01
04-0129	Golden Days	0%	2017/01/01	02-0232	Nanton	9%	2019/01/01
02-0135	Gratum	0%	2024/02/01	02-0236	Nobleford	5%	2023/01/01
04-0134	Grandview	0%	2016/01/01	03-0233	New Norway	6%	2009/01/01
04-0138	Gull Lake	0%	2016/01/01	04-0237	Norglenwold	5%	2015/01/01
04-0358	Half Moon Bay	0%	2021/01/01	04-0385	Norris Beach	0%	2016/01/01
02-0143	Hardisty	9.50%	2021/01/01	02-0238	Okotoks	20%	2021/01/01
03-0144	Hay Lakes	9%	2021/01/01	02-0239	Olds	20%	2025/01/01
02-0148	High River	20%	2015/07/01	02-0240	Onoway	10.50%	2024/01/01
03-0149	Hill Spring	5%	2014/01/01	04-0374	Parkland Beach	0%	2015/01/01
02-0151	Hinton	11.73%	2022/01/01	02-0248	Penhold	19%	2014/01/01
03-0152	Holden	4%	2016/01/01	02-0249	Picture Butte	11%	2022/01/01
03-0153	Hughenden	5%	2016/01/01	02-0250	Pincher Creek	20%	2024/01/01
03-0154	Hussar	12.50%	2017/01/01	04-0253	Point Alison	0%	2017/01/23
02-0180	Innisfail	18%	2025/04/01	04-0256	Poplar Bay	0%	2016/01/01
03-0182	Irma	20%	2015/01/01	02-0257	Provost	20%	2015/01/01
02-0183	Irricana	8%	2023/05/01	02-0261	Raymond	16%	2022/01/01
04-0185	Island Lake	0%	2016/01/01	02-0265	Redwater	10%	2023/04/01
04-0186	Itaska Beach	0%	2017/10/01	02-0266	Rimbey	20%	2022/01/01
04-0379	Jarvis Bay	0%	2015/10/08	02-0268	Rocky Mtn House	16.80%	2025/01/01
04-0187	Kapasiwin	0%	2018/04/01	03-0270	Rockyford	7%	2024/01/01

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
03-0272	Rosemary	15.50%	2023/01/01	02-0310	Sylvan Lake	18%	2023/01/01
04-0273	Ross Haven	0%	2016/01/01	02-0311	Taber	18%	2020/07/01
03-0276	Ryley	3%	2016/01/01	02-0315	Thorsby	20%	2014/01/01
04-0279	Seba Beach	4%	2014/01/01	02-0318	Tofield	5%	2015/01/01
02-0280	Sedgewick	12%	2025/01/01	04-0324	Val Quentin	0%	2016/01/01
04-0283	Silver Sands	3%	2018/01/01	02-0326	Vauxhall	8%	2022/01/01
04-0369	South Baptiste	0%	2005/05/01	02-0331	Viking	8%	2013/01/01
04-0288	South View	3%	2019/01/01	02-0333	Vulcan	20%	2013/10/01
03-0099	Spring Lake, V.	0%	2025/04/01	03-0364	Wabamun	10%	2017/01/01
01-0291	Spruce Grove	20%	2016/01/01	02-0335	Wainwright	12%	2024/01/01
01-0292	St. Albert	15%	2023/01/01	07-0159	Waterton Park	8%	2018/10/01
03-0295	Standard	4%	2024/04/01	03-0338	Warburg	10%	2015/01/01
02-0297	Stavely	6%	2021/01/01	03-0339	Warner	7%	2024/01/01
03-0300	Stirling	12%	2019/01/01	04-0344	West Cove	3%	2025/01/01
02-0301	Stony Plain	20%	2013/01/01	02-0345	Westlock	16.25%	2024/01/01
09-0302	Strathcona County	0%	TBD	01-0347	Wetaskiwin	18%	2024/01/01
02-0303	Strathmore	20%	2020/07/01	04-0371	Whispering Hills	5%	2016/10/01
03-0304	Strome	9%	2022/01/01	02-0350	Whitecourt	5.34%	2025/01/01
02-0307	Sundre	12%	2024/01/01	04-0354	Yellowstone	13%	2025/01/01
04-0386	Sunrise Beach	0%	2018/01/01				
04-0308	Sunset Point	10%	2017/01/01				

	2025 Current Franchise Fee	7.00%
	Franchise Fee Cap	20%
	2025 Estimated Revenue \$	23,561
	2026 Estimated Franchise Fee Revenue if your Franchise Fee remains the same \$	24,072
	Franchise Fee Calculator Changes:	
	Yellow area is to calculate different franchise fee.	
	2026 Proposed Franchise Percentage	7.00%
	2026 Estimated Franchise Fee Revenue if your Percentage is changed \$	24,072
	Difference in Franchise Fees Collected from 2025 to 2026 with Proposed D&T Rate Changes.	\$ 511



Franchise Fee Estimating Tool is For Information Purposes Only
This tool is designed for the municipalities to estimate the monthly charges based on a sample fee.

Consumption 625 kWh
Billing Period 30 Days

Existing (Current) Typical Residential Customer Monthly Costs

Rate 11 (Effective Jan.1, 2025) Distribution Tariff Estimated Rate Filing) Based on Current 7% Franchise Fee

Delivery Service Charge

All kWh Delivered	\$	0.076776	625 kWh	\$47.99
Basic Daily Charge		1.013751	30 Days	\$30.41
				\$78.40

Current Franchise Fee		7.00%		\$5.49
	GST	5.0%		\$4.19
				\$88.08

Current Annual Franchise Fee Costs: \$5.49 * 12 = \$65.85

Proposed Residential Customer Monthly Costs

Rate 11 (Proposed January 2026 Estimated Distribution Tariff) Based on NEW 7% Franchise Fee

Delivery Service Charge

All kWh Delivered*	\$	0.076717	625 kWh	\$47.95
Basic Daily Charge*		1.040007	30 Days	\$31.20
				\$79.15

Estimated Proposed Franchise Fee		7.00%		\$5.54
	GST	5.0%		\$4.23
				\$88.92

Proposed Annual Franchise Fee Cost: \$5.54 * 12 = \$66.48

* Includes estimated Rate changes.

2025 Current Franchise Fee		7.00%
Franchise Fee Cap		20%
2025 Estimated Revenue \$		23,561
2026 Estimated Franchise Fee Revenue if your Franchise Fee remains the same \$		24,072
Franchise Fee Calculator Changes:		
Yellow area is to calculate different franchise fee.		
2026 Proposed Franchise Percentage		7.50%
2026 Estimated Franchise Fee Revenue if your Percentage is changed \$		25,791
Difference in Franchise Fees Collected from 2025 to 2026 with Proposed D&T Rate Changes.		\$ 2,230



Franchise Fee Estimating Tool is For Information Purposes Only
This tool is designed for the municipalities to estimate the monthly charges based on a sample fee.

Consumption 625 kWh
Billing Period 30 Days

Existing (Current) Typical Residential Customer Monthly Costs

Rate 11 (Effective Jan.1, 2025) Distribution Tariff Estimated Rate Filing) Based on Current 7% Franchise Fee

Delivery Service Charge

All kWh Delivered	\$	0.076776	625 kWh	\$47.99
Basic Daily Charge		1.013751	30 Days	\$30.41
				\$78.40

Current Franchise Fee		7.00%		\$5.49
	GST	5.0%		\$4.19
				\$88.08

Current Annual Franchise Fee Costs: $\$5.49 \times 12 = \65.85

Proposed Residential Customer Monthly Costs

Rate 11 (Proposed January 2026 Estimated Distribution Tariff) Based on NEW 7.5% Franchise Fee

Delivery Service Charge

All kWh Delivered*	\$	0.076717	625 kWh	\$47.95
Basic Daily Charge*		1.040007	30 Days	\$31.20
				\$79.15

Estimated Proposed Franchise Fee		7.50%		\$5.94
	GST	5.0%		\$4.25
				\$89.34

Proposed Annual Franchise Fee Cost: $\$5.94 \times 12 = \71.23

* Includes estimated Rate changes.

2025 Current Franchise Fee		7.00%
Franchise Fee Cap		20%
2025 Estimated Revenue \$		23,561
2026 Estimated Franchise Fee Revenue if your Franchise Fee remains the same \$		24,072
Franchise Fee Calculator Changes:		
Yellow area is to calculate different franchise fee.		
2026 Proposed Franchise Percentage		8.00%
2026 Estimated Franchise Fee Revenue if your Percentage is changed \$		27,511
Difference in Franchise Fees Collected from 2025 to 2026 with Proposed D&T Rate Changes.		\$ 3,949



Franchise Fee Estimating Tool is For Information Purposes Only
This tool is designed for the municipalities to estimate the monthly charges based on a sample fee.

Consumption 625 kWh
Billing Period 30 Days

Existing (Current) Typical Residential Customer Monthly Costs

Rate 11 (Effective Jan.1, 2025) Distribution Tariff (Estimated Rate Filing) Based on Current 7% Franchise Fee

Delivery Service Charge

All kWh Delivered	\$	0.076776	625 kWh	\$47.99
Basic Daily Charge		1.013751	30 Days	\$30.41
				\$78.40

Current Franchise Fee		7.00%		\$5.49
	GST	5.0%		\$4.19
				\$88.08

Current Annual Franchise Fee Costs: $\$5.49 \times 12 = \65.85

Proposed Residential Customer Monthly Costs

Rate 11 (Proposed January 2026 Estimated Distribution Tariff) Based on NEW 8% Franchise Fee

Delivery Service Charge

All kWh Delivered*	\$	0.076717	625 kWh	\$47.95
Basic Daily Charge*		1.040007	30 Days	\$31.20
				\$79.15

Estimated Proposed Franchise Fee		8.00%		\$6.33
	GST	5.0%		\$4.27
				\$89.75

Proposed Annual Franchise Fee Cost: $\$6.33 \times 12 = \75.98

* Includes estimated Rate changes.

REQUEST FOR DECISION



Subject: Policy PM 022 Review

Prepared By: Lori Miller

Council Meeting Date: October 8, 2025

Agenda Item: 8B.

Background: The Association Meeting Attendance Policy, PM 022 has not been reviewed since 2010. As our Village Foreman does not belong to any associations this policy should be deleted.

Options: 1. Council can opt to keep the policy in existence for future.
2. Council can opt to delete this policy from the Policy Manual.

Financial Implications: N/A

Communication: N/A

Recommendation: That Council delete Policy PM 022, Association Meeting Attendance Policy.

Village of Rockyford
Policy Manual

Approved by Council	Date 09/13/93 March 13, 1996 April 14, 2010	Policy No. PM 022 Reference: n/a Res 55-2010
Policy Type: Admin	Title: Association Meeting Attendance	
Review date:		

Policy Statement

Background:

Request made by Village Foreman to have paid time off to attend Executive Committee meetings of the AWWA of which he is a member.

Decision by Consensus of Council Members:

That paid employee absence be granted only for attendance at courses, seminars, or training sessions approved by Council. Attendance at other meetings, must be taken as time-off-in-lieu.

March 13, 1996 Remain as is

April 14, 2010 Res 55-2010 " Moved by Mayor Burke that PM 022 be continued."

**VILLAGE OF ROCKYFORD
POLICY MANUAL**

Approved by COUNCIL	Date 09/13/93	Policy No. PM 022 Reference: n/a / /
Policy Type Personnel	Title Association Meeting Attendance	

POLICY STATEMENT:

Background:

Request made by Village Foreman to have paid time off to attend Executive Committee meetings of the AWWA of which he is a member.

Decision by Consensus of Council Members:

That paid employee absense be granted only for attendance at courses, seminars, or training sessions approved by Council. Attendance at other meetings, must be taken as time-off-in-lieu.

March 13/96 Remains as is

PALLISER REGIONAL
MUNICIPAL SERVICES
JOINT ASSESSMENT'
REVIEW BOARD
RES 50-2010

Moved by Mayor Burke that this agreement with Drumheller,
Hussar, Standard & Beiseker be approved.

Carried

POLICY MANUAL # 004
DOMESTIC SEWAGE
RES 51-2010

Moved by Councillor Gaudet that PM#004 be continued.

Carried

POLICY MANUAL #018
OVERTIME
RES 52-2010

Moved by Mayor Burke that Policy #018 be amended that overtime
is to be authorized as per Organizational Chart and returned to
Council for review.

Carried

POLICY MANUAL 020
LENDING SEWER SNAKE
RES 53-2010

Moved by Councillor Smith that PM020 be amended to exclude
"...that prior to lending out the sewer tape there shall be a \$50.00
deposit with ½ of it retained if the sewer tape is not returned within
five days of lending it out." 1. The sewer tape is lent out with a
\$50.00 deposit and completion of the rental agreement. 2.
Presentation of the agreement to the Village Foreman will allow
release of the equipment. 3. If 5 days have passed and the
equipment is not returned the entire \$50.00 is deposited. When the
equipment is returned, the Village Office will issue a refund for
\$25.00

Carried

POLICY MANUAL 021
OUTSIDE WORKERS
RES 54-2010

Moved by Councillor Katterhagen that PM 021 be deleted in its
entirety.

Carried

POLICY MANUAL 022
PAID EMPLOYEE
ABSENCE
RES 55-2010

Moved by Mayor Burke that PM 022 be continued.

Carried

HERITAGE AWARDS
RES 56-2010

Moved by Mayor Burke that this be accepted as Council
Information

Carried

COMPLIANCE INSPECTION
ROCKYFORD WATER
WORKS

Administrator Mountjoy is to send a letter advising that we will
comply with the letter dated March 5, 2010 from Alberta
Environment regarding compliance of water works approval
No.1117

REQUEST FOR DECISION



Subject: Policy PM 031 Review

Prepared By: Lori Miller

Council Meeting Date: October 8, 2025

Agenda Item: 8C.

Background: The Unbudgeted Expenditure Policy PM 031 has not been reviewed since May, 2011. Once Council has discussed this policy they can make changes or keep the policy as is.

Options: 1. Council can opt to keep the policy as is.
2. Council can opt to make changes to the policy.

Financial Implications: N/A

Communication: N/A

Recommendation: That Council keep Policy PM 032 as is.

Approved by Council	Date	Policy No. PM 031
	June 21, 2006	Reference: Res 90-2006
	May 11, 2011	Res 075-2011
Policy Type: Operations	Title: Unbudgeted Expenditure	
Review date: April 2008		

Policy Statement

In the event that the Village of Rockyford needs to expend unbudgeted funds, this policy shall guide the decision, action and reporting of that expense.

Purpose

The Village of Rockyford Council recognizes that unbudgeted expenses may arise during the fiscal year that require immediate payment. This may preclude the usual budgeting process for funds and require an established procedure to authorize and verify unbudgeted expenditures.

Unbudgeted expense categories

Emergency expenditures

Monies spent to repair civic infrastructure to protect people or property in the event of a catastrophic breakdown. I.e. water main break, structural building damage etc.

Amounts legally required to be paid

Monies demanded through an Order of a Court or quasi judicial tribunal or written legal opinion

Amounts otherwise authorized

Monies authorized by Council decision

Procedure

Emergency expenditures

These expenditures require three (3) council member signatures or three (3) council members verbal consent through the CAO or Public Works manager.

Amounts legally required to be paid

These expenditures will require a council member or the CEO to verify the amount legally requiring payment through confidential consultation with the Village of Rockyford's legal council. The designated person will keep all correspondence related to the expenditure to include in a report to Council at the next scheduled, regular council meeting. The report will include: nature of the legal obligation, method of verifying the obligation, and the nature and amount of expenditure.

Amounts otherwise authorized

The Village of Rockyford Council may choose to spend up to \$4,999.99 in unbudgeted expenses through discussion, motion and vote at a regular or special council meeting. Unbudgeted expenses \$5,000.00 and over require unanimous decision of a council quorum.

Approved by Council	Date June 21, 2006	Policy No. PM 031 Reference: Res 90-2006
Policy Type: Operations	Title: Unbudgeted Expenditure	
Review date: April 2008		

Policy Statement

In the event that the Village of Rockyford needs to expend unbudgeted funds, this policy shall guide the decision, action and reporting of that expense.

Purpose

The Village of Rockyford Council recognizes that unbudgeted expenses may arise during the fiscal year that require immediate payment. This may preclude the usual budgeting process for funds and require an established procedure to authorize and verify unbudgeted expenditures.

Unbudgeted expense categories

Emergency expenditures

Monies spent to repair civic infrastructure to protect people or property in the event of a catastrophic breakdown. I.e. water main break, structural building damage etc.

Amounts legally required to be paid

Monies demanded through an Order of a Court or quasi judicial tribunal or written legal opinion

Amounts otherwise authorized

Monies authorized by Council decision

Procedure

Emergency expenditures

These expenditures require three (3) council member signatures through the CAO or Public Works manager.

Amounts legally required to be paid

These expenditures will require a council member or the CEO to verify the amount legally requiring payment through confidential consultation with the Village of Rockyford's legal council. The designated person will keep all correspondence related to the expenditure to include in a report to Council at the next scheduled, regular council meeting. The report will include: nature of the legal obligation, method of verifying the obligation, and the nature and amount of expenditure.

Amounts otherwise authorized

The Village of Rockyford Council may choose to spend up to \$4,999.99 in unbudgeted expenses through discussion, motion and vote at a regular or special council meeting. Unbudgeted expenses \$5,000.00 and over require unanimous decision of a council quorum.

no verbal approval

ACCOUNTS PAYABLE
RES 84-2006

Councillor Gerald Katterhagen moved that the accounts payable in the amount of \$52,084.92 be approved for payment

Carried.

UTILITIES
RES 85-2006

Councillor Tammy Goyke moved that utility reports for taxes and water, sewer and garbage be accepted as presented.

Carried.

INDUSTRIAL DEVELOPMENT
RES 86-2006

Mayor Darcy Burke updated Council on the meeting with Dave Heaton from Conterra Industries, land owners Dale and Gerald Geeart, planner Karl Nemeth, councillors Dave Elder and Darcy Burke, administration Lois L. Mountjoy and Bill Rieger.

POLICIES
ROAD AND SIDEWALK MAINTENANCE
RES 87-2006

Councillor Tammy Goyke moved that this policy be accepted as presented.

Carried.

CODE OF CONDUCT
RES 88-2006

Councillor Gerald Katterhagen moved that this policy be accepted as presented.

Carried

COUNCIL/COMMITTEE MEETINGS
RES 89-2006

Mayor Darcy Burke moved that this policy be accepted as presented.

Carried.

UNBUDGETED EXPENDITURE
RES 90-2006

Councillor Dave Elder moved that this policy be accepted as presented.

Carried.

RECORDS MANAGEMENT & RETENTION
RES 91-2006

Councillor Leah Smith moved that this policy be accepted as presented.

Carried.

ACCIDENT RESPONSE
RES 92-2006

Councillor Tammy Goyke moved that this policy be accepted as presented.

Carried.

REGIONAL PARTNERSHIP GRANT

Councillor Dave Elder attended the meeting at the County Office June 1, 2006

LAGOONS CLEANED UP
RES 93-2006

Councillor Gerald Katterhagen moved that Lambourne Environmental be hired to clean the lagoons.

Carried.

MINUTES OF
VILLAGE OF ROCKYFORD
REGULAR MEETING
May 11, 2011
COUNCIL CHAMBERS 7:05 P.M.

CALL TO ORDER 7:00 P.M.

ATTENDANCE	Mayor	Darcy Burke
	Councillors	Dixie O'keefe
		Julie Gaudet
		Gerald Katterhagen
		Pam Seeley
	Administrator	Lois L. Mountjoy
	Asst. Administrator	Wm Rieger
	Public Works	Tim Stinson

ADOPT AGENDA

RES 070-2011 Moved by Councillor Katterhagen that the Agenda be accepted as amended to include 8.I Innovative Inspection Agency & 8J One Rock Music Festival.
Carried.

PUBLIC WORKS REPORT

RES 071-2011 Moved by Councillor Gaudet that the Public Works report be accepted as presented.

Carried

REGULAR MEETING

RES 072-2011 Moved by Councillor Katterhagen that the minutes of the Regular Meeting of April 20, 2011 be approved as presented

Carried

FINANCIAL REPORTS

RES 073-2011 Moved by Councillor O'Keefe that the financial statement of March 31, 2011 be accepted as presented

Carried

ACCOUNTS PAYABLE

RES 074-2011 Councillor Gaudet moved that the Accounts Payable for April 2011 in the amount of \$121,261.71 be approved for payment.

Carried.

UNBUDGETED EXPENSE

POLICY #031

RES 075-2011 Moved by Councillor O'Keefe that Policy 031 be approved as amended to require verbal approval of 3 Councillors or 3 Councillors signature.

Carried

STREET OILING

RES 076-2011 Moved by Councillor Seeley that Universal Road Services bid for street oiling be accepted..

Carried

TRANSFER SITE

TRUCKING vs

ADDITIONAL BIN

Councillor Katterhagen has an arrangement with Huxted to empty the bin more often allowing us not to have to purchase an additional bin.

UNSIGHTLY

PREMISES

The situation was resolved by the two parties discussing the situation.

BANKING

Mayor Burke is to discuss with the Chinook Credit Union the possibility of them extending their hours to 5 days a week and bring the results to the next meeting.

REQUEST FOR DECISION



Subject: Policy PM 032 Review

Prepared By: Lori Miller

Council Meeting Date: October 8, 2025

Agenda Item: 8D.

Background: The Records Management Policy PM 032 has not been reviewed since September, 2020. As Alberta Freedom of Information and Privacy legislation is no longer it needs to be updated to read Access to Information Act and Protection of Privacy Act.

Options: 1. Council can accept the policy with the updated legislative information.
2. Council can opt to make changes to the policy.

Financial Implications: N/A

Communication: N/A

Recommendation: That Council accept the updated Policy PM 032.

Village of Rockyford
Policy Manual

Approved by Council	Date June 21, 2006 February 9, 2011 September 9, 2020	Policy No. PM 032 Reference: 21-2006 016-2011 132-2020
Policy Type: Administration	Title: Records Management & Retention	
Review date: Sept. 2022		

Policy Statement

The Village of Rockyford will keep well-organized and comprehensive Village records.

Procedure

The Rockyford Chief Administrative Officer will act as Record Manager for Village records with assistance from other officers or staff as appropriate.
All record management procedures will conform to Alberta Freedom of Information and Privacy legislation and Municipal Government Act requirements.

February 9, 2011

Res: 016-2011 Moved by Councillor Katterhagen that this policy be continued as is.
Carried.

Sept. 9, 2020

RES 132-2020 – Moved by Councillor Geeraert that Policy 032 be approved as presented.

Village of Rockyford
Policy Manual

Approved by Council	Date June 21, 2006 February 9, 2011	Policy No. PM 032 Reference: 21-2006 016-2011
Policy Type: Administration	Title: Records Management & Retention	
Review date: June 2010		

Policy Statement

The Village of Rockyford will keep well-organized and comprehensive Village records.

Procedure

The Rockyford Chief Administrative Officer will act as Record Manager for Village records with assistance from other officers or staff as appropriate.

All record management procedures will conform to Alberta Freedom of Information and Privacy legislation and Municipal Government Act requirements.

February 9, 2011

Res: 016-2011 Moved by Councillor Katterhagen that this policy be continued as is.
Carried.

THREE VILLAGE
MEETING

JAN. 18, 2011

The general consensus of the Councillors was that a three village meeting was useful and worthwhile.

REGIONAL PARTNERSHIP

APRIL 5, 2011

For Council's perusal. A letter is to be sent requesting how many will be coming to the meeting.

CHRIST THE REDEEMER

Letter received updating council of their progress to date. Email was received Hans Woehleke that Vince Ackerman was incapacitated. Hans is arranging with a replacement. Upon receiving more information he will be in touch with the village.

POLICY # 031

UNBUDGETED EXPENSES

RES 015-2011

This policy be presented again after the budget has been approved, as more information will be available at that time.

POLICY #32

RECORD MANAGEMENT

RES 016-2011

Moved by Councillor Katterhagen that this policy be continued as is.

Carried

POLICY #33

ACCIDENT RESPONSE

RES 017-2011

Moved by Councillor O'Keefe that this policy be continued as is.

Carried

POLICY #34

FACILITY MAINTENANCE

RES 018-2011

Moved by Councillor Katterhagen that this policy be continued as is.

Carried

SEWER LINE REPLACEMENT

The tenders will be opened February 22, 2011.

RECYCLING CONTAINERS

Councillor Katterhagen is to contact Drumheller Solid Waste regarding placement of these containers. Mayor Burke is to investigate placement of these containers within the Village.

TRACTOR TIRE

REPLACEMENT

For Council's information. Quotes were received for tire replacement from K. Pedersen Equip. (\$4,200.00) And Rockyford Sales (\$3,116.95). Tires were purchased and installed by Rockyford Sales.

REGIONAL WATER

LINE

RES 019-2011

Moved by Mayor Burke that the letter regarding a regional water line composed by Wheatland County to the City of Calgary be signed by Mayor Burke.

Carried

STREET OILING

For Council's information.

CIBC CLOSURE

For Council's information

ACCOUNTS PAYABLE
RES 84-2006

Councillor Gerald Katterhagen moved that the accounts payable in the amount of \$52,084.92 be approved for payment

Carried.

UTILITIES
RES 85-2006

Councillor Tammy Goyke moved that utility reports for taxes and water, sewer and garbage be accepted as presented.

Carried.

INDUSTRIAL DEVELOPMENT
RES 86-2006

Mayor Darcy Burke updated Council on the meeting with Dave Heaton from Conterra Industries, land owners Dale and Gerald Geeart, planner Karl Nemeth, councillors Dave Elder and Darcy Burke, administration Lois L. Mountjoy and Bill Rieger.

POLICIES
ROAD AND SIDEWALK MAINTENANCE
RES 87-2006

Councillor Tammy Goyke moved that this policy be accepted as presented.

Carried.

CODE OF CONDUCT
RES 88-2006

Councillor Gerald Katterhagen moved that this policy be accepted as presented.

Carried

COUNCIL/COMMITTEE MEETINGS
RES 89-2006

Mayor Darcy Burke moved that this policy be accepted as presented.

Carried.

UNBUDGETED EXPENDITURE
RES 90-2006

Councillor Dave Elder moved that this policy be accepted as presented.

Carried.

RECORDS MANAGEMENT & RETENTION
RES 91-2006

Councillor Leah Smith moved that this policy be accepted as presented.

Carried.

ACCIDENT RESPONSE
RES 92-2006

Councillor Tammy Goyke moved that this policy be accepted as presented.

Carried.

REGIONAL PARTNERSHIP GRANT

Councillor Dave Elder attended the meeting at the County Office June 1, 2006

LAGOONS CLEANED UP
RES 93-2006

Councillor Gerald Katterhagen moved that Lambourne Environmental be hired to clean the lagoons.

Carried.

5. DELEGATION

Presented by Les Fraser

Les Fraser presented to Council regarding the tax penalties applied to Roll # 700 and Roll # 1194

RES 127-2020 Moved by Councillor Cheshire that Council approves the waiver of penalties on Roll #700 in the amount of \$133.21 and on Roll #1194 in the amount of \$421.93.

Carried

6. MINUTES

6A. Minutes from the July 8, 2020 Regular Meeting of Council

RES 128 – 2020 Moved by Mayor Burke that Council defers the adoption of the July 8, 2020 Minutes until the October 14, 2020 meeting.

Carried

7. FINANCIAL REPORTS

8. UNFINISHED BUSINESS OR BUSINESS ARISING FROM MINUTES

9. NEW BUSINESS

9A. Out of Closed Session Motion

No motion was required at this time. Closed Session meeting to resume later in meeting.

9B. Subdivision Proposal

Presented by Garry Wilson, Planner – Palliser Municipal Services

RES 129-2020 Moved by Councillor Cheshire that Council approves the subdivision with staff recommendations.

Carried

9C. Sidewalk Repair

Presented by Elaine Macdonald, Municipal Administrator

RES 130-2020 Moved by Councillor Geeraert that the Village covers the cost of the sidewalk repair at 217 2nd Ave. W. in the amount of \$704 + GST.

Carried

9D. PM 011 – Casual Employees – Vehicles Policy

Presented by Elaine Macdonald, Municipal Administrator

RES 131-2020 Moved by Deputy Mayor Smith that PM011- Casual Employees – Vehicles Policy be deleted from the policy manual.

Carried

9E. PM 032 – Records Management and Retention Policy

Presented by Elaine Macdonald, Municipal Administrator

REQUEST FOR DECISION



Subject: Set Date for Organizational Meeting

Prepared By: Lori Miller

Council Meeting Date: October 8, 2025

Agenda Item: 8E.

Background: Council needs to have an organizational meeting prior to the end of October. At this time, we need to discuss and set the meeting for a mutually agreeable date.

Options: 1. Council can set the date for the organizational meeting.

Financial Implications: N/A

Communication: N/A

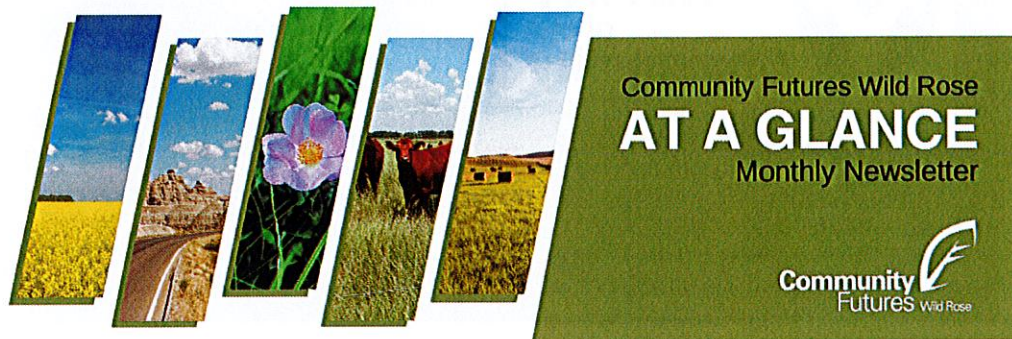
Recommendation: That Council sets the date for the organizational meeting prior to the end of October.

CFWR At A Glance

From Community Futures Wild Rose <wildroseinfo@albertacf.com>

Date Mon 9/8/2025 2:26 PM

To Lori Miller <cao@rockyford.ca>



CF Wild Rose September Update

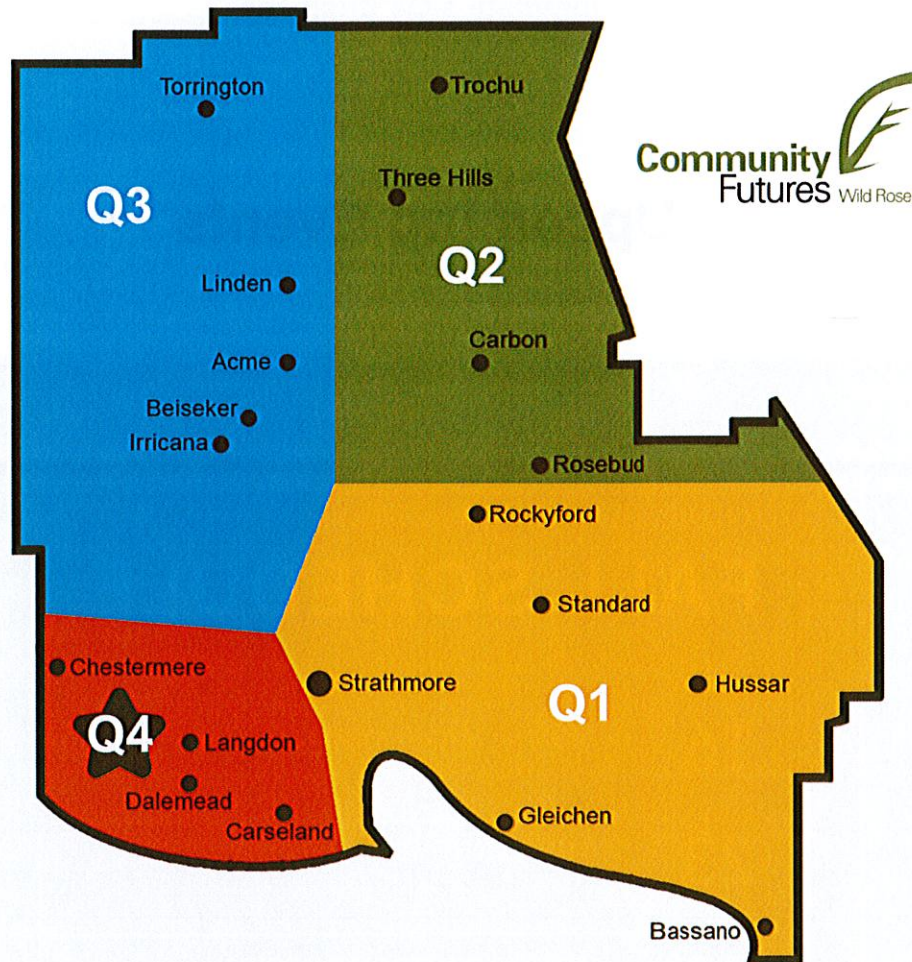


Business Spotlight: *Never Done Quilting*

Never Done Quilting, owned by Brent and Kim Schmaltz in Beiseker, is more than a quilt shop... It's a destination and a community builder. Since opening in 2017, the shop has welcomed visitors from across the globe and shipped fabric worldwide, all while supporting local organizations like the Beiseker Library, Lions Club, food bank, and more.

Their biggest impact? Hosting multi-day quilt retreats that bring makers from across Alberta together in Beiseker. These gatherings foster creativity, friendship, and support for other local businesses, too. With heart, hospitality, and a passion for their local community and their crafting community, **Never Done Quilting** truly lives up to its nomination.





Q4 Nominations Are Open

The Fourth Quadrant of the "Heart of Our Community" Campaign

Chestermere, Langdon, Dalemead, Carseland, and surrounding area residents are invited to nominate businesses in their community for our **Heart of Our Community** business award!

We are taking your nominations: Sept 1st - Nov 30th

Our local small businesses are crucial to our community. They sponsor local sports teams and support numerous events. The Heart of Our Community campaign provides a platform to acknowledge these essential contributors to our local economy and community spirit.

Currently accepting Nominations of businesses in Chestermere, Langdon, Dalemead, Carseland, and surrounding area.

Nominated businesses will receive a spotlight on our social channels and website. At the quarter's end, the CFWR Board will select one outstanding business to receive a \$1,000 award to further celebrate and support their meaningful contributions.

Upcoming Events



The poster features a blue background with a wavy, topographical pattern. A central dark blue box contains the event details. The text is in white and yellow. The 'Lunch & Learn' logo is stylized with a fork and knife. The Community Futures Wild Rose logo includes a stylized 'F' and 'W'.

Success in Digital Marketing Series
FALL SCHEDULE
From Basics to Brilliance in Five Connected Sessions!

16 SEPT	DIGITAL MARKETING 101 Learn the significance of online marketing and be familiarized with essential tools: websites, social media, & email marketing.
23 SEPT	CREATING YOUR BRAND Learn the importance of establishing and creating effective brand awareness that goes beyond just your logo.
29 SEPT	INTRO TO WEBSITE DESIGN Explore different website platforms and choose the right one for your business needs.
07 OCT	SOCIAL MEDIA MARKETING Understand the key concepts to effectively use social media platforms to promote your business.
14 OCT	EMAIL MARKETING 101 Learn the basics of email marketing and how to engage with customers and drive sales.

Lunch & Learn

Step-by-Step Sessions to Strengthen Your Strategy

Community Futures Wild Rose

tinyurl.com/CFWR-events

Success in Digital Marketing Series

Small businesses need digital marketing now more than ever, and this free 5-part Lunch & Learn series is designed to help you master the essentials. Each session

builds on the last, giving you the tools, strategies, and confidence to market your business online with purpose and success.

We'll start with the basics in **Digital Marketing 101**, then dive into building a strong brand identity, creating an effective website, and developing a sustainable social media strategy. Finally, we'll wrap up with email marketing, one of the most powerful tools for reaching your audience directly.

Whether you attend one session or all five, you'll gain practical, beginner-friendly knowledge and walk away with actionable steps you can use right away. Attend in person at Community Futures Wild Rose (lunch provided!) or join us online.

Spots are free but limited, so sign up today!

This 5-part series is led by our in-house social media expert, **Sara Dudenhoeffer**, and includes a Q&A at the end of each session.

Secure My Spot



Sept 18 | 1–6 PM | Strathmore Ag Pavilion

Try the tools. Learn the path. Start your journey.

Whether you're a student, job seeker, or looking for a fresh start, this event gives you a chance to explore hands-on careers in healthcare and the skilled trades.

- ✓ Hands-on demos
- ✓ Meet trade schools and training providers
- ✓ Get info on programs, supports, and certifications

High school students: Speak to your teachers

All others: No registration needed! Drop in anytime between 1 and 6 PM!

Try-A-Trade Day

GET YOUR HANDS ON THE TRADES!

 **Strathmore Ag Pavilion**

 **Sept 18, 2025**

 **Drop-in: 1:00 - 6:00 pm**

**ADVANCING
WORKFORCE DEVELOPMENT**



**Community
Futures** Wild Rose



Demonstration Tables for Hands-On Experience!



Brought to you by **Community Futures Wild Rose** as part of our Advancing Workforce through Apprenticeship/Trades & Engagement initiative.

Programs and Services

Launch Pad

After a year of collaboration and input from over 50 staff across Alberta, our new online learning platform is officially live! Launch Pad offers practical, easy-to-understand courses designed by Community Futures staff for small business owners. Whether you're writing your business plan, building your team, or refining your idea, Launch Pad helps you grow with confidence.

Courses include:

- Your Business Plan
- Talent & Teams
- Ignite Your Business

Start Learning!

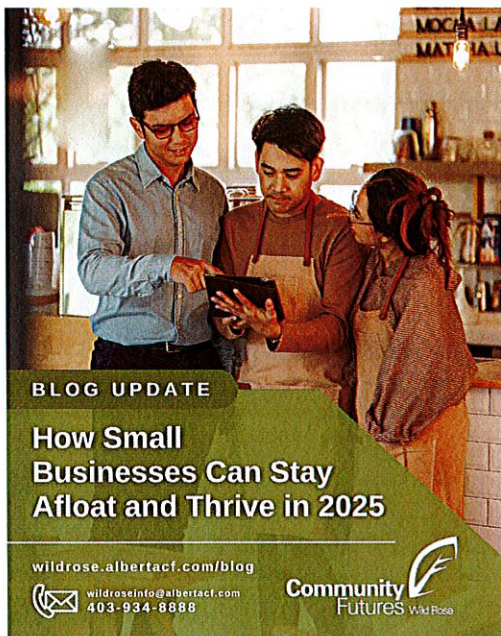
ExitNavigator

Selling and Buying a business can be Complex. We make it simpler.

Community Futures Wild Rose is excited to announce ExitNavigator, a new program offering personalized support for rural and small-town Alberta entrepreneurs navigating business transitions. With free initial consultations and affordable services, ExitNavigator helps local business owners, whether building, scaling, or exiting, create tailored strategies to ensure long-term success and continuity.

[Check It Out](#)

Blog Spotlight



Being a small business owner in 2025 isn't easy. Margins are tight, online giants like Amazon and Temu dominate, and customers have endless choices. But here's the good news: you can compete! ...Just not on their terms. Your biggest strengths are your brand, your relationships, and your community connections.

In our latest blog, we break down 9 strategies to help small businesses not only stay afloat but truly thrive this year.

[Get Inspired](#)

Small Business Loans

Community Futures Wild Rose provides flexible loan options designed to support small businesses. We're currently offering a competitive lending rate of prime + 2%. Compare that to the rates of traditional lenders and see the difference!

What sets us apart is our approach. We are character lenders. We look beyond the numbers and focus on you as an individual. We believe in your vision and are committed to helping turn that vision into reality.

Our goal is your success!

We know that your success will positively impact the entire community. Explore our diverse loan products and enjoy affordable, flexible terms for small business loans up to \$300,000. Plus, enjoy expert business guidance at no cost to you!

Reach out today for a free consultation by emailing wildroseinfo@albertacf.com or calling 403.934.8888. Let's work together to build something great!

Get a Flexible Loan!

Connect with us on Social Media!



Community Futures Wild Rose | Box 2159 | Strathmore, AB T1P 1K2 CA

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VILLAGE OF STANDARD

P.O. Box 249 Standard, Alberta T0J 3G0

Tel: (403) 644-3968

email: cao@villageofstandard.ca

September 22, 2025,

List of Candidates for 2025 Election October 20th, 2025:

Martin Gauthier

Richard Bryan

Brian Pedersen

Rhett Penny

Mark Clark

Brandon Duffala

Thanks,

Yvette April, CAO

Village of Standard



Premier of Alberta

Office of the Premier, 307 Legislature Building, Edmonton, Alberta T5K 2B6 Canada

September 22, 2025

The Honourable Dan Williams
Minister of Municipal Affairs

Dear Minister:

Thank you for your continued service to the people of Alberta and for your leadership within our government.

Albertans have entrusted us with a clear mandate: to deliver results, strengthen our communities, and build a future rooted in prosperity, opportunity, and responsible governance. Our government was elected to get the job done – and that is exactly what we will do.

Your ministry has had great success and accomplished several important milestones that reflect your commitment to serving Albertans. Some of these include:

- Strengthening local governance and updating local election rules with amendments to the *Municipal Government Act*, *Local Authorities Election Act* and the Local Political Parties and Slates Regulation.
- Enhancing construction safety and quality standards for newly built homes with changes to *New Home Buyer Protection Act* and the *Safety Codes Act*.

These achievements have laid a strong foundation for the work ahead and demonstrate your team's ability to turn vision into action.

Under your leadership as Minister of Municipal Affairs, I expect you to work closely with your Cabinet and Caucus colleagues and the public service through the Committee, Cabinet, and legislative processes to deliver on the following commitments to support Albertans, including:

- Maintain and build relationships of trust, partnership, and open dialogue with municipal leaders across the province and bring feedback and solutions from these discussions with municipal leaders to Caucus and Cabinet for timely consideration and action.
- Continue working with municipalities and local businesses to benchmark, measure and reduce the time it takes to approve permits to create a more attractive business investment environment.
- Work collaboratively with municipalities to eliminate conflicts between provincial policy and municipal bylaws and policy.
- Review and engage on how the government can support urban development that meets young Albertans' goals of home ownership in safe, affordable, attractive, livable family-friendly communities that reflect Alberta's distinct values and heritage.



Premier of Alberta

Office of the Premier, 307 Legislature Building, Edmonton, Alberta T5K 2B6 Canada

- Review and make recommendations to strengthen Alberta's municipalities to ensure all Albertans are served by strong viable communities with the appropriate capacity to efficiently and effectively deliver necessary services.
- In consultation with municipalities and the business community, explore and make recommendations for ways to limit excessive municipal property tax increases for businesses and residents.
- Develop and implement a strategy to protect Albertans from specialized municipal taxes directed at homes that are not a primary residence.
- Complete development of an 'Automatic Yes' permitting program which will set shortened approval timeframes for all permitting overseen by the Ministry of Municipal Affairs coupled with an automatic approval for applications that are not rejected prior to the lapse of the maximum allowable assessment period.
- Streamline approval processes and reduce impediments for all permitting overseen by the Ministry of Municipal Affairs to enable the timely development of affordable housing.
- Complete work on a universal code of conduct for elected municipal officials and senior municipal staff that strengthens decorum and protects the freedom of speech of elected members, while ensuring an elected member cannot be impeded from fulfilling their duties as an elected representative by their elected colleagues.
- Review and provide recommendations regarding how to strengthen the role of elected municipal officials as the key policy and decision makers and supervisors of unelected municipal officials in municipal governments.
- Conduct a review of compensation and benefits for municipal officials to ensure taxpayer dollars are being respected and compensation levels are commensurate with time commitment and responsibility, including through the establishment of a municipal salary disclosure.

In addition, I expect you to provide support on further initiatives overseen by your colleagues:

- In coordination with the Minister of Transportation and Economic Corridors, who is lead, and the Associate Minister of Water, accelerate the development of an integrated water program that facilitates increased water treatment and distribution for residential, industrial, and agricultural water use across Alberta.

I direct you to work closely with the public service, including your Deputy Minister and other senior officials in your ministry, to support the priorities outlined in this letter with the highest standard of professionalism, integrity, and creativity.

I also expect you to regularly and proactively reach out to all ministry-related stakeholders in order to take feedback and identify potential solutions on issues of importance to them, including finding ways our government can reduce burdensome and unnecessary red tape and barriers that are hurting their members' ability to grow the economy and improve quality of life for the Albertans



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they serve.

Together with you and our Caucus and Cabinet colleagues, I look forward to continuing the important work we have started and to get the job done.

Sincerely,

A handwritten signature in black ink that reads "Danielle Smith". The signature is written in a cursive style with a large initial "D" and a long, sweeping underline.

Hon. Danielle Smith
Premier of Alberta

**APPRAISAL REPORT OF
SPECIFIED PROPERTY OF:**

**DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOCIATION
*DRUMHELLER, ALBERTA***

**Prepared by:
Suncorp Valuations**

File No. 100306

**PREMISES OF VALUE
Cost of Reproduction New
Cost of Reproduction New Less Depreciation**

Effective Date: March 7, 2025

Currency: Canadian Dollars

April 25, 2025

Drumheller & District Solid Waste Management Association
c/o Alberta Municipalities
300 - 8616 51st Avenue NW
Edmonton, AB T6E 6E6

Attention: Daniel Jackson, CIP
Insurance Services Consultant

Re: Appraisal of Specified Property of interest to Alberta Municipalities and known as Drumheller & District Solid Waste Management Association located at Drumheller, Alberta

In accordance with your authorization, we have completed an inspection and prepared an insurance appraisal of the referenced property. Our appraisal findings and conclusions are summarized in the attached documents.

Our final invoice for the services provided is also attached. We would appreciate your timely attention relative to its payment.

Should you have any questions regarding our report or our invoice, please contact the undersigned.

Tariffs and Economic Uncertainty Statement

As of the effective date of this report, the Governments of the United States, Canada, and Mexico have implemented significant tariffs on goods traded between the three countries. These measures have introduced economic uncertainty, with potential disruptions across multiple sectors, including real estate, raw materials, labour, and machinery and equipment markets.

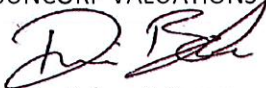
The full extent of these tariffs' impact on macroeconomic conditions, market liquidity, supply chains, labour and material costs, and asset values remains uncertain. The effects will depend on evolving trade relations, government policies, and market responses.

Our appraisal of the Subject Property is therefore reported as being subject to material valuation uncertainty. Consequently, a higher degree of caution should be attached to our appraisal than would normally be the case.

Accordingly, this appraisal is based on the data available as of the effective date. Given the ongoing economic uncertainty, we reserve the right to update our appraisal for a fee under a separate appraisal engagement, incorporating market data available at that time.

We thank you for your confidence in our services and look forward to serving your valuation requirements in the future.

On behalf of,
SUNCORP VALUATIONS



Devin Baker, B.Comm.
Manager, Business Development

DB/mr

Attachment

10665 Jasper Avenue, 14th floor
Edmonton, AB T5J 3S9
Ph 800-764-4454

E-mail: suninfo@suncorpvaluations.com Website: www.suncorpvaluations.com

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PURPOSE AND DATE OF APPRAISAL

We have performed this appraisal service for the purpose of developing an estimate of the **Cost of Reproduction New (CRN)** and **Cost of Reproduction New Less Depreciation (CRNLD)** of the specified property, to assist with the placement of property insurance coverage.

The effective date of the appraisal is March 7, 2025.

INTENDED USERS OF APPRAISAL

The appraisal report is only valid for the purpose defined herein. Accordingly, the intended authorized users will be limited to the authorized client of record, its insurance broker or agent, and the insurer of the property. Any liability to unintended users is expressly denied. For further clarification of our services please refer to the General Service Conditions and Contingent and Limiting Conditions on pages A-1 and B-1, which form an integral part of this report.

IDENTIFICATION OF APPRAISAL PROPERTY

The specified property appraised was:

***Drumheller & District Solid Waste Management Association
Drumheller, Alberta***

PREMISES OF VALUE

The cost estimate for the specified property appraised was developed on the following premises of value:

Cost of Reproduction New* (CRN) is defined as: *the monetary amount required to reproduce property of like kind and quality at one time in accordance with current market prices for materials, labour, manufactured equipment, contractor's overhead, profit and fees, but without provisions for overtime, bonuses for labour, or premiums for materials.*

****Cost of Reproduction New (CRN)*** is synonymous with the insurance industry's definition of ***Replacement Cost New***.

CRN takes into account current market prices for labour, duties and freight, building materials and equipment, contractors' overhead, profit and fees, engineering and installation costs, as well as applicable taxes. It is exclusive of the cost of demolition, grading or filling in connection with removal of destroyed property or reconstruction.

In the event of a partial loss, the amount of the loss may be based on the repair cost which is usually proportionately higher than the CRN for the entire property, as defined in this report.

Cost of Reproduction New Less Depreciation (CRNLD) is based on the CRN, as defined, less an allowance for accrued depreciation as evidenced by observed conditions in comparison with new property of like kind, with consideration for physical deterioration and functional and economic factors deemed relevant for insurance placement purposes.

CRNLD is synonymous with the insurance term Actual Cash Value, and for the purpose of this report is defined as follows:

Actual Cash Value (ACV) is defined as: *Replacement or Reproduction Cost New Less Physical Depreciation* by some sources and *Replacement or Reproduction Cost New Less Physical Depreciation and Obsolescence* by other sources. Regardless of the fact that neither the insurance industry nor the courts are in agreement on this point, current valuation standards suggested by the American Society of Appraisers (ASA) recommend that to best serve all parties, the definition of ACV is synonymous with **Depreciated Insurable Value**, which is defined as: *the value remaining after deducting depreciation from the Replacement Cost or Reproduction Cost New, based on an analysis of the asset's age, condition, serviceable life and utility.*

PROPERTY USE

As at the effective date of appraisal the specified property was being utilized as recycling and solid waste management facilities.

APPRAISAL INCLUSIONS

The following classifications of property, if applicable, were **included** in the scope of our appraisal:

Building Construction and Services (including Process Mechanical)

- Site Preparation and Excavation (within footprint of the building)
- Foundations
- Framing
- Exterior Walls
- Roof Frame and Coverings
- Floor Structure
- Interior Partitions and Finishes
- Utility Services*
- Electrical and Lighting Systems
- Plumbing and Sewerage Systems
- Heating, Ventilating and Air Conditioning
- Fire Protection and Security Systems
- Vertical Transportation
- Additional Specialty Features

*Our standard appraisal service includes replacement costs for on-site services from the structure to the lot line, figured for a typical setback as defined within the Marshall and Swift Valuation Service Manual. Therefore, we did not investigate the details and specifications of the existing services.

Building Codes and Bylaws: (See Development of Building Codes and Bylaws)

Demolition and Debris Removal Costs: (See Development of Demolition and Debris Removal Costs)

APPRAISAL EXCLUSIONS

Our appraisal service **excludes** all other property classifications not specifically identified within the appraisal inclusions section of this report, including but not limited to Yard Improvements, Furnishings and Equipment, and Mobile Equipment.

SCOPE OF APPRAISAL SERVICE

In completing this appraisal service, our professional staff performed an appraisal inspection of the specified property on March 7, 2025. The scope of our inspection included:

Building Construction and Services:

- A review of architectural drawings (As Builts), if available
- An inventory of pertinent construction features
- A review of building services
- Identification of specialty construction features
- Photographing building(s)
- Estimation of gross floor area based on drawings provided and/or physical measurement

Building Codes and Bylaws: (See Development of Building Codes and Bylaws)

Demolition and Debris Removal Costs: (See Development of Demolition and Debris Removal Costs)

INSURANCE EXCLUSIONS

We have not reviewed your property and casualty insurance policy relative to the subject property in order to identify applicable insurance exclusions, if any. Our reported CRN costs therefore, include and segregate both below grade and above grade assets. Below grade assets comprise the following:

- 1) excavation, backfill and site preparation (within footprint of the building)
- 2) foundations below the lowest floor slab
- 3) architectural or engineering fees associated with the two items above

We recommend that you review the noted below grade assets with your insurance broker or agent in order to determine their insurability.

VALUATION METHODOLOGY

The appraisal industry recognizes the following three traditional approaches to develop a cost or value:

- Cost Approach
- Direct Comparison (Market) Approach
- Income Approach

The approach best suited for developing an estimate of the CRN for insurance placement purposes is the cost approach, as insurance premiums are normally based on replacement cost and not market value. The market and income approaches to value are not applicable to the appraisal services performed.

Development of Building Construction and Services CRN through the Cost Approach

The CRN for the Building Construction and Services was developed using the Marshall and Swift Valuation Service Manual, published by Marshall & Swift/Boeckh (MS/B) and/or other internal/external costing services. Our valuation method for this appraisal has been based upon the Segregated Cost Method, Model-Based Method, or a combination of both.

The Segregated Cost Method

To determine cost via this method involves estimating the current unit cost of installed components, sections or systems of the building structure under appraisal. The unit price includes costs of materials, labour, overhead, fees and profits required to replace the building components new, as of the date of appraisal.

The Model-Based Method

This method uses as a basis, the current cost per square foot of other properties that are similar to the subject property in their design, style, construction and function. This benchmark cost is then adjusted to more closely suit the specifications and construction quality of the subject property being appraised. Once adjusted, this unit cost is applied to the subject's gross floor area with additional consideration given to any specialty features.

Development of Building Codes and Bylaws Cost Estimate

In performing our appraisal service we assessed if the subject property complied with current building codes and by-laws relative to the following three (3) items:

- Adequate Parking Spaces
- Special Needs Access to the Building
- Fire Protection System (No consideration was given to individual fire wall configuration or building wall compartmentalization requirements. Rather, our analysis of this item was limited to a typical cost per square foot estimate for the entire building)

With the exception of these three (3) specified items, we did not take into consideration the CRN of the subject property to comply with any other current building codes, ordinances and other legal restrictions.

The CRN for these items was calculated only if the subject property was deemed deficient in any of these requirements. The cost for these items was estimated on the assumption that the entire property would be built at one time including these items. These costs therefore, do not represent the monetary amount required to update or upgrade the existing building with these items in order to eliminate the existing deficiencies.

Development of Demolition and Debris Removal Cost Estimate

As part of our appraisal investigation, we also developed an estimate of the cost of demolition and debris removal for the subject buildings, in connection with reconstruction. This cost estimate was based on a hypothetical scenario, since it is not possible to predict the type and extent of a future property loss and thus the required amount of demolition and debris removal. More specifically, this cost estimate was based on a hypothetical scenario assuming a 60% building construction loss. This loss scenario implies that the remaining 40% of the building would have to be demolished and 100% of the debris removed, to achieve a clean site adequate for normal reconstruction. It should be noted that this cost estimate is based on normal building construction and does not address building contents, nor any additional costs relative to the handling or disposal of hazardous or contaminated building materials, or extra costs incurred to transport to abnormally distant dump sites. Furthermore, the cost estimate did not consider additional costs for any salvage operations associated with architecturally unique historical properties. We would further caution that the terms and conditions in your insurance policy may stipulate a demolition and debris removal coverage that may differ from the suggested hypothetical scenario. We therefore recommend that you review the adequacy of the suggested coverage estimate, with your insurance representatives.

Development of CRNLD through the Cost Approach

The CRNLD was based on the CRN of the Assets, less accrued depreciation as evidenced by observed condition in comparison with new property of like kind, with consideration for physical deterioration and historical and economic factors relevant for insurance placement purposes.

APPENDICES

APPENDIX A

GENERAL SERVICE CONDITIONS

The service(s) provided by Suncorp Valuations (referred to as Suncorp) were performed in accordance with professional appraisal standards. Our compensation is not contingent in any way upon the conclusion of cost. We will assume, without independent verification, the accuracy of all data that was provided to us. We have acted as an independent contractor and have reserved the right to use subcontractors. All files, working papers, or documents that were developed by us during the course of the engagement will be our property. We will retain this data for at least seven years.

Our report will only be used for the specific purpose(s) stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. You may show our report in its entirety to those third parties that need to review the information contained therein. No one should rely on the report as a substitute for his or her own due diligence. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our written consent.

We will reserve the right to include your company name in our reference list, however, we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings.

APPENDIX B

CONTINGENT AND LIMITING CONDITIONS

The services provided by Suncorp are subject to the following contingent and limiting conditions:

- Sketches, drawings, diagrams, and photographs, if presented in the report, are included for the sole purpose of illustration, to assist the reader in visualizing the property. We did not survey the subject site, and therefore will not assume responsibility for such matters, nor other technological and engineering techniques that are required to discover any inherent or hidden conditions of the subject property. Architectural drawings provided by the authorized client or their agent were deemed to be accurate as to the building dimensions and specifications, unless information is received to the contrary.
- The compensation for services rendered in this assignment does not include a fee for expert witness services such as preparation and/or appearance at depositions, arbitrations, or court, which must be negotiated separately. However, neither this nor any other of these limiting conditions is an attempt to limit the use that might be made of this report should it properly become evidence in a judicial or quasi-judicial proceeding. In such a case, it is acknowledged that it is the judicial body that will decide the use of the report which best serves the administration of justice. In the event that Suncorp Valuations is required by subpoena or other legal process to provide testimony or produce documents relating to this assignment, whether in court, deposition, arbitration or in any other proceeding, and regardless of the identity of the party requiring such testimony or production of documents, the Authorized client agrees to compensate Suncorp Valuations for the time incurred in connection with the preparation for and provision of such testimony and/or documents. Our rate for Expert Witness services is \$300/hour plus all reasonable and actual expenses, and we require a minimum four hours for internal file review.
- It was assumed, but not verified, that similar density of development, as it currently exists, could be achieved for the subject property under the current zoning regulation. It is suggested that you consult with your insurance broker or agent and/or insurance company to ensure proper coverage. Zoning by-laws are an insurance policy coverage issue, not a valuation issue.
- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property was assumed to be good and marketable, and free and clear of any liens and encumbrances, unless otherwise stated.
- No environmental audit or historic use study of the subject property was conducted as part of this appraisal. It was assumed that the use of the subject property complies fully with any and all environmental regulations and laws. It was further assumed that there are no hazardous materials on or in the vicinity of the subject property.
- The mechanical and heating systems, piping, plumbing and other building services and equipment, if included in the report, were assumed to be in good working condition and adequate for the building(s). This equipment was not tested, nor did Suncorp assume any responsibility for testing of such.
- We will reserve the right to alter, revise and/or rescind the costs reported should any subsequent or additional information be found, or in the event the engagement parameters are modified to any degree.
- The costs concluded in this report are only valid as at the specified appraisal date. No consideration was given to future economic factors including inflation/deflation, currency exchange fluctuations, labour, etc.
- The value conclusions within our reporting exclude development cost charges as may be charged by individual municipalities. The application of development cost charges, if applicable, can vary over time and by municipality, and thus are excluded.

APPENDIX C

CERTIFICATION STATEMENT AND CONCLUSION OF COSTS

**RE: SPECIFIED PROPERTY OF DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOCIATION
LOCATED AT DRUMHELLER, ALBERTA**

A personal inspection and appraisal of the referenced subject property was conducted by Rico Quinmo, BS Architecture on March 7, 2025 for the purpose of preparing an insurance appraisal for Alberta Municipalities. In addition to the property inspection, this appraisal investigation included the collection of property data, a valuation analysis, and the preparation of this report. This report was reviewed by Thomas Keesey, B.Comm., ASA, ARM.

The appraiser signing this certificate has not performed any appraisal services for this property within the last three years.

We hereby certify that, to the best of our knowledge and belief, the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is impartial and unbiased.

We have no present or prospective interest, nor any bias or personal interest with respect to the subject property, and no personal interest with respect to the parties involved with this assignment. Our findings are not contingent upon developing or reporting predetermined results, and our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined cost or direction of cost that favours the cause of the authorized client, the amount of the cost opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

Our analysis, opinions and conclusions are in conformity with the Uniform Standards of Professional Appraisal Practice including the Competency Provision.

The American Society of Appraisers has a mandatory recertification program. We verify that we are in compliance with these requirements. No professional assistance was provided to the person signing this certificate other than the persons indicated in this certification statement.

Based on the appraisal investigation detailed herein and the valuation methodology applied it is our opinion that as at March 7, 2025, the CRN cost of the specified property is reasonably stated as follows:

CRN COST SUMMARY

	<u>CRN</u>	<u>CRNLD</u>
Building Construction and Services (including Process Mechanical):	3,393,000	2,412,000
Building Codes and Bylaws:	MEETS CODE	MEETS CODE
Demolition and Debris Removal:	80,000	80,000
TOTAL CRN COST:	\$3,473,000	\$2,492,000

CRN = COST OF REPRODUCTION NEW

CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION

ALL COSTS ARE EXPRESSED IN CANADIAN DOLLARS

On behalf of,
SUNCORP VALUATIONS



Thomas Keesey, B.Comm., ASA, ARM, Manager, Professional Services

April 25, 2025

APPENDIX D
SUMMARY OF BUILDING COSTS
As at: March 7, 2025

BLDG #	BUILDING NAME	CLS	BUILDING CONSTRUCTION AND SERVICES		YARD IMPROVEMENTS		BUILDING CODES AND BYLAWS	DEMOLITION AND DEBRIS REMOVAL
			CRN	CRNLD	CRN	CRNLD		
001	DRUMHELLER RECYCLING BUILDING	S	883,000	665,000	NIC	NIC	MEETS CODE	18,000
002	SCALE HOUSE (EXCLUDES SCALES)	D	278,000	176,000	NIC	NIC	MEETS CODE	5,000
003	NEW RECYCLING BUILDING	S	1,120,000	895,000	NIC	NIC	MEETS CODE	23,000
004	INBOUND AND OUTBOUND SCALES	S	335,000	201,000	NIC	NIC	MEETS CODE	7,000
006	SOLID WASTE ASSOCIATION GARAGE	S	375,000	158,000	NIC	NIC	MEETS CODE	8,000
009	COLD STORAGE BUILDING	D	281,000	219,000	NIC	NIC	MEETS CODE	14,000
010	E-WASTE TENT	S	23,000	19,000	NIC	NIC	MEETS CODE	2,000
011	OIL SHED	B	98,000	79,000	NIC	NIC	MEETS CODE	3,000
TOTALS			\$ 3,393,000	\$ 2,412,000	-	-	-	\$ 80,000

CRN - COST OF REPRODUCTION NEW
CRNLD = COST OF REPRODUCTION NEW LESS DEPRECIATION
CO - CONTENTS ONLY

APPENDIX F **BUILDING COST ANALYSIS**

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.
DRUMHELLER RECYCLING BUILDING
2500 HIGHWAY 10 EAST
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	CIRCA 1980	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	3,150 FT ²	APPRAISAL BUILDING NUMBER:	001
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	5
AT GRADE (GROUND FLOOR):	3,150 FT ²	NUMBER OF STOREYS:	ONE (1) PLUS MEZZANINE
BASEMENT AREA:	N/A		
OCCUPANCY:	RECYCLING BUILDING		

	CRN	CRNLD
BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		
EXCAVATION, BACKFILL AND SITE PREPARATION	12,000	9,000
FOUNDATIONS	25,000	19,000
ARCHITECT OR ENGINEERING FEES	2,000	2,000
TOTAL BELOW GRADE ASSETS	\$ 39,000	\$ 30,000
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	59,000	45,000
FLOOR STRUCTURE	49,000	37,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	26,000	19,000
FLOORS AND CEILING FINISHES	30,000	23,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	17,000	13,000
HEATING, VENTILATION AND AIR CONDITIONING	23,000	17,000
ELECTRICAL AND LIGHTING	41,000	31,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	157,000	118,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	89,000	67,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	308,000	231,000
ARCHITECT OR ENGINEERING FEES	45,000	34,000
TOTAL ABOVE GRADE ASSETS	\$ 844,000	\$ 635,000
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 883,000	\$ 665,000
TOTAL YARD IMPROVEMENTS	NIC	NIC
BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 18,000	\$ 18,000
TOTAL	\$ 901,000	\$ 683,000

FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	STEEL FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE MAIN FLOOR AND WOOD STRUCTURE MEZZANINE FLOOR
INTERIOR CONSTRUCTION	WOOD FRAME WITH DRYWALL INTERIOR WALLS
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	PART SUSPENDED RADIANT GAS HEAT AND PART FORCED AIR HEAT
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	STEEL STRUCTURE WITH METAL CLADDING
ROOF	STEEL STRUCTURE WITH METAL ROOF COVER
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL
ELEVATORS	NIL
ADDITIONAL CONSTRUCTION	SECURITY ALARM SYSTEM, OVERHEAD DOORS, AND BALING/COMPACTING EQUIPMENT
OTHER	GEOTAG: 51.44153, -112.68001

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
DRUMHELLER RECYCLING BUILDING
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F BUILDING COST ANALYSIS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.
SCALE HOUSE (EXCLUDES SCALES)
2500 HIGHWAY 10 EAST
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	1992 WITH ADDITION IN 2010 AND MORE RECENT UPGRADES	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	761 FT ²	APPRAISAL BUILDING NUMBER:	002
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	761 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	SCALE HOUSE / OFFICE BUILDING		

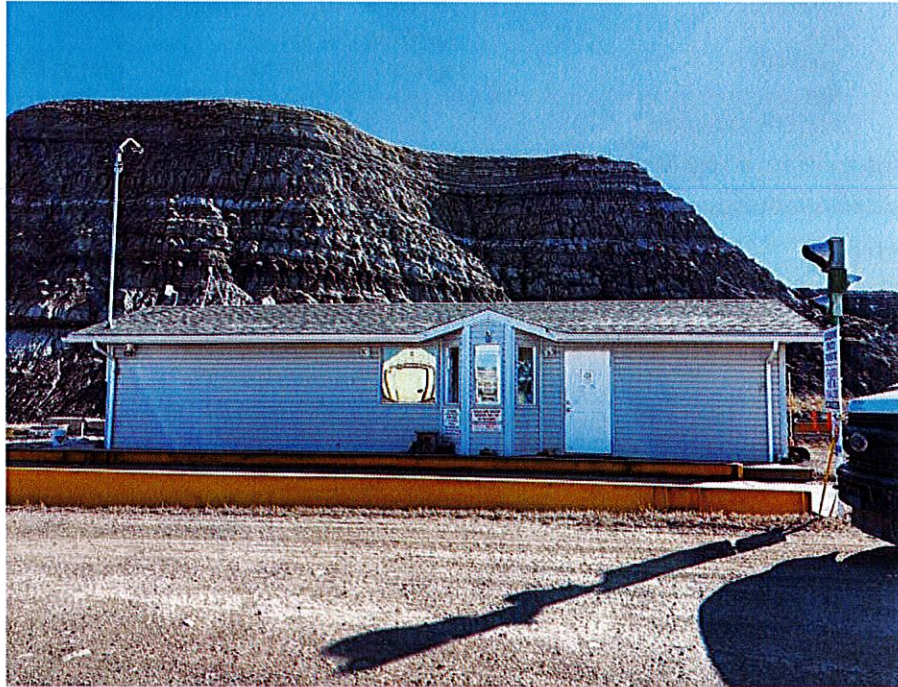
		CRN	CRNLD
BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS			
EXCAVATION, BACKFILL AND SITE PREPARATION		9,000	5,000
FOUNDATIONS		27,000	17,000
ARCHITECT OR ENGINEERING FEES		2,000	1,000
TOTAL BELOW GRADE ASSETS		\$ 38,000	\$ 23,000
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS			
BUILDING FRAMING		3,000	2,000
FLOOR STRUCTURE		15,000	10,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		13,000	8,000
FLOORS AND CEILING FINISHES		29,000	19,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		13,000	8,000
HEATING, VENTILATION AND AIR CONDITIONING		13,000	8,000
ELECTRICAL AND LIGHTING		22,000	14,000
EXTERIOR WALL CONSTRUCTION, BALCONIES		50,000	33,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		32,000	21,000
FIRE PROTECTION		N/A	N/A
ELEVATORS		N/A	N/A
ADDITIONAL CONSTRUCTION		36,000	21,000
ARCHITECT OR ENGINEERING FEES		14,000	9,000
TOTAL ABOVE GRADE ASSETS		\$ 240,000	\$ 153,000
TOTAL BUILDING CONSTRUCTION AND SERVICES		\$ 278,000	\$ 176,000
TOTAL YARD IMPROVEMENTS		NIC	NIC
BUILDING CODES AND BYLAWS			
PARKING SPACES		MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS		MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES		MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS		MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS		\$ 5,000	\$ 5,000
TOTAL		\$ 283,000	\$ 181,000
FOUNDATIONS	REINFORCED CONCRETE FOUNDATION		
FRAMING	WOOD FRAME STRUCTURE		
FLOOR STRUCTURE	WOOD FLOOR STRUCTURE		
INTERIOR CONSTRUCTION	DRYWALL ON FRAME INTERIOR WALLS		
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE		
H.V.A.C.	FORCED AIR HEAT WITH AIR CONDITIONING		
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM		
EXTERIOR WALLS	WOOD STRUCTURE WITH VINYL SIDING		
ROOF	WOOD STRUCTURE WITH ASPHALT SHINGLES		
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL		
ELEVATORS	NIL		
ADDITIONAL CONSTRUCTION	WOOD DECK, VIDEO SURVEILLANCE SYSTEM, AND SECURITY ALARM SYSTEM		
OTHER	GEOTAG: 51.441241, -112.678705		

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.

SCALE HOUSE (EXCLUDES SCALES)

DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F **BUILDING COST ANALYSIS**

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.
NEW RECYCLING BUILDING
2500 HIGHWAY 10 EAST
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	2010	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	5,000 FT ²	APPRAISAL BUILDING NUMBER:	003
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	S
AT GRADE (GROUND FLOOR):	5,000 FT ²	NUMBER OF STOREYS:	ONE (1) PLUS MEZZANINE
BASEMENT AREA:	N/A		
OCCUPANCY:	RECYCLING BUILDING		

		CRN	CRNLD
BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS			
EXCAVATION, BACKFILL AND SITE PREPARATION		24,000	19,000
FOUNDATIONS		39,000	31,000
ARCHITECT OR ENGINEERING FEES		3,000	2,000
TOTAL BELOW GRADE ASSETS		\$ 66,000	\$ 52,000
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS			
BUILDING FRAMING		91,000	72,000
FLOOR STRUCTURE		88,000	71,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		61,000	49,000
FLOORS AND CEILING FINISHES		31,000	25,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		58,000	46,000
HEATING, VENTILATION AND AIR CONDITIONING		59,000	48,000
ELECTRICAL AND LIGHTING		133,000	106,000
EXTERIOR WALL CONSTRUCTION, BALCONIES		180,000	144,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		133,000	106,000
FIRE PROTECTION		N/A	N/A
ELEVATORS		N/A	N/A
ADDITIONAL CONSTRUCTION		165,000	132,000
ARCHITECT OR ENGINEERING FEES		55,000	44,000
TOTAL ABOVE GRADE ASSETS		\$ 1,054,000	\$ 843,000
TOTAL BUILDING CONSTRUCTION AND SERVICES		\$ 1,120,000	\$ 895,000
TOTAL YARD IMPROVEMENTS		NIC	NIC
BUILDING CODES AND BYLAWS			
PARKING SPACES		MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS		MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES		MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS		MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS		\$ 23,000	\$ 23,000
TOTAL		\$ 1,143,000	\$ 918,000
FOUNDATIONS	REINFORCED CONCRETE FOUNDATION		
FRAMING	STEEL FRAME STRUCTURE		
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE MAIN FLOOR AND WOOD MEZZANINE FLOOR STRUCTURE		
INTERIOR CONSTRUCTION	DRYWALL ON FRAME INTERIOR WALLS		
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE		
H.V.A.C.	PART SUSPENDED GAS RADIANT HEAT WITH AIR EXCHANGE AND PARTIAL FORCED AIR HEAT		
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM		
EXTERIOR WALLS	STEEL STRUCTURE WITH METAL CLADDING		
ROOF	STEEL STRUCTURE WITH METAL ROOF COVER		
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL		
ELEVATORS	NIL		
ADDITIONAL CONSTRUCTION	OVERHEAD DOORS, SECURITY ALARM SYSTEM, AND BALING/COMPACTING EQUIPMENT		
OTHER	GEOTAG: 51.442116, -112.679696		

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
NEW RECYCLING BUILDING
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F **BUILDING COST ANALYSIS**

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.
INBOUND AND OUTBOUND SCALES
2500 HIGHWAY 10 EAST
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	2010	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	N/A	APPRAISAL BUILDING NUMBER:	004
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	S
AT GRADE (GROUND FLOOR):	N/A	NUMBER OF STOREYS:	N/A
BASEMENT AREA:	N/A		
OCCUPANCY:	TRUCK SCALES		

	CRN	CRNLD
BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		
EXCAVATION, BACKFILL AND SITE PREPARATION	N/A	N/A
FOUNDATIONS	N/A	N/A
ARCHITECT OR ENGINEERING FEES	N/A	N/A
TOTAL BELOW GRADE ASSETS	N/A	N/A
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	N/A	N/A
FLOOR STRUCTURE	N/A	N/A
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	N/A	N/A
FLOORS AND CEILING FINISHES	N/A	N/A
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING	N/A	N/A
ELECTRICAL AND LIGHTING	N/A	N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES	N/A	N/A
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	N/A	N/A
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	335,000	201,000
ARCHITECT OR ENGINEERING FEES	N/A	N/A
TOTAL ABOVE GRADE ASSETS	\$ 335,000	\$ 201,000
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 335,000	\$ 201,000
TOTAL YARD IMPROVEMENTS	NIC	NIC
BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 7,000	\$ 7,000
TOTAL	\$ 342,000	\$ 208,000
ADDITIONAL CONSTRUCTION	TWO (2) EIGHTY (80) TON STEEL TRUCK SCALES	
OTHER	GEOTAG: 51.4412977, -112.678771 AND 51.441125, -112.678645	

Discrepancy	
Building	DDSWA-1 - Drumheller Recycling Building
Old Value	\$518,337
New Value	\$901,000
Reasoning	The value of the appraised buildings increased as current rates per sq.ft. do not represent realistic rebuild cost, which would leave the buildings underinsured in claim situation.
Notes	

Discrepancy	
Building	DDSWA-2 - 1992 Solid Waste Association Scale House (scales excluded)
Old Value	\$648,864
New Value	\$283,000
Reasoning	The appraisal does not include the value of scales. They are appraised separately and listed under Item 4.
Notes	

Discrepancy	
Building	DDSWA-3 - New Recycling Building
Old Value	\$901,601
New Value	\$1,143,000
Reasoning	The value of the appraised buildings increased as current rates per sq.ft. do not represent realistic rebuild cost, which would leave the buildings underinsured in claim situation. The appraisal also includes the value of baling and compacting equipment.
Notes	

Discrepancy	
Building	DDSWA-4 - Outbound and Inbound Scales
Old Value	\$80,850
New Value	\$342,000
Reasoning	The value represents the combined value of two scales (outbound and inbound) that were previously insured under Item #2, 4 and #7. The value of Outbound Scales was added to the value of Inbound Scales
Notes	

Discrepancy	
Building	DDSWA-6 - Solid Waste Association Garage
Old Value	\$722,518
New Value	\$383,000
Reasoning	The building was overestimated. The current appraised value represents the realistic rebuild costs.
Notes	

Discrepancy	
Building	DDSWA-9 - Cold Storage
Old Value	\$86,625
New Value	\$295,000
Reasoning	The appraisal was done for the whole building. Previously it was insured for the portion of the building (concrete pad and electricity)
Notes	

Discrepancy	
Building	DDSWA-11 - Used Oil Recycling Shed (new)
Old Value	N/a
New Value	\$101,000
Reasoning	This structure was not previously listed on the schedule and added after appraisal. The value includes the value of steel oil tank.
Notes	

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
INBOUND AND OUTBOUND SCALES
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F **BUILDING COST ANALYSIS**

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.

SOLID WASTE ASSOCIATION GARAGE

2500 HIGHWAY 10 EAST

DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	1978	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	2,000 FT²	APPRAISAL BUILDING NUMBER:	006
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	S
AT GRADE (GROUND FLOOR):	2,000 FT²	NUMBER OF STOREYS:	ONE (1) PLUS MEZZANINE
BASEMENT AREA:	N/A		
OCCUPANCY:	GARAGE AND WORKSHOP		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION	10,000	4,000
FOUNDATIONS	17,000	7,000
ARCHITECT OR ENGINEERING FEES	2,000	1,000
TOTAL BELOW GRADE ASSETS	\$ 29,000	\$ 12,000

BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS		
BUILDING FRAMING	31,000	13,000
FLOOR STRUCTURE	38,000	16,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS	20,000	9,000
FLOORS AND CEILING FINISHES	12,000	5,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE	19,000	8,000
HEATING, VENTILATION AND AIR CONDITIONING	12,000	5,000
ELECTRICAL AND LIGHTING	37,000	16,000
EXTERIOR WALL CONSTRUCTION, BALCONIES	79,000	33,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES	65,000	27,000
FIRE PROTECTION	N/A	N/A
ELEVATORS	N/A	N/A
ADDITIONAL CONSTRUCTION	14,000	6,000
ARCHITECT OR ENGINEERING FEES	19,000	8,000
TOTAL ABOVE GRADE ASSETS	\$ 346,000	\$ 146,000
TOTAL BUILDING CONSTRUCTION AND SERVICES	\$ 375,000	\$ 158,000
TOTAL YARD IMPROVEMENTS	NIC	NIC

BUILDING CODES AND BYLAWS		
PARKING SPACES	MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS	MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES	MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS	MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS	\$ 8,000	\$ 8,000
TOTAL	\$ 383,000	\$ 166,000

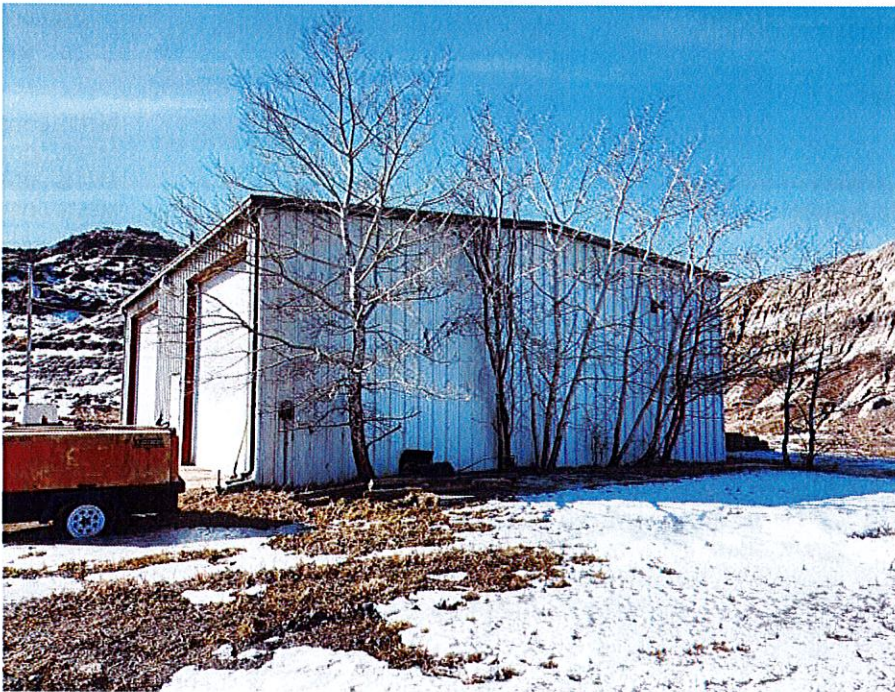
FOUNDATIONS	REINFORCED CONCRETE FOUNDATION
FRAMING	WOOD FRAME STRUCTURE
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE MAIN FLOOR AND WOOD MEZZANINE FLOOR STRUCTURE
INTERIOR CONSTRUCTION	DRYWALL AND WOOD PANEL ON FRAME INTERIOR WALLS
PLUMBING SYSTEM	STANDARD QUALITY FIXTURES AND DRAINAGE
H.V.A.C.	SUSPENDED GAS SPACE HEAT AND ELECTRIC BASEBOARD HEAT
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM
EXTERIOR WALLS	STEEL STRUCTURE WITH METAL CLADDING
ROOF	STEEL STRUCTURE WITH METAL ROOF COVER
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL
ELEVATORS	NIL
ADDITIONAL CONSTRUCTION	OVERHEAD DOORS
OTHER	GEOTAG: 51.442211,-112.683025

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
SOLID WASTE ASSOCIATION GARAGE
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F

BUILDING COST ANALYSIS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.
COLD STORAGE BUILDING
2500 HIGHWAY 10 EAST
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	2008	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	4,800 FT ²	APPRAISAL BUILDING NUMBER:	009
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	D
AT GRADE (GROUND FLOOR):	4,800 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	COLD STORAGE		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION		17,000	13,000
FOUNDATIONS		25,000	20,000
ARCHITECT OR ENGINEERING FEES		1,000	1,000
TOTAL BELOW GRADE ASSETS		\$ 43,000	\$ 34,000
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS			
BUILDING FRAMING		24,000	19,000
FLOOR STRUCTURE		50,000	39,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		N/A	N/A
FLOORS AND CEILING FINISHES		11,000	8,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING		N/A	N/A
ELECTRICAL AND LIGHTING		12,000	9,000
EXTERIOR WALL CONSTRUCTION, BALCONIES		47,000	37,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		86,000	67,000
FIRE PROTECTION		N/A	N/A
ELEVATORS		N/A	N/A
ADDITIONAL CONSTRUCTION		N/A	N/A
ARCHITECT OR ENGINEERING FEES		8,000	6,000
TOTAL ABOVE GRADE ASSETS		\$ 238,000	\$ 185,000
TOTAL BUILDING CONSTRUCTION AND SERVICES		\$ 281,000	\$ 219,000
TOTAL YARD IMPROVEMENTS		NIC	NIC
BUILDING CODES AND BYLAWS			
PARKING SPACES		MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS		MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES		MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS		MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS		\$ 14,000	\$ 14,000
TOTAL		\$ 295,000	\$ 233,000
FOUNDATIONS	REINFORCED CONCRETE FOUNDATION		
FRAMING	WOOD FRAME STRUCTURE		
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE		
INTERIOR CONSTRUCTION	NIL		
PLUMBING SYSTEM	NIL		
H.V.A.C.	NIL		
ELECTRICAL AND LIGHTING	STANDARD QUALITY FIXTURES AND ELECTRICAL SYSTEM		
EXTERIOR WALLS	WOOD STRUCTURE WITH METAL CLADDING		
ROOF	WOOD STRUCTURE WITH METAL ROOF COVER		
FIRE PROTECTION	NIL - STANDARD FIRE DETECTION INCLUDED IN ELECTRICAL		
ELEVATORS	NIL		
ADDITIONAL CONSTRUCTION	NIL		
OTHER	GEOTAG: 51.441092, -112.679970		

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
COLD STORAGE BUILDING
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F BUILDING COST ANALYSIS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.
E-WASTE TENT
2500 HIGHWAY 10 EAST
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	2010	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	875 FT ²	APPRAISAL BUILDING NUMBER:	010
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	S
AT GRADE (GROUND FLOOR):	875 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	STORAGE SHELTER		

BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION		2,000	2,000
FOUNDATIONS		6,000	5,000
ARCHITECT OR ENGINEERING FEES		0	0
TOTAL BELOW GRADE ASSETS		\$ 8,000	\$ 7,000
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS			
BUILDING FRAMING		N/A	N/A
FLOOR STRUCTURE		1,000	0
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		N/A	N/A
FLOORS AND CEILING FINISHES		N/A	N/A
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING		N/A	N/A
ELECTRICAL AND LIGHTING		N/A	N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES		N/A	N/A
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		N/A	N/A
FIRE PROTECTION		N/A	N/A
ELEVATORS		N/A	N/A
ADDITIONAL CONSTRUCTION		14,000	12,000
ARCHITECT OR ENGINEERING FEES		0	0
TOTAL ABOVE GRADE ASSETS		\$ 15,000	\$ 12,000
TOTAL BUILDING CONSTRUCTION AND SERVICES		\$ 23,000	\$ 19,000
TOTAL YARD IMPROVEMENTS		NIC	NIC
BUILDING CODES AND BYLAWS			
PARKING SPACES		MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS		MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES		MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS		MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS		\$ 2,000	\$ 2,000
TOTAL		\$ 25,000	\$ 21,000
FOUNDATIONS	REINFORCED CONCRETE FOUNDATION		
FRAMING	STEEL FRAME STRUCTURE		
FLOOR STRUCTURE	COMPACTED EARTH FLOOR STRUCTURE		
INTERIOR CONSTRUCTION	NIL		
PLUMBING SYSTEM	NIL		
H.V.A.C.	NIL		
ELECTRICAL AND LIGHTING	NIL		
EXTERIOR WALLS	FABRIC ON STEEL WALL STRUCTURE INCLUDED IN ADDITIONAL CONSTRUCTION		
ROOF	FABRIC ON STEEL ROOF STRUCTURE INCLUDED IN ADDITIONAL CONSTRUCTION		
FIRE PROTECTION	NIL		
ELEVATORS	NIL		
ADDITIONAL CONSTRUCTION	A STEEL FRAME STRUCTURE WITH FABRIC WALLS AND ROOF COVER		
OTHER	GEOTAG: 51.442044, -112.679445		

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
E-WASTE TENT
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX F

BUILDING COST ANALYSIS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT ASSOC.

OIL SHED

2500 HIGHWAY 10 EAST

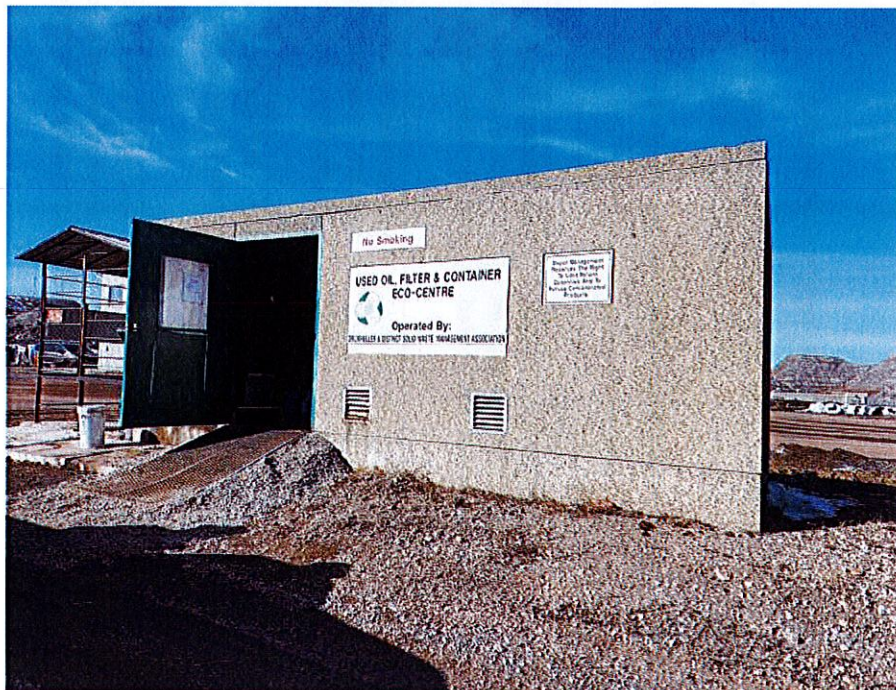
DRUMHELLER, ALBERTA T0J 0Y0

YEAR BUILT:	2010	EFFECTIVE DATE:	MARCH 07, 2025
TOTAL GROSS FLOOR AREA:	252 FT ²	APPRAISAL BUILDING NUMBER:	011
ABOVE GRADE AREA:	N/A	CONSTRUCTION CLASS:	B
AT GRADE (GROUND FLOOR):	252 FT ²	NUMBER OF STOREYS:	ONE (1)
BASEMENT AREA:	N/A		
OCCUPANCY:	USED OIL RECYCLING BUILDING		

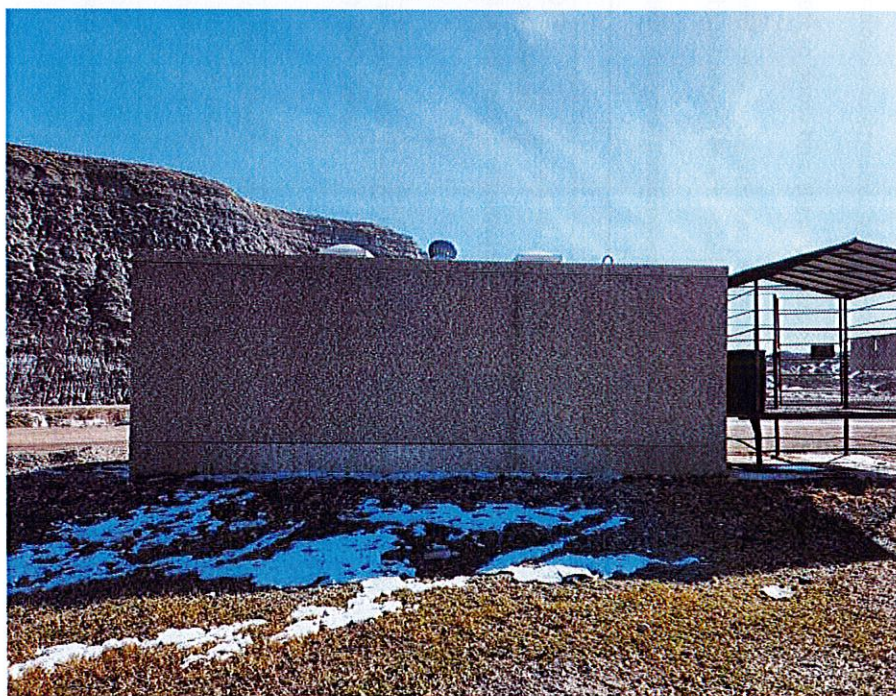
BUILDING CONSTRUCTION AND SERVICES - BELOW GRADE ASSETS		CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION		1,000	1,000
FOUNDATIONS		7,000	6,000
ARCHITECT OR ENGINEERING FEES		0	0
TOTAL BELOW GRADE ASSETS		\$ 8,000	\$ 7,000
BUILDING CONSTRUCTION AND SERVICES - ABOVE GRADE ASSETS			
BUILDING FRAMING		7,000	5,000
FLOOR STRUCTURE		20,000	16,000
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS		N/A	N/A
FLOORS AND CEILING FINISHES		1,000	1,000
PLUMBING SYSTEMS, FIXTURES, AND SEWERAGE		N/A	N/A
HEATING, VENTILATION AND AIR CONDITIONING		N/A	N/A
ELECTRICAL AND LIGHTING		N/A	N/A
EXTERIOR WALL CONSTRUCTION, BALCONIES		33,000	26,000
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES		6,000	5,000
FIRE PROTECTION		N/A	N/A
ELEVATORS		N/A	N/A
ADDITIONAL CONSTRUCTION		18,000	15,000
ARCHITECT OR ENGINEERING FEES		5,000	4,000
TOTAL ABOVE GRADE ASSETS		\$ 90,000	\$ 72,000
TOTAL BUILDING CONSTRUCTION AND SERVICES		\$ 98,000	\$ 79,000
TOTAL YARD IMPROVEMENTS		NIC	NIC
BUILDING CODES AND BYLAWS			
PARKING SPACES		MEETS CODE	MEETS CODE
SPECIAL NEEDS ACCESS		MEETS CODE	MEETS CODE
FIRE PROTECTION - BUILDING CODES		MEETS CODE	MEETS CODE
TOTAL BUILDING CODES AND BYLAWS		MEETS CODE	MEETS CODE
TOTAL DEMOLITION AND DEBRIS REMOVAL COSTS		\$ 3,000	\$ 3,000
TOTAL		\$ 101,000	\$ 82,000
FOUNDATIONS	REINFORCED CONCRETE FOUNDATION		
FRAMING	PRECAST CONCRETE FRAME		
FLOOR STRUCTURE	CONCRETE SLAB ON GRADE MAIN FLOOR WITH OPEN METAL GRATING ABOVE		
INTERIOR CONSTRUCTION	NIL		
PLUMBING SYSTEM	NIL		
H.V.A.C.	NIL		
ELECTRICAL AND LIGHTING	NIL		
EXTERIOR WALLS	PRECAST CONCRETE WALLS		
ROOF	PRECAST CONCRETE ROOF STRUCTURE		
FIRE PROTECTION	NIL		
ELEVATORS	NIL		
ADDITIONAL CONSTRUCTION	STEEL OIL TANK		
OTHER	GEOTAG: 51.44163, -112.67963		

APPENDIX F PHOTOGRAPHS

ALBERTA MUNICIPALITIES - DRUMHELLER & DISTRICT SOLID WASTE MANAGEMENT
ASSOC.
OIL SHED
DRUMHELLER, ALBERTA



VIEW NO. 1



VIEW NO. 2

APPENDIX G

CLASS OF CONSTRUCTION				
The Class of Construction is the basic subdivision which divides all buildings into five basic cost groups by type of framing (supporting columns and beams), walls, floors and roof structures, and fireproofing.				
Class A buildings have fireproofed structural steel frames with reinforced concrete or masonry floors and roofs.				
Class B buildings have reinforced concrete frames and concrete or masonry floors and roofs.				
Class C buildings have masonry or concrete exterior walls, and wood or steel roof and floor structures, except for concrete slab on grade.				
Class D buildings generally have wood frame, floor, and roof structure. They may have a concrete floor on grade and other substitute materials, but are considered combustible construction. This class includes the pre-engineered pole or post-frame, hoop and arch-rib-frame buildings.				
Class S buildings have frames, roofs, and walls of incombustible metal. This class includes the pre-engineered metal buildings, including slant-wall and quonset structures.				
INDICATORS				
CLASS	FRAME	FLOOR	ROOF	WALLS
A	Structural steel columns and beams, fireproofed with masonry, concrete, plaster, or other non-combustible materials.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Non-bearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
B	Reinforced concrete columns and beams. Fire-resistant construction.	Concrete or concrete on steel deck, fireproofed.	Formed concrete, precast slabs, concrete or gypsum on steel deck, fireproofed.	Non-bearing curtain walls, masonry, concrete, metal and glass panels, stone, steel studs and masonry, tile or stucco, etc.
C	Masonry or concrete load-bearing walls with or without pilasters. Masonry, concrete or curtain walls with full or partial open steel, wood, or concrete frame.	Wood or concrete plank on wood or steel floor joists, or concrete slab on grade.	Wood or steel joists with wood or steel deck. Concrete plank.	Brick, concrete block, or tile masonry, tilt-up, formed concrete, non-bearing curtain walls.
D	Wood or steel studs in bearing wall, full or partial open wood or steel frame, primarily combustible construction.	Wood or steel floor joists or concrete slab on grade.	Wood or steel joists with wood or steel deck.	Almost any material except bearing or curtain walls of solid masonry or concrete. Generally combustible construction.
S	Metal bents, columns, girders, purlins and girts without fireproofing, incombustible construction.	Wood or steel deck on steel floor joists, or concrete slab on grade.	Steel or wood deck on steel joists.	Metal skin or sandwich panels. Generally incombustible.

APPENDIX H
ISO CODES
As at: March 7, 2025

BLDG #	BUILDING NAME	ISO CODE	CLS
001	DRUMHELLER RECYCLING BUILDING	3	S
002	SCALE HOUSE (EXCLUDES SCALES)	1	D
003	NEW RECYCLING BUILDING	3	S
004	INBOUND AND OUTBOUND SCALES	3	S
006	SOLID WASTE ASSOCIATION GARAGE	3	S
009	COLD STORAGE BUILDING	1	D
010	E-WASTE TENT	3	S
011	OIL SHED	6	B

NOTES: BUILDING 002 APPEARS TO HAVE PREVIOUSLY INCLUDED THE SCALES THAT WERE ALSO LISTED AS BUILDINGS 004 AND 007
COMBINED 004 OUTBOUND SCALE AND 007 SOLID WASTE ASSOCIATION SCALE (DELETE PREVIOUS 007)



2025 WAGE & COMPENSATION SURVEY

Municipalities — Villages & Summer Villages

Prepared by:



Introduction

The Alberta Municipal Services Corporation (AMSC) is committed to providing comprehensive Human Resources support and services for its municipal members.

The 2025 AMSC Wage & Compensation Survey was created in order to:

- Evaluate and compare current compensation rates for key positions
- Better understand the labour market specific to municipalities
- Assess each municipality's current standing and future direction

The 2025 Wage & Compensation Survey was conducted by Y Station from April 4 to July 11, 2025. A total of 157 municipalities in Alberta participated in the survey.

If you have any comments, questions, concerns, etc., please contact Emily Mack, Senior Associate with Y Station at emily.mack@ystation.ca.

Survey Overview

The 2025 Wage & Compensation Survey consisted of 60 questions in 7 key topic areas:

Part 1 includes the following topics:

- Municipal Profile
- Union Membership
- Change in Salary
- Council Remuneration
- Council Benefits
- Staff Hours & Benefits

Part 2 includes:

- Staff Salaries & Wages

For comparability, all annual salaries have been calculated using the reported hourly wage, assuming 52 weeks per year, 37.5 hours per week. To calculate the hourly rate, divide the salary by 52 weeks, then again by 37.5.

Due to the sensitive nature of the questions in this report, all information provided will continue to be held in the strictest confidence, and will only be reported in aggregate form such that responses cannot be traced back to any one particular municipality or individual. To maintain the confidentiality of participating municipalities, data for any question with a response rate of less than 5 municipalities (i.e., $n < 5$) has been suppressed and is not included in the reports.

Comparator Municipalities

This customized report for the 2025 AMSC Wage & Compensation includes aggregated data from the following municipalities (n=47):

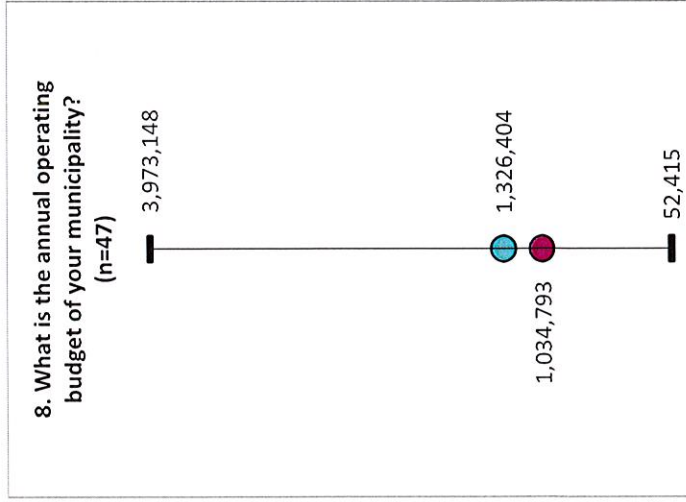
Summer Village of Birchcliff
Summer Village of Half Moon Bay
Summer Village of Jarvis Bay
Summer Village of Norglenwold
Summer Village of Rochon Sands
Summer Village of Sandy Beach
Summer Village of Seba Beach
Summer Village of Sunbreaker Cove
Summer Village of White Sands
Summer Village of Yellowstone

Village of Acme
Village of Amisk
Village of Andrew
Village of Arrowwood
Village of Barnwell
Village of Barons
Village of Berwyn
Village of Big Valley
Village of Carmangay
Village of Champion
Village of Chauvin
Village of Chipman
Village of Clive
Village of Clyde
Village of Consort
Village of Czar
Village of Delburne
Village of Delia
Village of Duchess
Village of Edberg
Village of Edgerton
Village of Forestburg
Village of Hussar
Village of Kitscoty
Village of Linden
Village of Longview
Village of Lougheed
Village of Marwayne

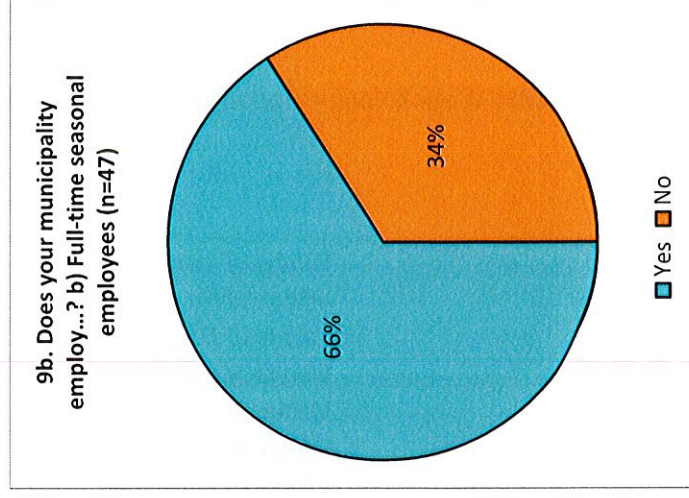
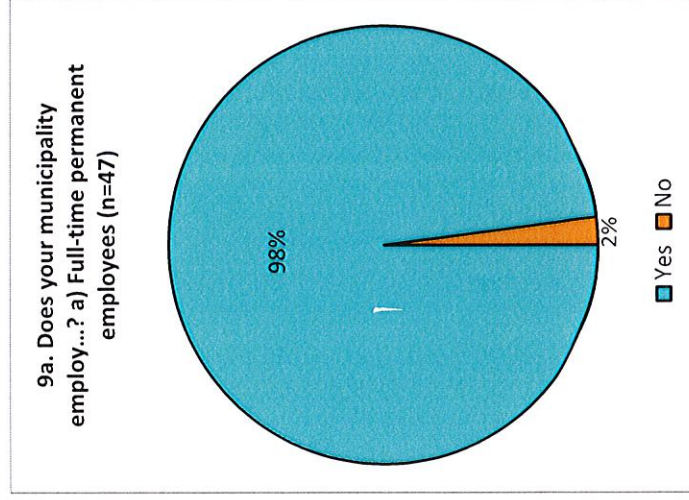
Village of Myrnam
Village of Nampa
Village of Rockyford
Village of Rycroft
Village of Stirling
Village of Vilna
Village of Warburg
Village of Waskatenau
Village of Youngstown

Municipalities — Villages & Summer Villages

Part 1



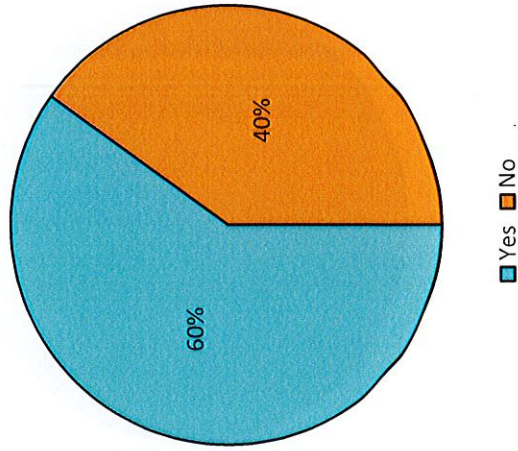
Minimum	Median	Mean	Maximum
52,415	1,034,793	1,326,404	3,973,148



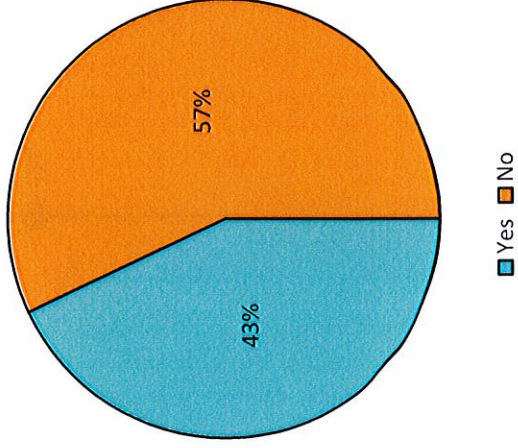
Municipalities — Villages & Summer Villages

Part 1

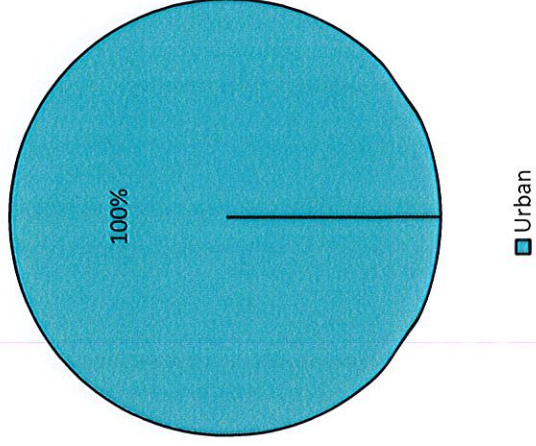
9c. Does your municipality employ...? c) Part-time employees (n=47)



9d. Does your municipality employ...? d) Contracted employees (n=47)



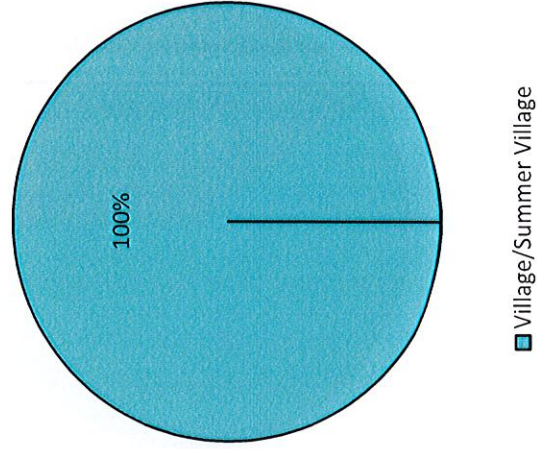
10. Is your Municipality Urban or Rural? (n=47)



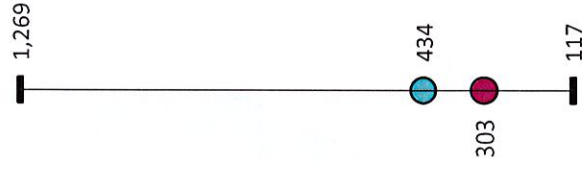
Municipalities — Villages & Summer Villages

Part 1

11. Which of the following best describes your municipality? (n=47)

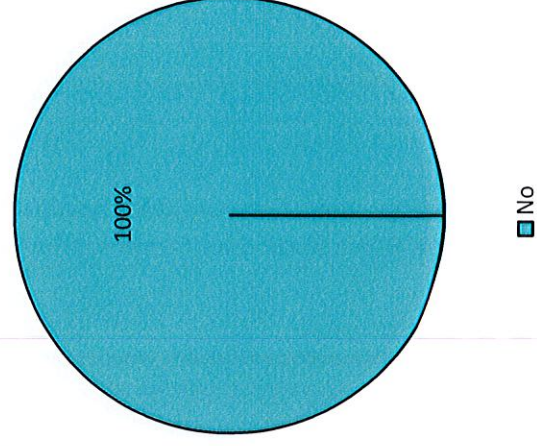


12. What is the population of your municipality? (n=47)



Minimum	Median	Mean	Maximum
117	303	434	1,269

13. Does your municipality have unionized employees? (n=47)



Municipalities — Villages & Summer Villages

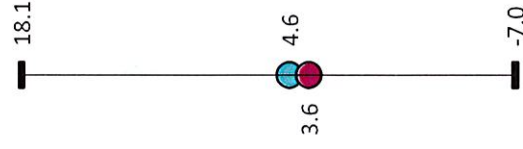
Part 1

18. Overall, by what percentage did the salaries of your municipality change in this year over last year? (n=47)



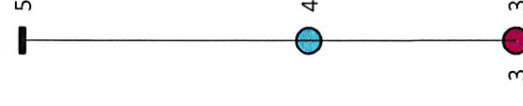
Minimum	Median	Mean	Maximum
0.0	3.0	3.1	10.0

19. Overall, by what percentage did the salaries of your municipality change last year over 2 years ago? (n=47)



Minimum	Median	Mean	Maximum
-7.0	3.6	4.6	18.1

20. How many Council Members (including councilors and mayor/reeve) does your Municipality have? (n=47)

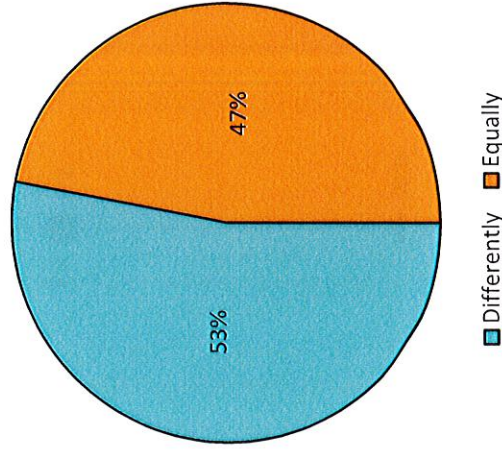


Minimum	Median	Mean	Maximum
3	3	4	5

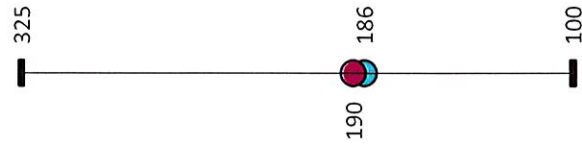
Municipalities — Villages & Summer Villages

Part 1

21. Are the Council Members, including the Mayor/Reeve, in your municipality compensated differently or equally? (n=47)

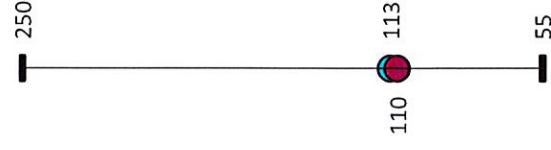


22. Council Member Rate (\$): 1. Per day (if applicable) (n=17)



Minimum	Median	Mean	Maximum
100	190	186	325

22. Council Member Rate (\$): 2. Per half day (1/2 day) (if applicable) (n=17)



Minimum	Median	Mean	Maximum
55	110	113	250

Municipalities — Villages & Summer Villages

Part 1

22. Council Member Rate (\$): 3. Per meeting (if applicable) (n=33)

500

120 126

30

Minimum	Median	Mean	Maximum
30	120	126	500

22. Council Member Rate (\$): 8. Monthly (if applicable) (n=21)

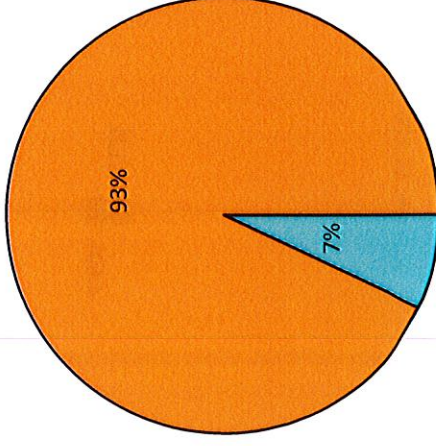
550

320 311

100

Minimum	Median	Mean	Maximum
100	320	311	550

23. Are Council Members (not including the Mayor/Reeve) employed full-time or part-time? (n=43)



Municipalities — Villages & Summer Villages

Part 1

24a. What was the lowest annual remuneration paid to a Council Member for the most recent annual period? (n=45)

9,408

80

3,567

3,046

Minimum	Median	Mean	Maximum
80	3,046	3,567	9,408

24b. What was the highest annual remuneration paid to a Council Member for the most recent annual period? (n=44)

15,000

980

7,679

6,661

Minimum	Median	Mean	Maximum
980	6,661	7,679	15,000

24c. What was the average annual remuneration paid to a Council Member for the most recent annual period? (n=47)

11,776

270

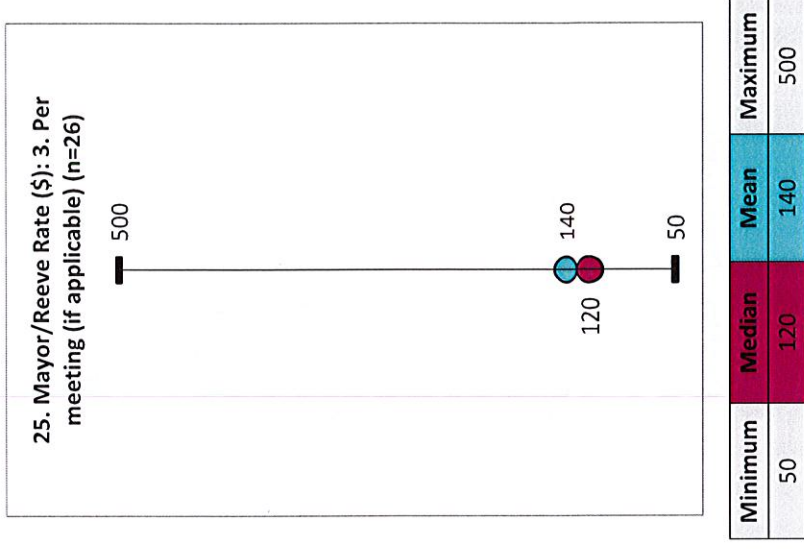
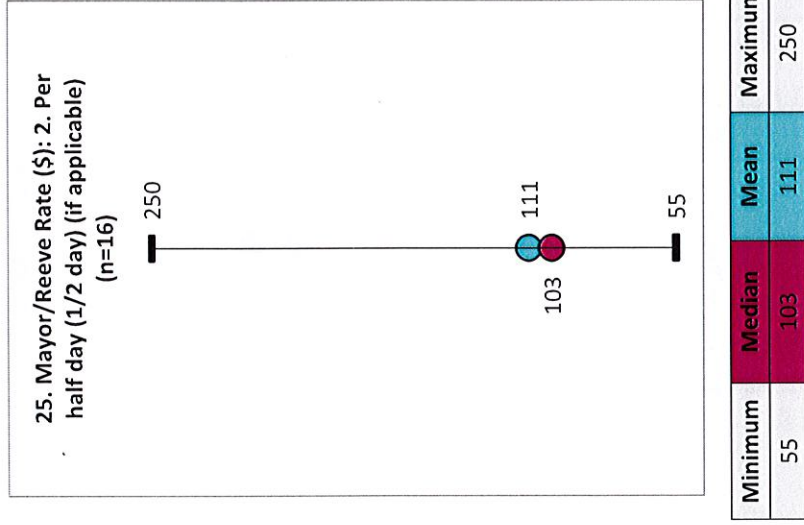
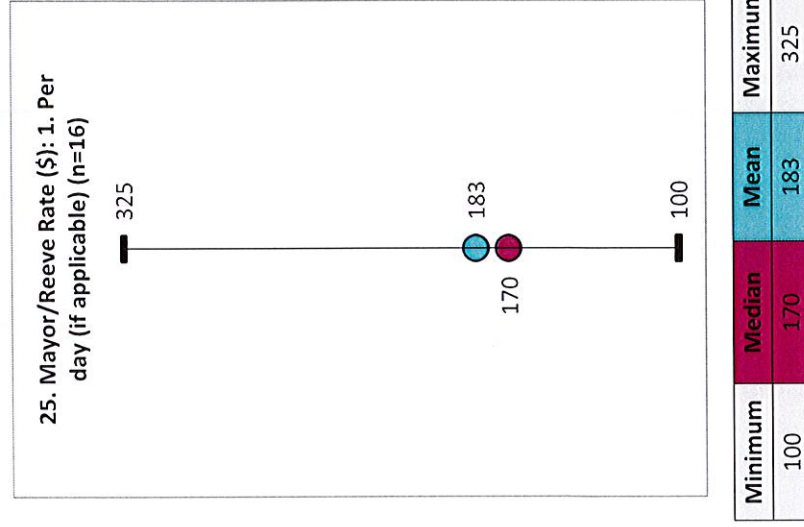
5,121

4,605

Minimum	Median	Mean	Maximum
270	4,605	5,121	11,776

Municipalities — Villages & Summer Villages

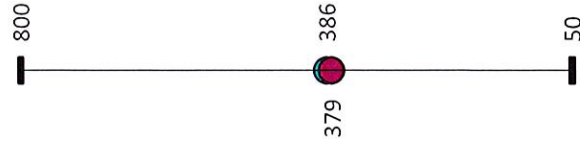
Part 1



Municipalities — Villages & Summer Villages

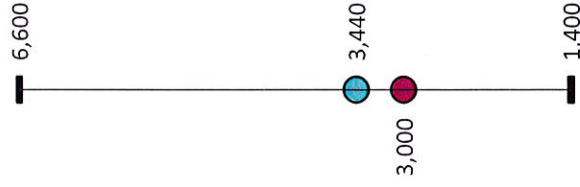
Part 1

25. Mayor/Reeve Rate (\$): 8.
Monthly (if applicable) (n=23)



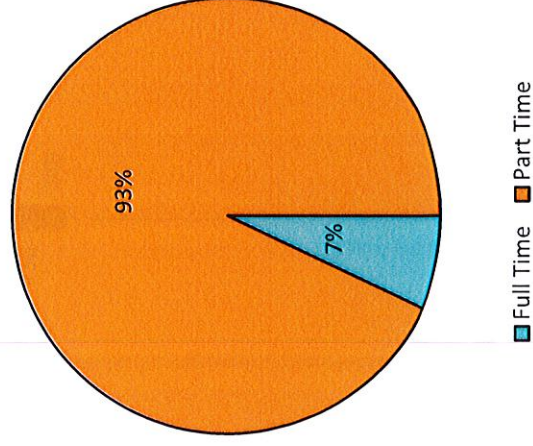
Minimum	Median	Mean	Maximum
50	379	386	800

25. Mayor/Reeve Rate (\$): 9.
Annually (if applicable) (n=5)



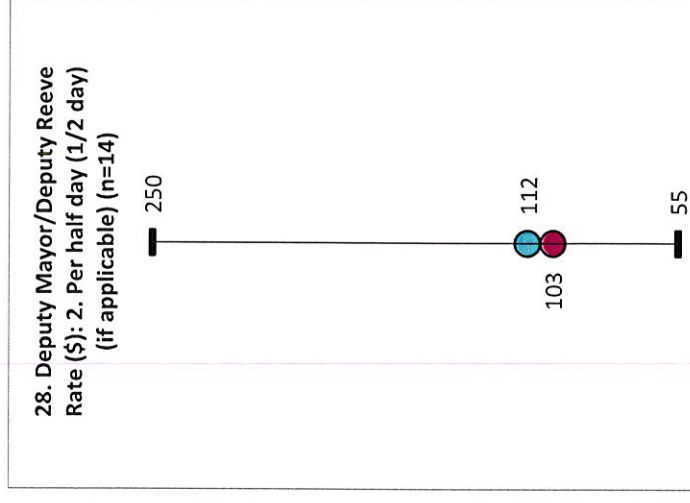
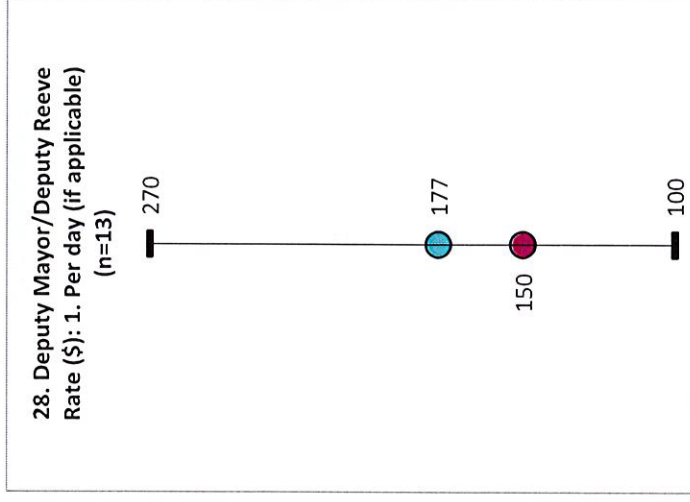
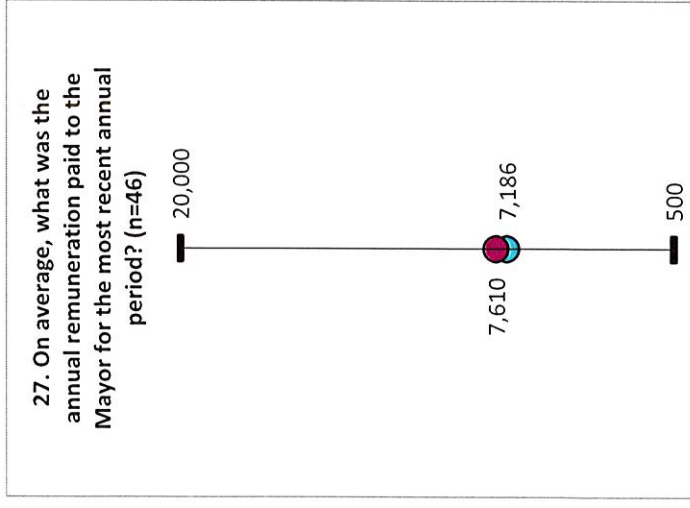
Minimum	Median	Mean	Maximum
1,400	3,000	3,440	6,600

26. Is the Mayor/Reeve employed
full-time or part-time? (n=45)



Municipalities — Villages & Summer Villages

Part 1



Municipalities — Villages & Summer Villages

Part 1

28. Deputy Mayor/Deputy Reeve
Rate (\$): 3. Per meeting (if
applicable) (n=22)

500

120

135

50

Minimum	Median	Mean	Maximum
50	120	135	500

28. Deputy Mayor/Deputy Reeve
Rate (\$): 8. Monthly (if applicable)
(n=17)

675

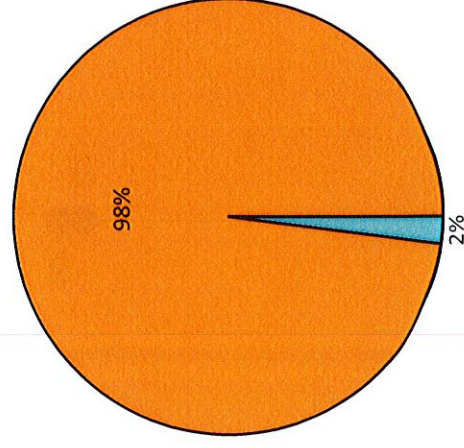
400

361

100

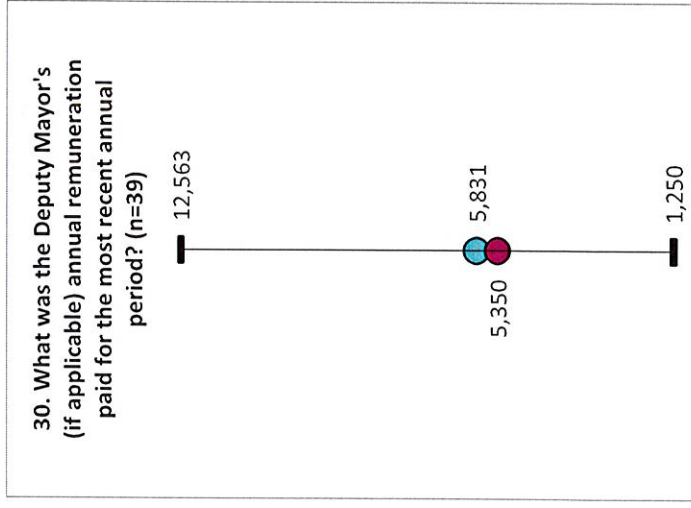
Minimum	Median	Mean	Maximum
100	400	361	675

29. Is the Deputy Mayor/ Deputy
Reeve employed full-time or part-
time? (n=42)

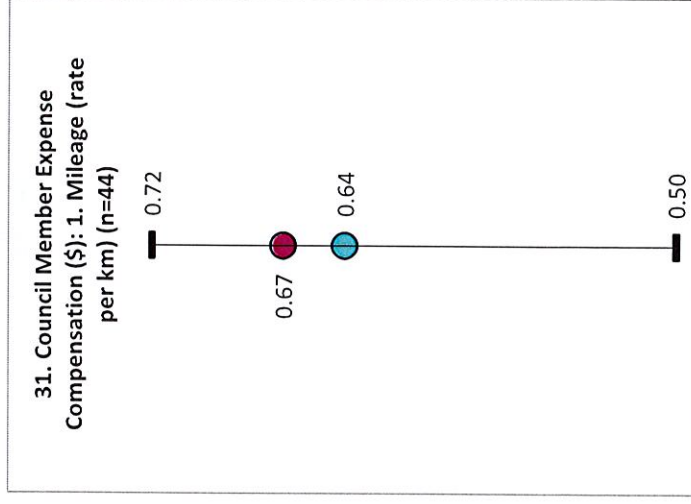


Municipalities — Villages & Summer Villages

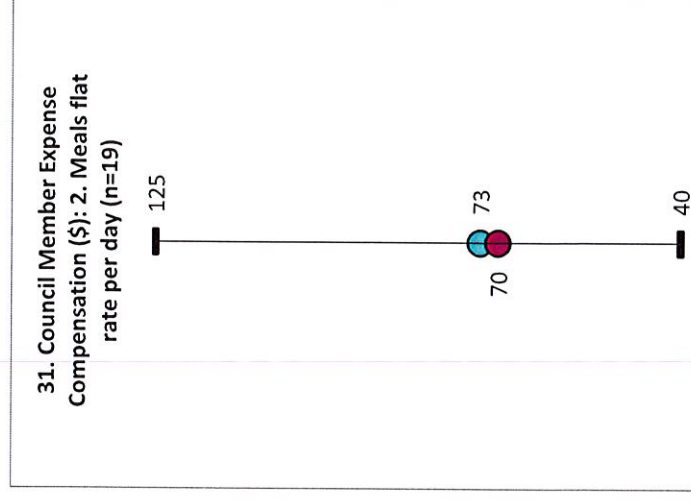
Part 1



Minimum	Median	Mean	Maximum
1,250	5,350	5,831	12,563



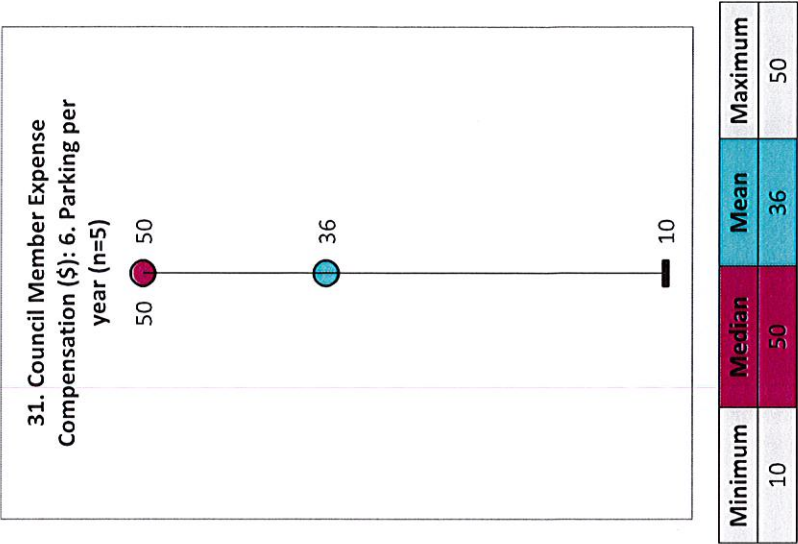
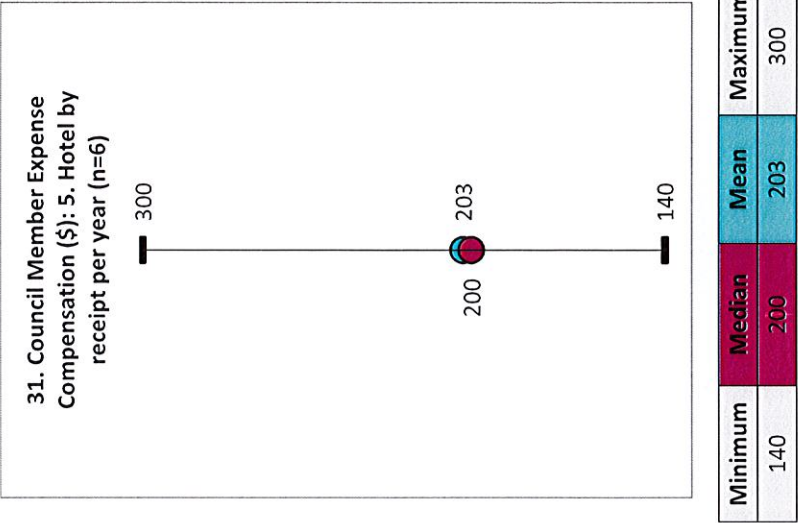
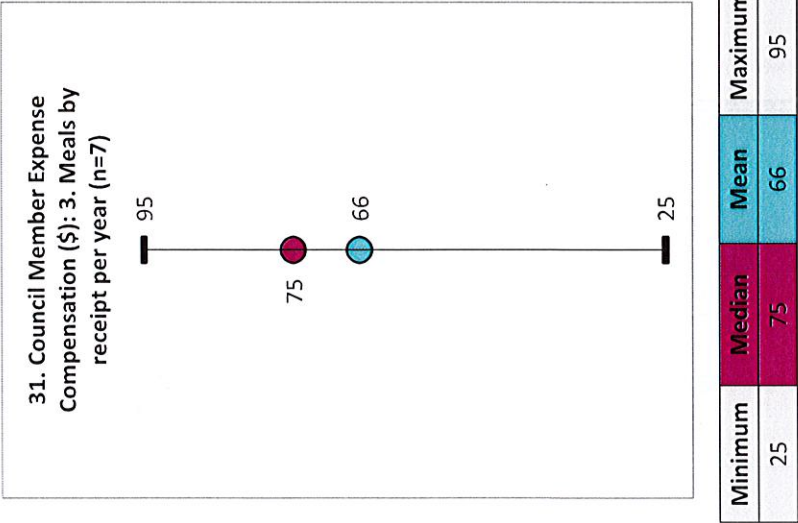
Minimum	Median	Mean	Maximum
0.50	0.67	0.64	0.72



Minimum	Median	Mean	Maximum
40	70	73	125

Municipalities — Villages & Summer Villages

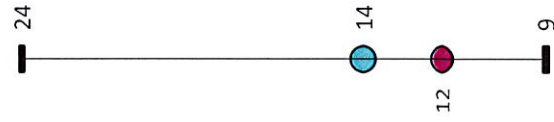
Part 1



Municipalities — Villages & Summer Villages

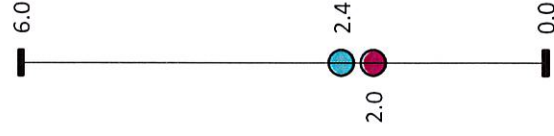
Part 1

32. How many regular council meetings were held over the most recent annual period? (n=47)



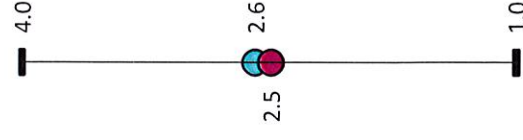
Minimum	Median	Mean	Maximum
9	12	14	24

33. How many special council meetings were held over the most recent annual period? (n=45)



Minimum	Median	Mean	Maximum
0.0	2.0	2.4	6.0

34. On average, how long were regular council meetings over the most recent annual period (in hours)? (n=47)



Minimum	Median	Mean	Maximum
1.0	2.5	2.6	4.0

Municipalities — Villages & Summer Villages

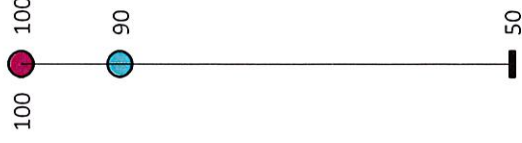
Part 1

35. On average, how long were special council meetings over the most recent annual period (in hours)? (n=42)



Minimum	Median	Mean	Maximum
0.5	1.0	1.4	4.0

36. Benefits provided to Council Members (Percentage borne by municipality, if provided): 1. Group Life (n=5)



Minimum	Median	Mean	Maximum
50	100	90	100

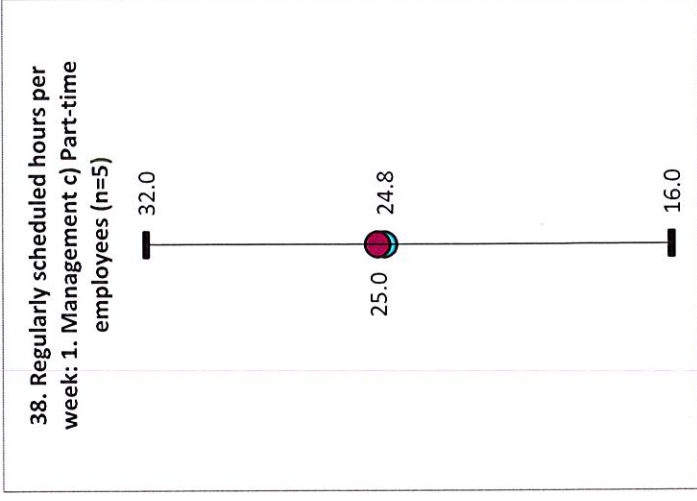
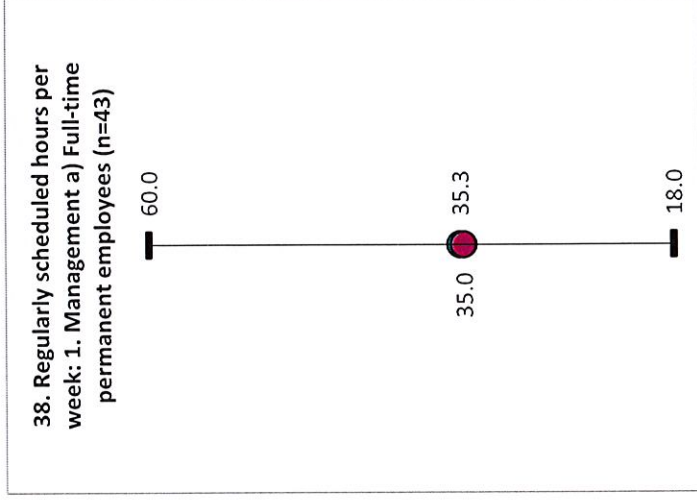
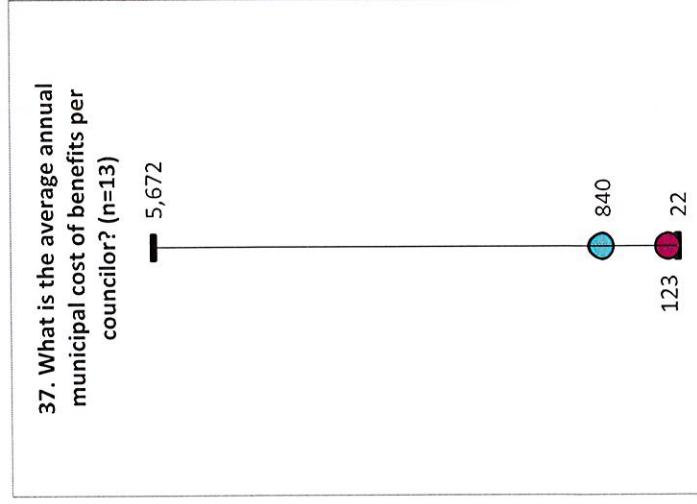
36. Benefits provided to Council Members (Percentage borne by municipality, if provided): 2. Group Accident (n=6)



Minimum	Median	Mean	Maximum
100.0	100.0	100.0	100.0

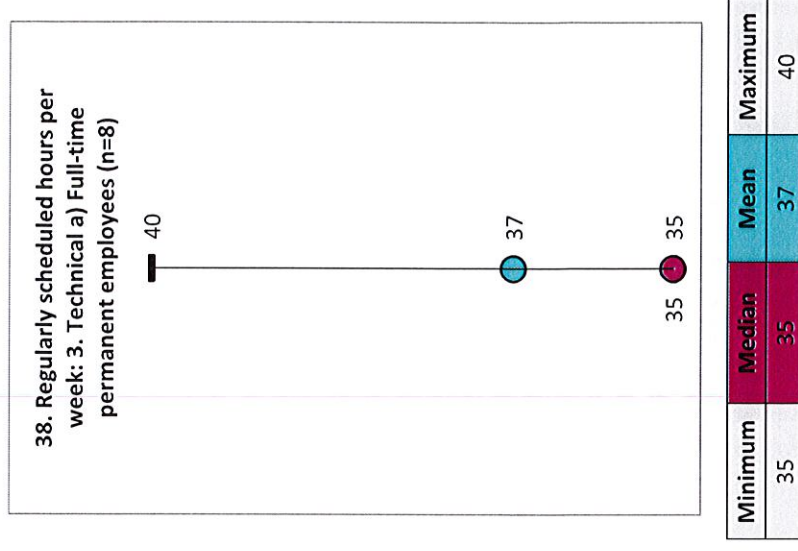
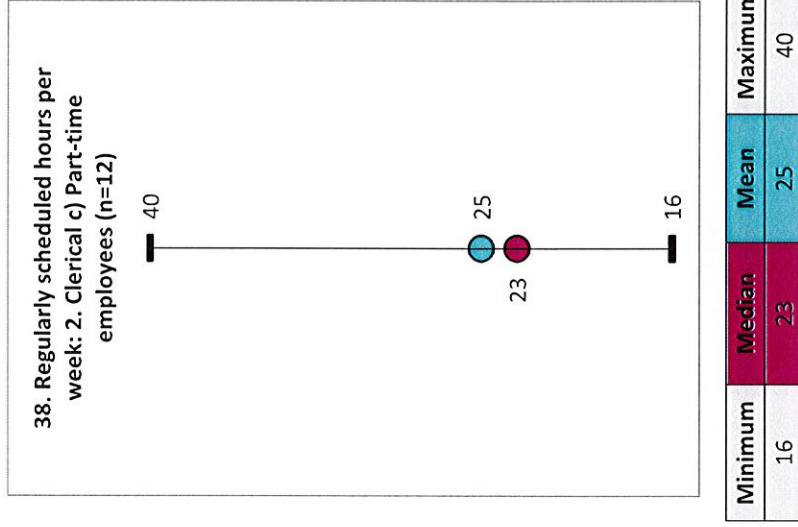
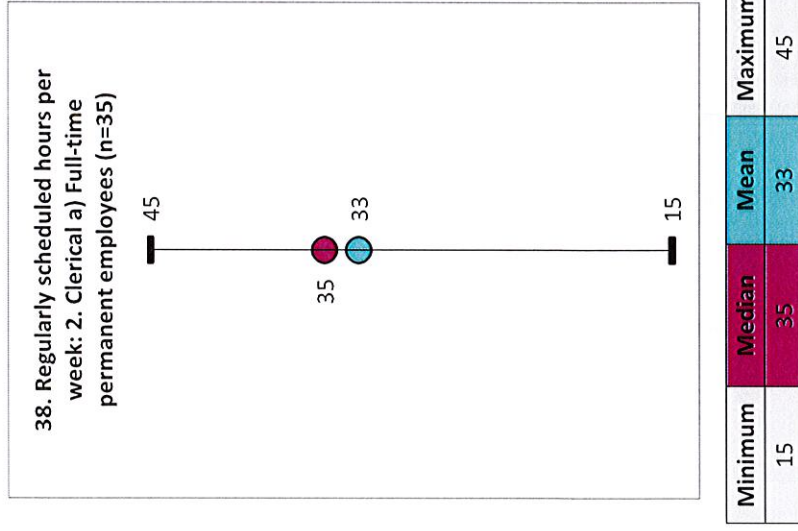
Municipalities — Villages & Summer Villages

Part 1



Municipalities — Villages & Summer Villages

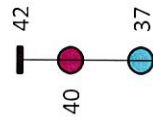
Part 1



Municipalities — Villages & Summer Villages

Part 1

38. Regularly scheduled hours per week: 4. Public Works (summer) a)
Full-time permanent employees (n=41)



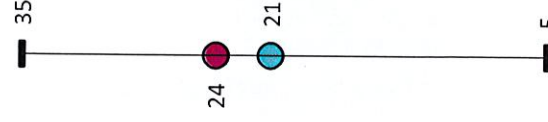
Minimum	Median	Mean	Maximum
23	40	37	42

38. Regularly scheduled hours per week: 4. Public Works (summer) b)
Full-time seasonal employees (n=23)



Minimum	Median	Mean	Maximum
30	40	39	65

38. Regularly scheduled hours per week: 4. Public Works (summer) c)
Part-time employees (n=10)



Minimum	Median	Mean	Maximum
5	24	21	35

Municipalities — Villages & Summer Villages

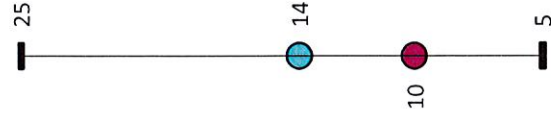
Part 1

38. Regularly scheduled hours per week: 5. Public Works (winter) a)
Full-time permanent employees (n=42)



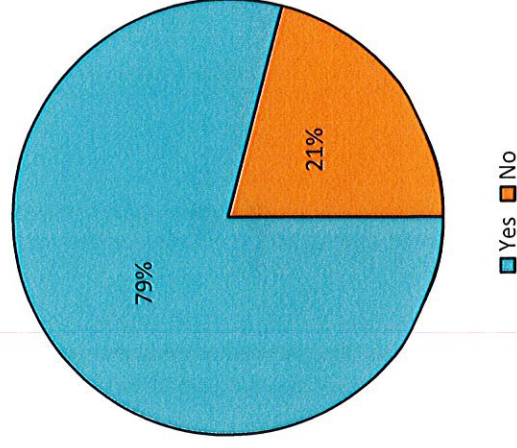
Minimum	Median	Mean	Maximum
27	40	38	42

38. Regularly scheduled hours per week: 5. Public Works (winter) c)
Part-time employees (n=8)



Minimum	Median	Mean	Maximum
5	10	14	25

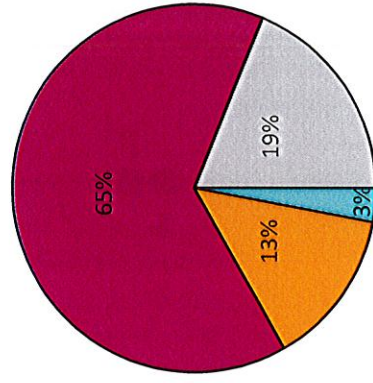
39. Does your municipality offer overtime compensation to its employees? (n=47)



Municipalities — Villages & Summer Villages

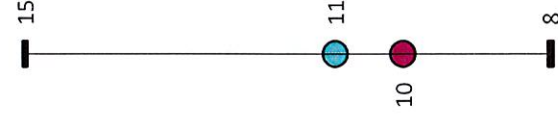
Part 1

39a. How does your municipality compensate for overtime? (n=37)



- Pays normal rate for hours worked
- Give earned time off
- Time and a half
- Other

41. Number of paid vacation days available: 1. After 1 year of service (n=41)



Minimum	Median	Mean	Maximum
8	10	11	15

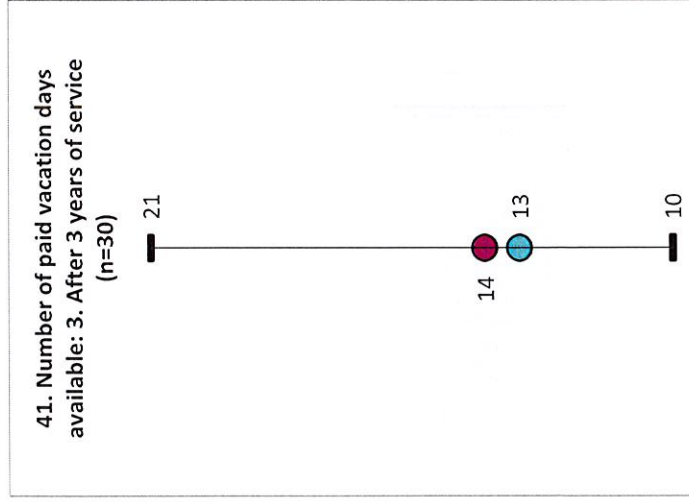
41. Number of paid vacation days available: 2. After 2 years of service (n=33)



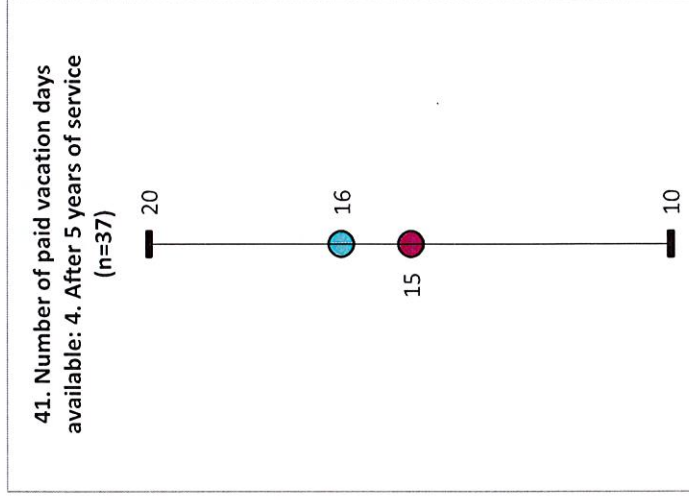
Minimum	Median	Mean	Maximum
10	14	13	21

Municipalities — Villages & Summer Villages

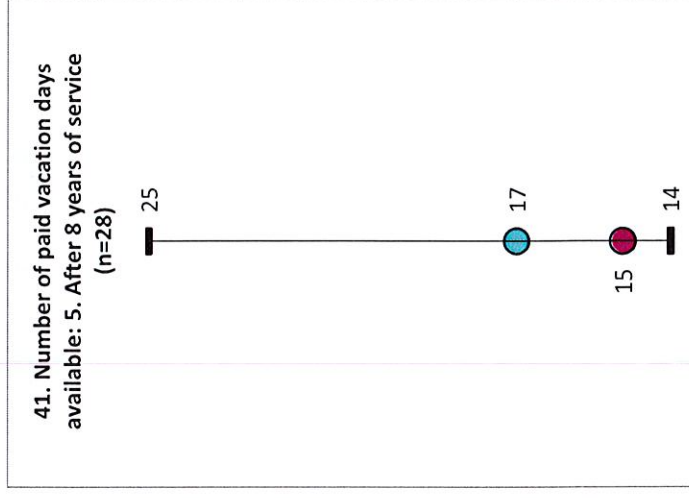
Part 1



Minimum	Median	Mean	Maximum
10	14	13	21

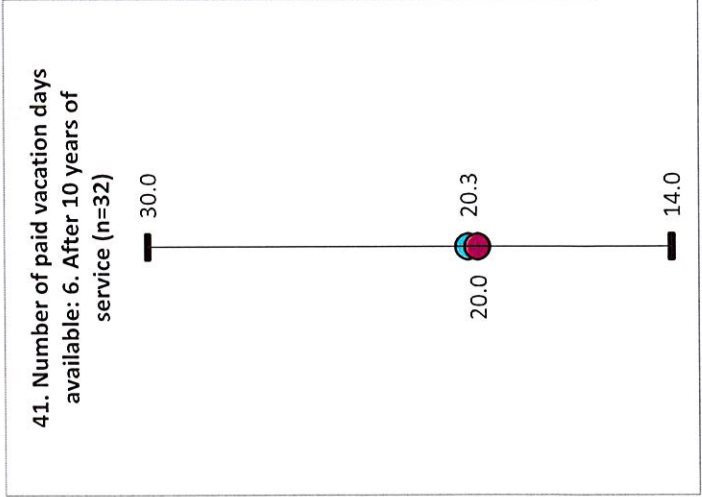


Minimum	Median	Mean	Maximum
10	15	16	20

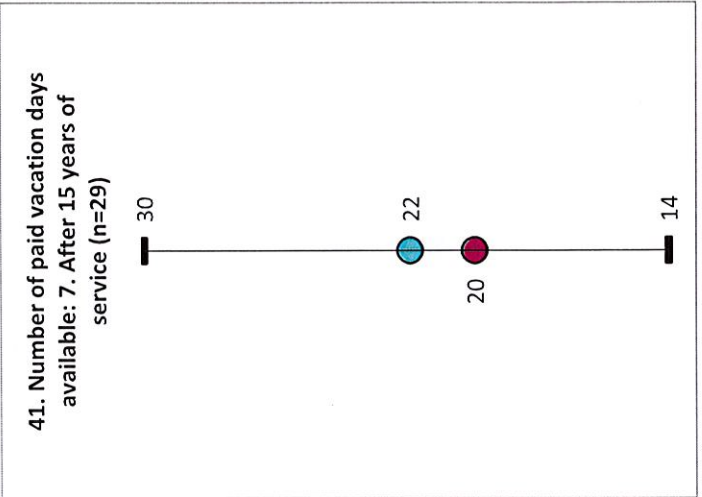


Minimum	Median	Mean	Maximum
14	15	17	25

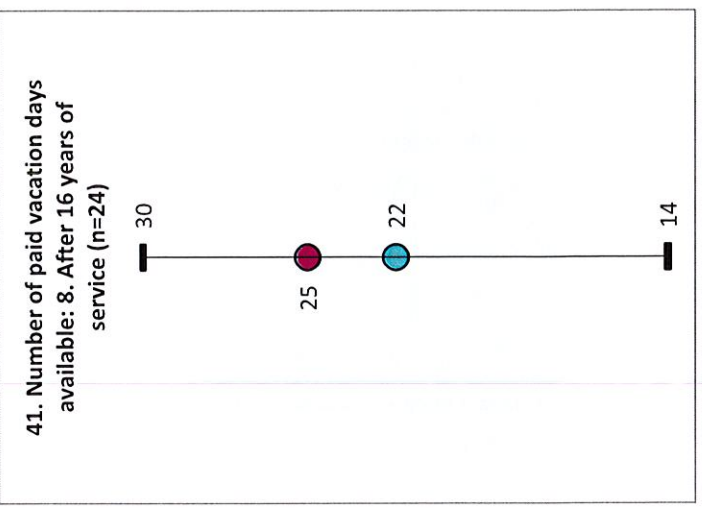
Municipalities — Villages & Summer Villages Part 1



Minimum	Median	Mean	Maximum
14.0	20.0	20.3	30.0



Minimum	Median	Mean	Maximum
14	20	22	30

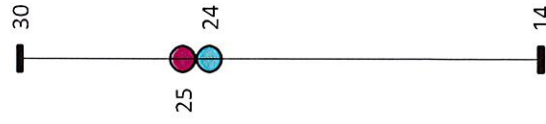


Minimum	Median	Mean	Maximum
14	25	22	30

Municipalities — Villages & Summer Villages

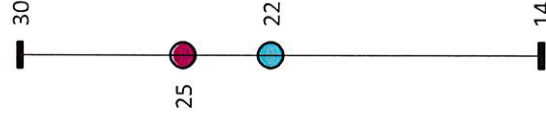
Part 1

41. Number of paid vacation days available: 9. After 20 years of service (n=26)



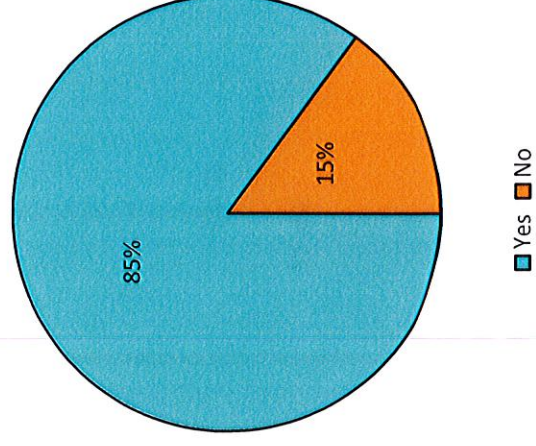
Minimum	Median	Mean	Maximum
14	25	24	30

41. Number of paid vacation days available: 10. After 25 years of service (n=15)



Minimum	Median	Mean	Maximum
14	25	22	30

42. Do employees receive paid sick days? (n=47)

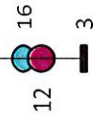


Municipalities — Villages & Summer Villages

Part 1

43. How many paid sick days are employees provided with? (n=38)

120



Minimum	Median	Mean	Maximum
3	12	16	120

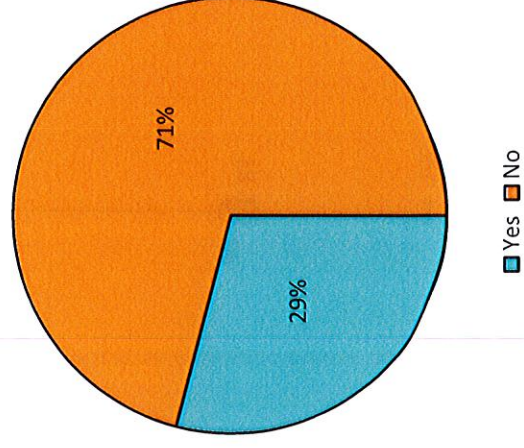
44. What is the maximum number of sick days without a certificate (e.g., doctor's note) your municipality allows? (n=42)

24



Minimum	Median	Mean	Maximum
0	3	5	24

45. Does your municipality allow unused sick days to accumulate over calendar years? (n=45)



Municipalities — Villages & Summer Villages

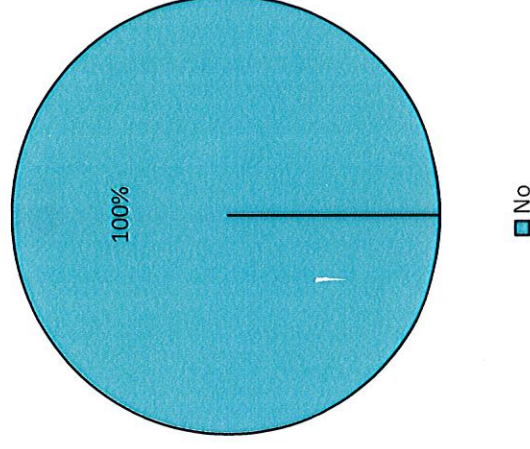
Part 1

46. What is the maximum number of sick days your municipality allows to accumulate? (n=12)

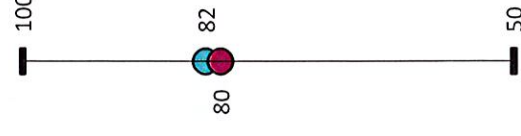


Minimum	Median	Mean	Maximum
5	26	43	120

47. Are accumulated sick days paid out annually? (n=45)



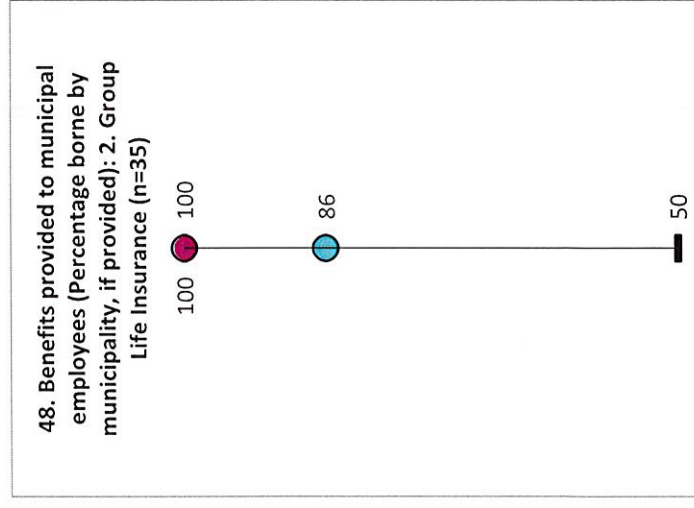
48. Benefits provided to municipal employees (Percentage borne by municipality, if provided): 1. Extended Health Care (n=40)



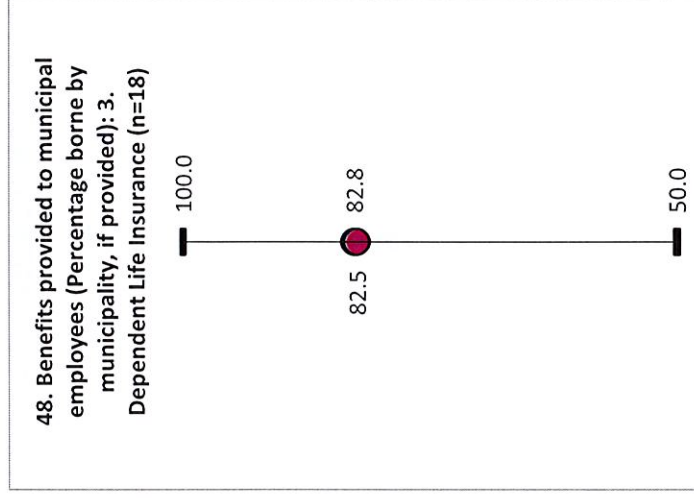
Minimum	Median	Mean	Maximum
50	80	82	100

Municipalities — Villages & Summer Villages

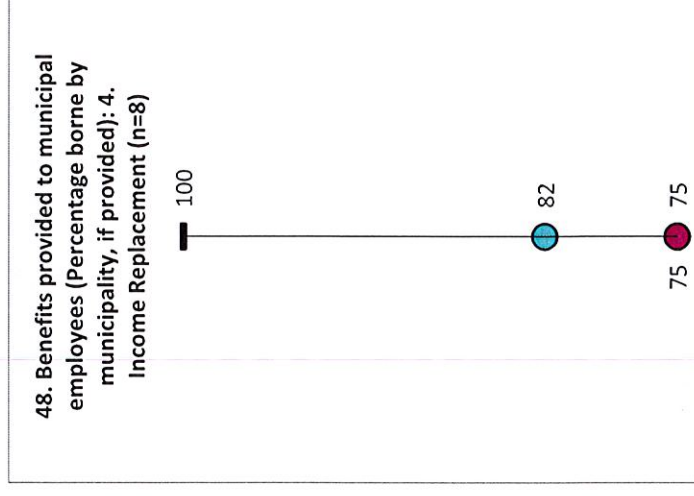
Part 1



Minimum	Median	Mean	Maximum
50	100	86	100



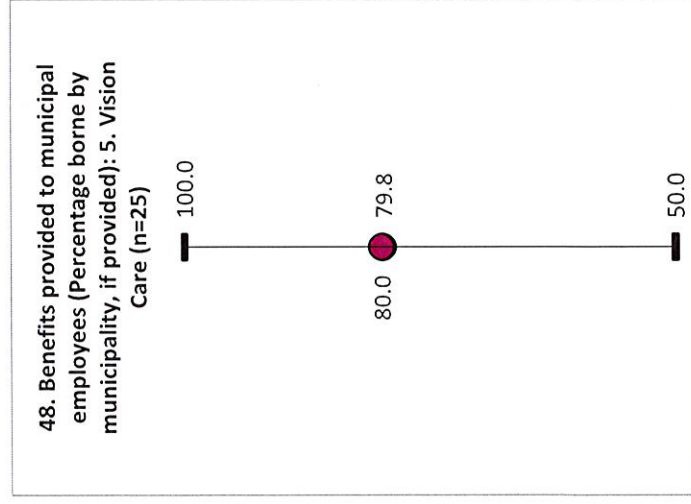
Minimum	Median	Mean	Maximum
50.0	82.5	82.8	100.0



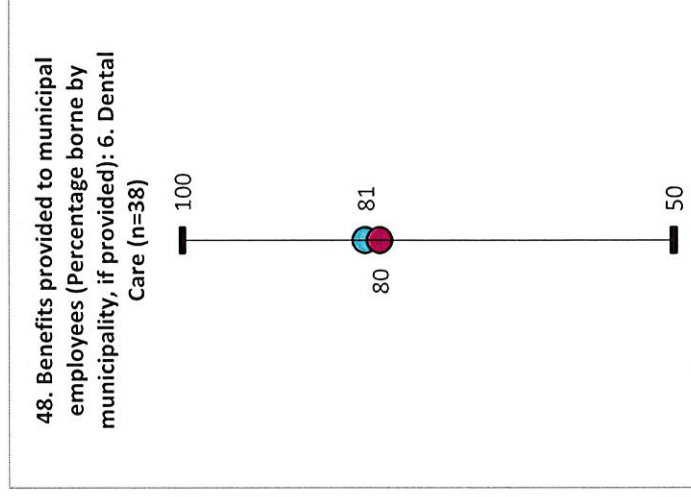
Minimum	Median	Mean	Maximum
75	75	82	100

Municipalities — Villages & Summer Villages

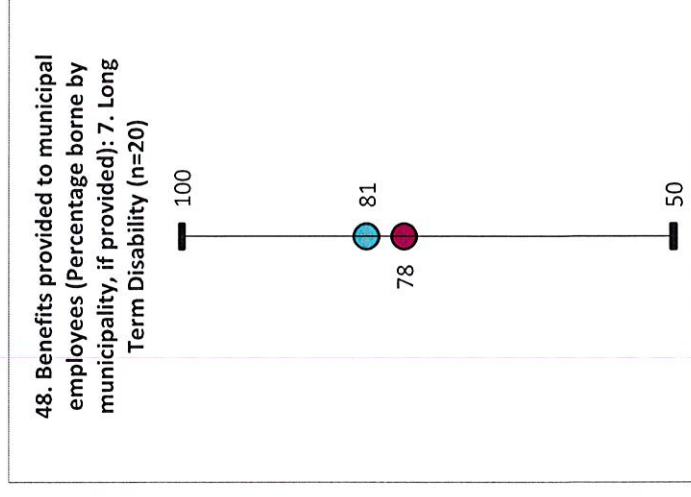
Part 1



Minimum	Median	Mean	Maximum
50.0	80.0	79.8	100.0



Minimum	Median	Mean	Maximum
50	80	81	100



Minimum	Median	Mean	Maximum
50	78	81	100

Municipalities — Villages & Summer Villages

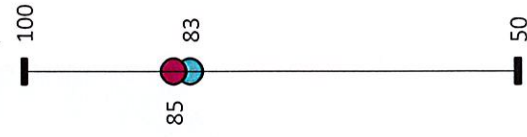
Part 1

48. Benefits provided to municipal employees (Percentage borne by municipality, if provided): 8.
Critical Illness (n=14)



Minimum	Median	Mean	Maximum
50	90	86	100

48. Benefits provided to municipal employees (Percentage borne by municipality, if provided): 9.
Accidental Death (n=27)



Minimum	Median	Mean	Maximum
50	85	83	100

48. Benefits provided to municipal employees (Percentage borne by municipality, if provided): 10.
Health Spending Account (n=7)

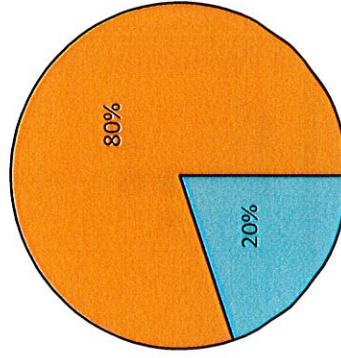


Minimum	Median	Mean	Maximum
50	100	93	100

Municipalities — Villages & Summer Villages

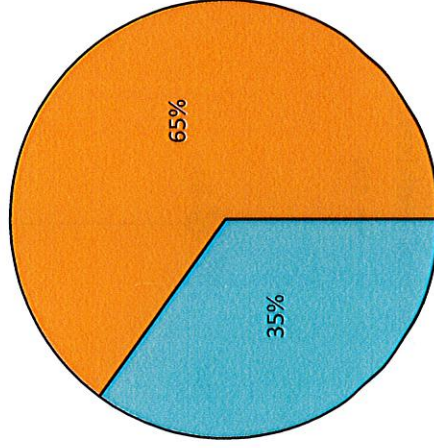
Part 1

49. Does your municipality currently have an employee wellness program, a wellness spending account, or offer reimbursement for wellness initiatives such as fitness club or gym memberships? (n=46)



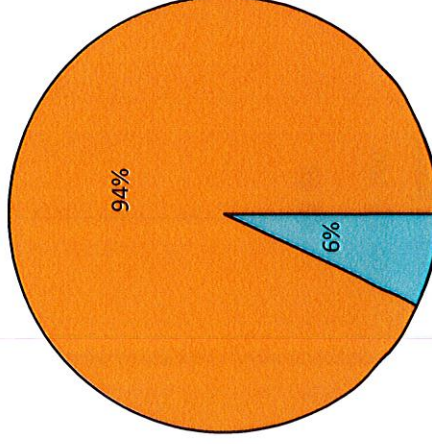
■ Yes ■ No

50. Would you like to start an employee wellness program or wellness spending account? (if applicable) (n=37)



■ Yes ■ No

51. Does your municipality provide staff with any other type of taxable benefit? (n=46)

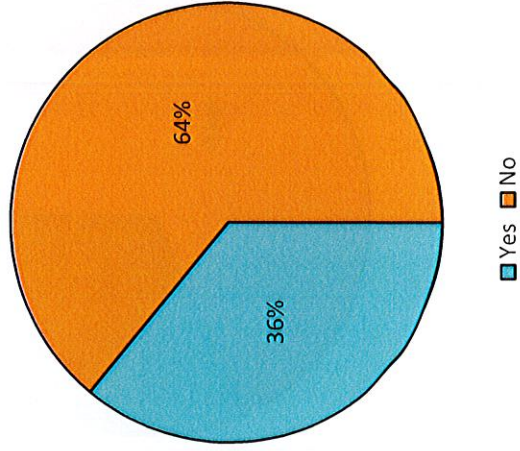


■ Yes ■ No

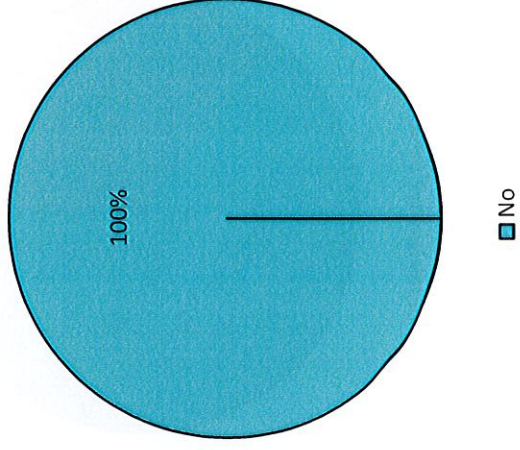
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Part 1

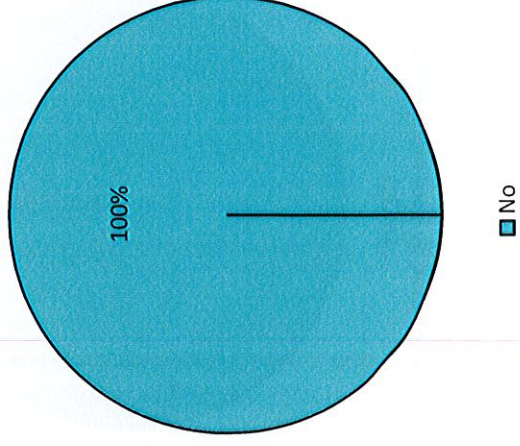
52. Does your municipality offer the Local Authorities Pension Plan (LAPP)? (n=47)



53. Does your municipality offer the AMSC APEX Supplementary Pension Plan? (n=47)



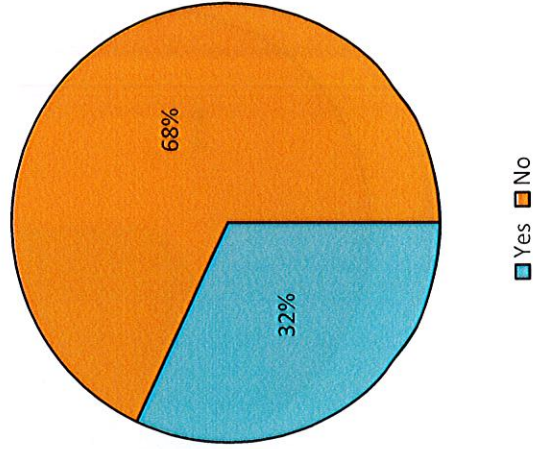
54. Does your municipality offer the MuniSERP Supplementary Executive Retirement Plan? (n=47)



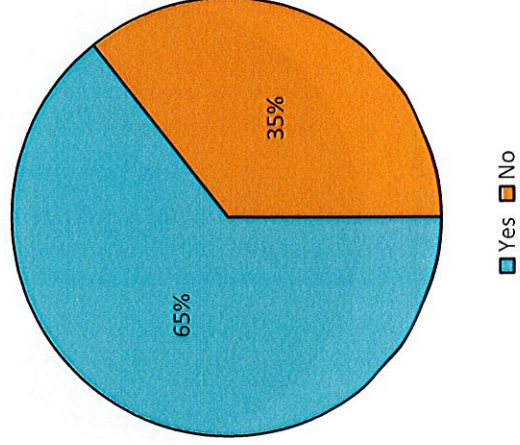
Municipalities — Villages & Summer Villages

Part 1

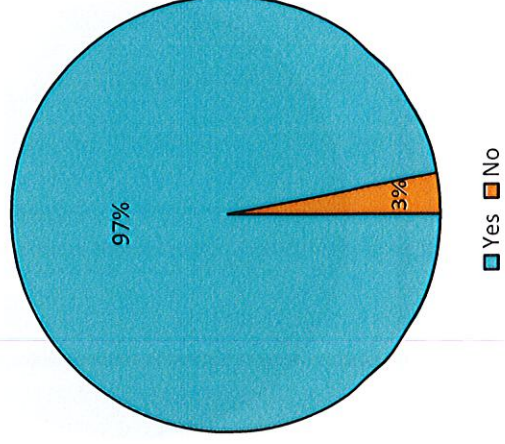
55a. Does your municipality offer another pension plan? (n=47)



56. Are all employees eligible for the pension plan offered by your municipality? (n=31)



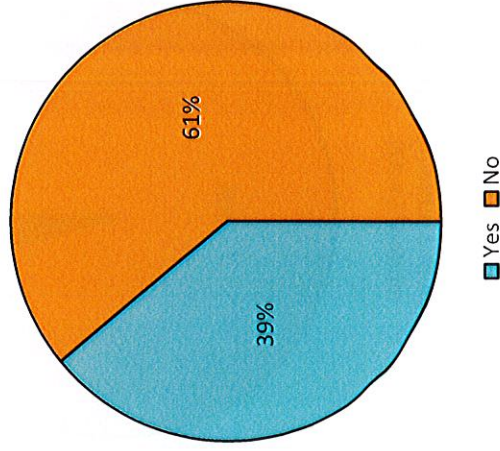
57a. Are Full-time permanent employees eligible for the pension plan offered by your municipality? (n=31)



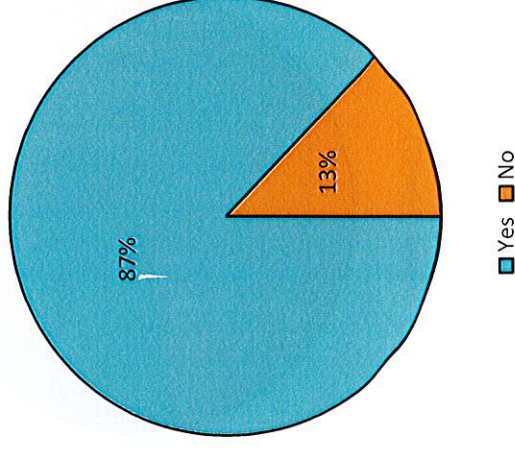
Municipalities — Villages & Summer Villages

Part 1

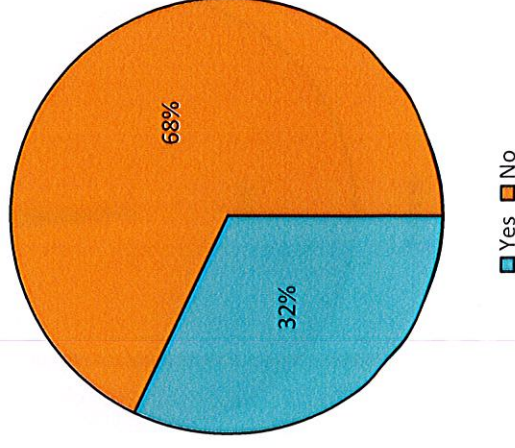
57b. Are Part-time permanent employees eligible for the pension plan offered by your municipality? (n=31)



57c. Are Management Staff eligible for the pension plan offered by your municipality? (n=31)

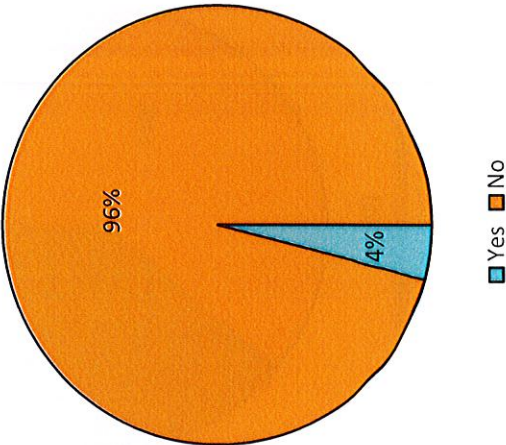


57d. Are Support Staff eligible for the pension plan offered by your municipality? (n=31)

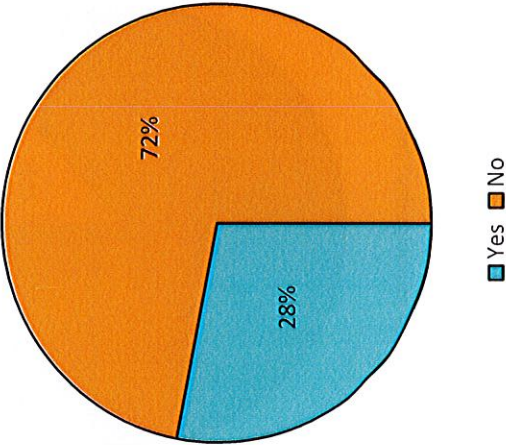


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Part 1

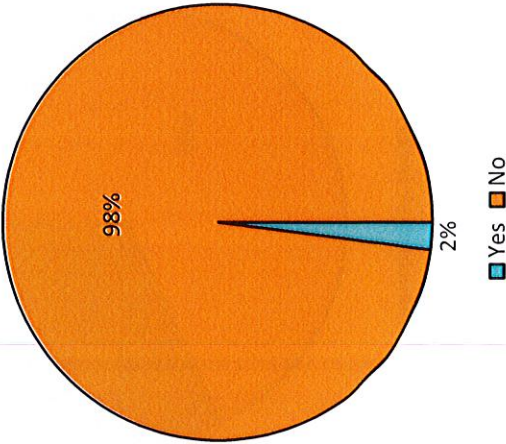
58a. Does your municipality offer a Group TFSA as a retirement savings option? (n=47)



58b. Does your municipality offer a Group RRSP as a retirement savings option? (n=47)

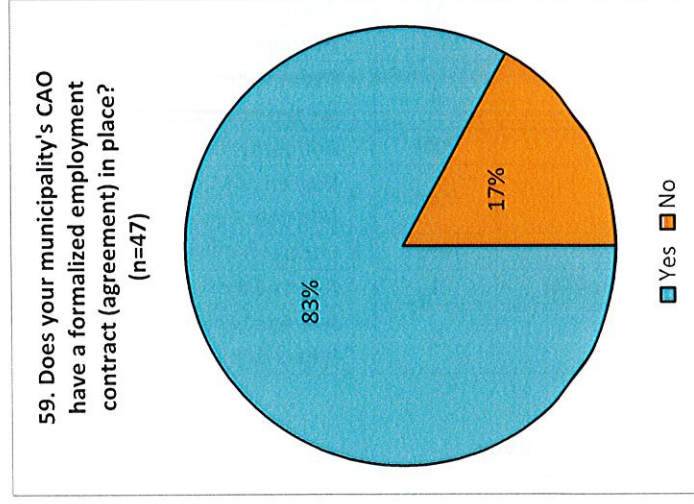


58c. Does your municipality offer another retirement savings option? (n=47)



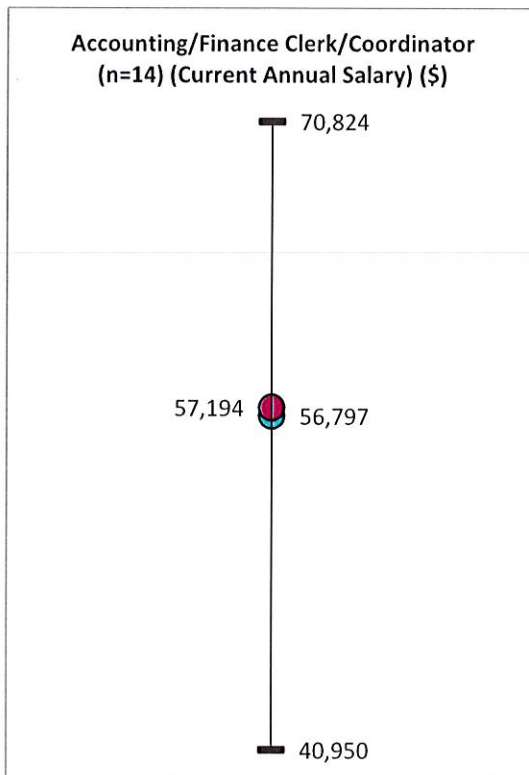
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Part 1

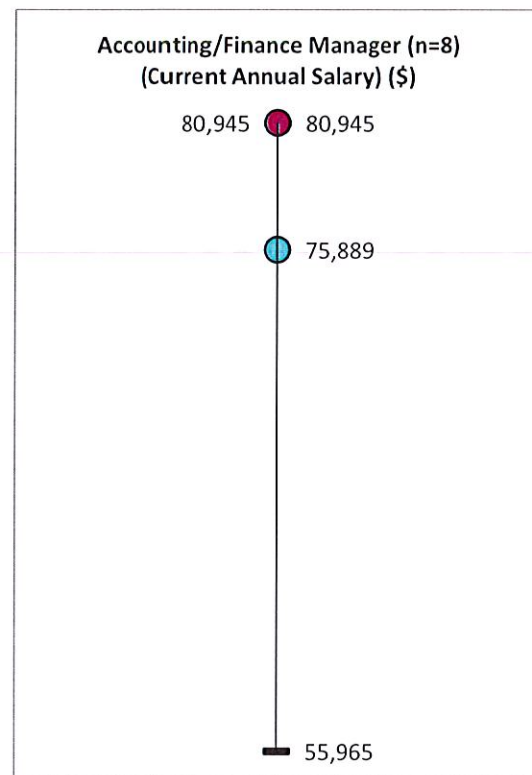


Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
40,950	57,194	56,797	70,824



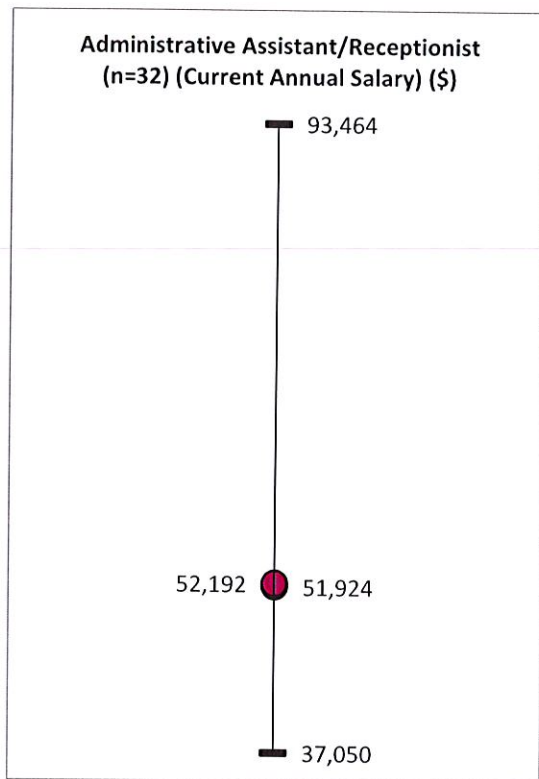
Minimum	Median	Mean	Maximum
55,965	80,945	75,889	80,945

Average Minimum Salary for Position (n=8)	48,460
Average Maximum Salary for Position (n=7)	65,620
Average Weeks of Service per year (n=12)	52
Average Hours worked per week (n=14)	33
Average Lump sum payment (n=1)	1,012
Average Years of Experience (in current position) (n=14)	4
Additional Duties (% Yes) (n=14)	71%
Degree of Match to Position Title (Average Percent of Match) (n=6)	72%
Contracted Position (% Yes) (n=14)	0%
Average # of Employees in Position (n=14)	1
Average Length of Service (years in municipality) (n=14)	5

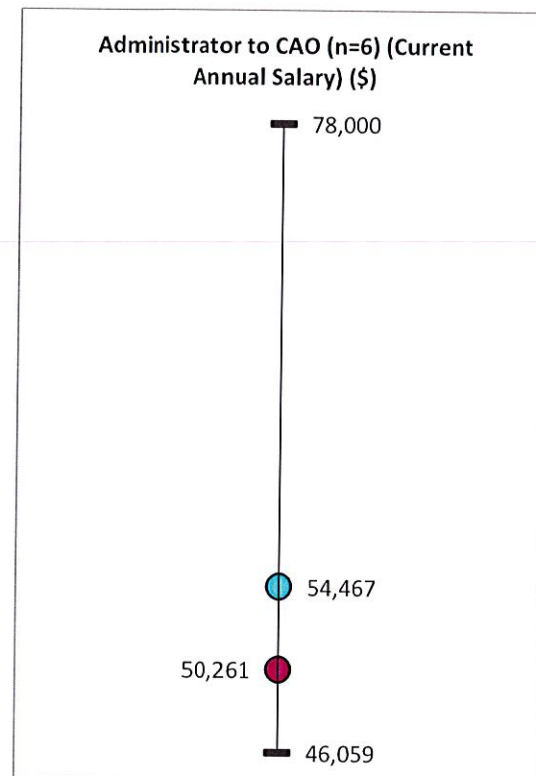
Average Minimum Salary for Position (n=N/A)	N/A
Average Maximum Salary for Position (n=N/A)	N/A
Average Weeks of Service per year (n=7)	52
Average Hours worked per week (n=7)	31
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=8)	11
Additional Duties (% Yes) (n=7)	86%
Degree of Match to Position Title (Average Percent of Match) (n=N/A)	%
Contracted Position (% Yes) (n=8)	13%
Average # of Employees in Position (n=8)	1
Average Length of Service (years in municipality) (n=7)	10

Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
37,050	52,192	51,924	93,464



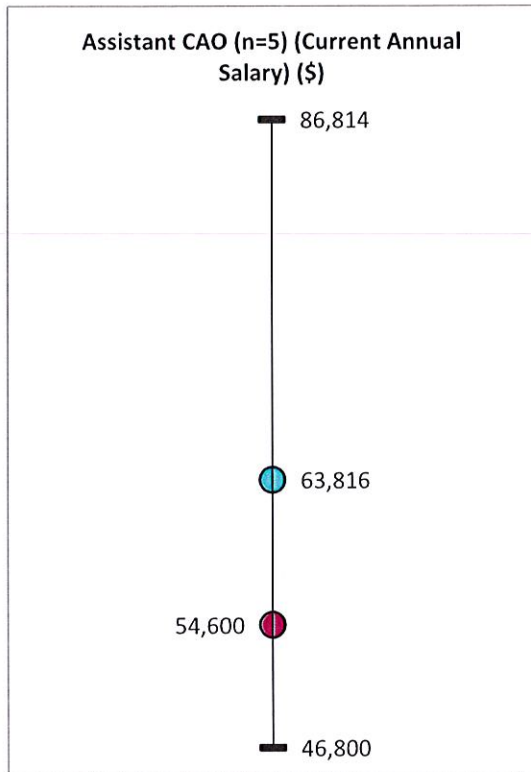
Minimum	Median	Mean	Maximum
46,059	50,261	54,467	78,000

Average Minimum Salary for Position (n=14)	42,023
Average Maximum Salary for Position (n=13)	55,832
Average Weeks of Service per year (n=30)	52
Average Hours worked per week (n=28)	31
Average Lump sum payment (n=2)	605
Average Years of Experience (in current position) (n=30)	5
Additional Duties (% Yes) (n=19)	68%
Degree of Match to Position Title (Average Percent of Match) (n=16)	89%
Contracted Position (% Yes) (n=21)	19%
Average # of Employees in Position (n=26)	1
Average Length of Service (years in municipality) (n=30)	5

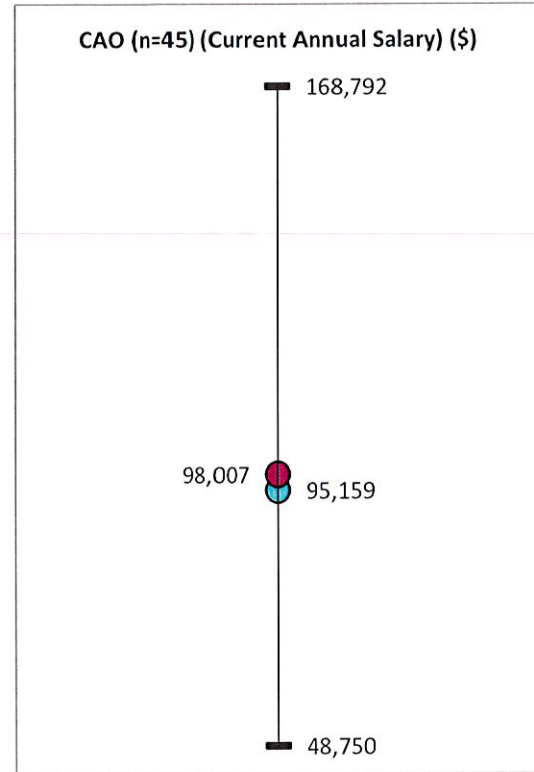
Average Minimum Salary for Position (n=3)	36,725
Average Maximum Salary for Position (n=3)	53,989
Average Weeks of Service per year (n=5)	44
Average Hours worked per week (n=5)	31
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=4)	7
Additional Duties (% Yes) (n=5)	80%
Degree of Match to Position Title (Average Percent of Match) (n=3)	58%
Contracted Position (% Yes) (n=6)	33%
Average # of Employees in Position (n=5)	1
Average Length of Service (years in municipality) (n=4)	11

Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
46,800	54,600	63,816	86,814



Minimum	Median	Mean	Maximum
48,750	98,007	95,159	168,792

Average Minimum Salary for Position (n=1)	65,949
Average Maximum Salary for Position (n=1)	87,711
Average Weeks of Service per year (n=4)	51
Average Hours worked per week (n=3)	35
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=4)	6
Additional Duties (% Yes) (n=3)	33%
Degree of Match to Position Title (Average Percent of Match) (n=1)	95%
Contracted Position (% Yes) (n=4)	0%
Average # of Employees in Position (n=4)	1
Average Length of Service (years in municipality) (n=4)	8

Average Minimum Salary for Position (n=16)	82,862
Average Maximum Salary for Position (n=15)	111,886
Average Weeks of Service per year (n=42)	52
Average Hours worked per week (n=41)	33
Average Lump sum payment (n=1)	4,000
Average Years of Experience (in current position) (n=38)	9
Additional Duties (% Yes) (n=29)	69%
Degree of Match to Position Title (Average Percent of Match) (n=20)	96%
Contracted Position (% Yes) (n=35)	34%
Average # of Employees in Position (n=38)	1
Average Length of Service (years in municipality) (n=36)	8

Municipalities — Villages & Summer Villages

Part 2

Community Peace Officer - Level 1
(n=5) (Current Annual Salary) (\$)

77,103 ● 77,103

Minimum	Median	Mean	Maximum
77,103	77,103	77,103	77,103

Development Officer (n=5) (Current
Annual Salary) (\$)

83,285 ● 83,285

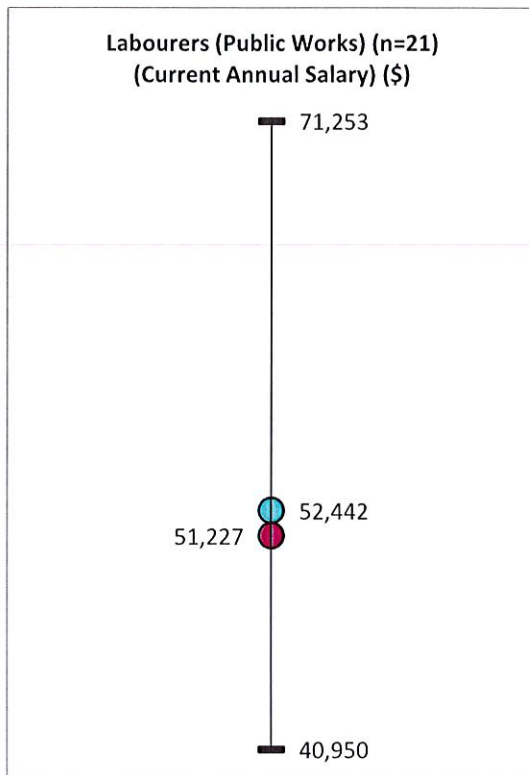
Minimum	Median	Mean	Maximum
83,285	83,285	83,285	83,285

Average Minimum Salary for Position (n=N/A)	N/A
Average Maximum Salary for Position (n=N/A)	N/A
Average Weeks of Service per year (n=5)	52
Average Hours worked per week (n=5)	40
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=N/A)	N/A
Additional Duties (% Yes) (n=N/A)	N/A
Degree of Match to Position Title (Average Percent of Match) (n=N/A)	N/A
Contracted Position (% Yes) (n=N/A)	N/A
Average # of Employees in Position (n=N/A)	N/A
Average Length of Service (years in municipality) (n=N/A)	N/A

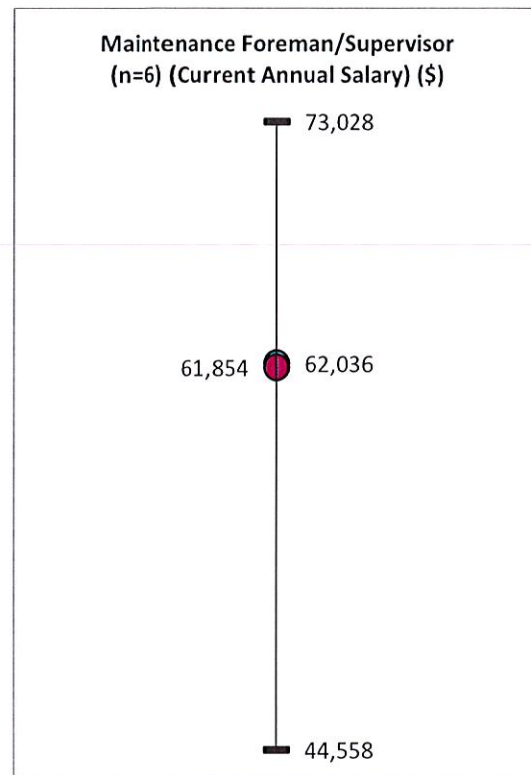
Average Minimum Salary for Position (n=N/A)	N/A
Average Maximum Salary for Position (n=N/A)	N/A
Average Weeks of Service per year (n=5)	52
Average Hours worked per week (n=5)	35
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=N/A)	N/A
Additional Duties (% Yes) (n=N/A)	N/A
Degree of Match to Position Title (Average Percent of Match) (n=N/A)	N/A
Contracted Position (% Yes) (n=N/A)	N/A
Average # of Employees in Position (n=N/A)	N/A
Average Length of Service (years in municipality) (n=N/A)	N/A

Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
40,950	51,227	52,442	71,253



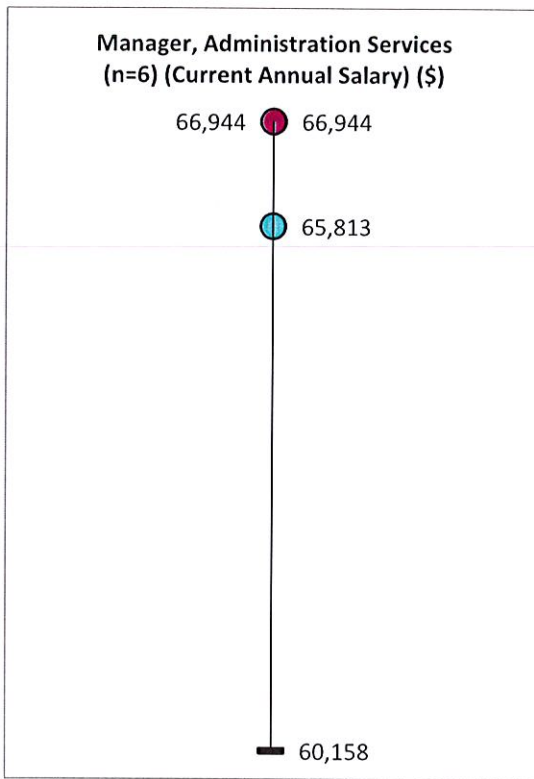
Minimum	Median	Mean	Maximum
44,558	61,854	62,036	73,028

Average Minimum Salary for Position (n=13)	43,548
Average Maximum Salary for Position (n=13)	55,014
Average Weeks of Service per year (n=18)	46
Average Hours worked per week (n=21)	35
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=19)	6
Additional Duties (% Yes) (n=13)	38%
Degree of Match to Position Title (Average Percent of Match) (n=11)	95%
Contracted Position (% Yes) (n=17)	0%
Average # of Employees in Position (n=21)	1
Average Length of Service (years in municipality) (n=20)	5

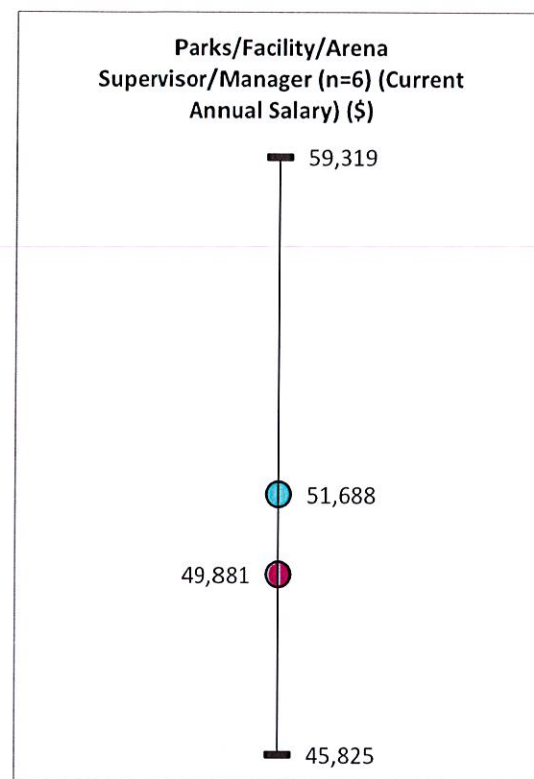
Average Minimum Salary for Position (n=5)	55,442
Average Maximum Salary for Position (n=5)	73,363
Average Weeks of Service per year (n=6)	48
Average Hours worked per week (n=6)	40
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=6)	5
Additional Duties (% Yes) (n=6)	50%
Degree of Match to Position Title (Average Percent of Match) (n=3)	63%
Contracted Position (% Yes) (n=5)	0%
Average # of Employees in Position (n=5)	2
Average Length of Service (years in municipality) (n=6)	6

Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
60,158	66,944	65,813	66,944



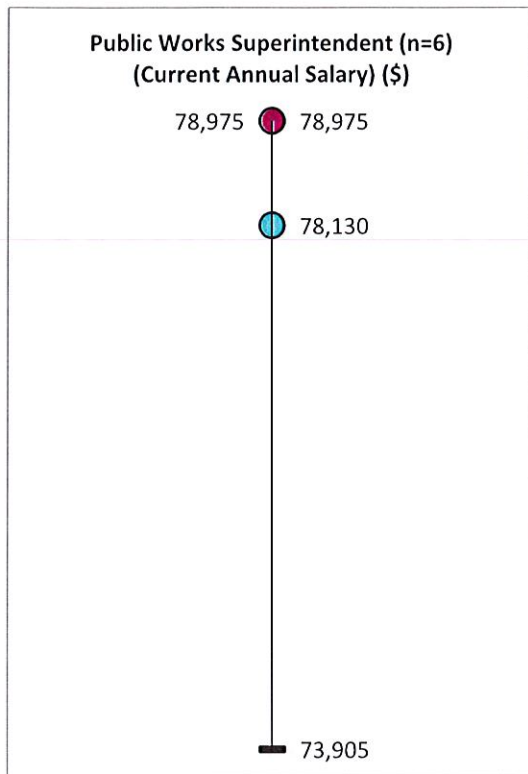
Minimum	Median	Mean	Maximum
45,825	49,881	51,688	59,319

Average Minimum Salary for Position (n=1)	53,177
Average Maximum Salary for Position (n=1)	66,398
Average Weeks of Service per year (n=6)	52
Average Hours worked per week (n=6)	35
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=1)	1
Additional Duties (% Yes) (n=1)	100%
Degree of Match to Position Title (Average Percent of Match) (n=1)	55%
Contracted Position (% Yes) (n=1)	0%
Average # of Employees in Position (n=1)	1
Average Length of Service (years in municipality) (n=1)	1

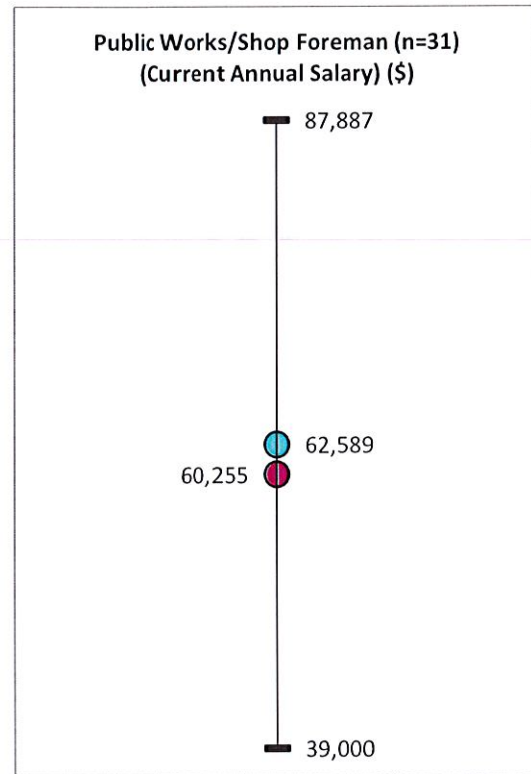
Average Minimum Salary for Position (n=5)	49,421
Average Maximum Salary for Position (n=5)	59,237
Average Weeks of Service per year (n=5)	44
Average Hours worked per week (n=6)	37
Average Lump sum payment (n=1)	599
Average Years of Experience (in current position) (n=5)	1
Additional Duties (% Yes) (n=6)	33%
Degree of Match to Position Title (Average Percent of Match) (n=5)	70%
Contracted Position (% Yes) (n=5)	0%
Average # of Employees in Position (n=6)	1
Average Length of Service (years in municipality) (n=6)	3

Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
73,905	78,975	78,130	78,975



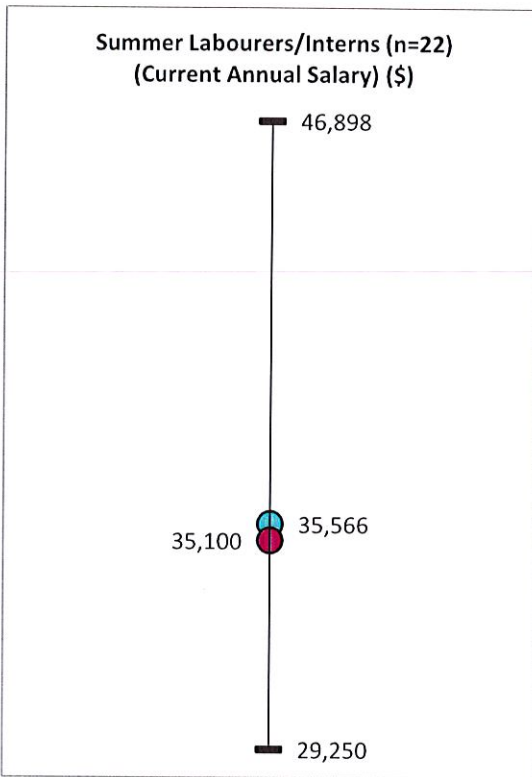
Minimum	Median	Mean	Maximum
39,000	60,255	62,589	87,887

Average Minimum Salary for Position (n=N/A)	N/A
Average Maximum Salary for Position (n=N/A)	N/A
Average Weeks of Service per year (n=6)	52
Average Hours worked per week (n=6)	36
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=1)	25
Additional Duties (% Yes) (n=1)	0%
Degree of Match to Position Title (Average Percent of Match) (n=N/A)	%
Contracted Position (% Yes) (n=1)	0%
Average # of Employees in Position (n=1)	1
Average Length of Service (years in municipality) (n=1)	25

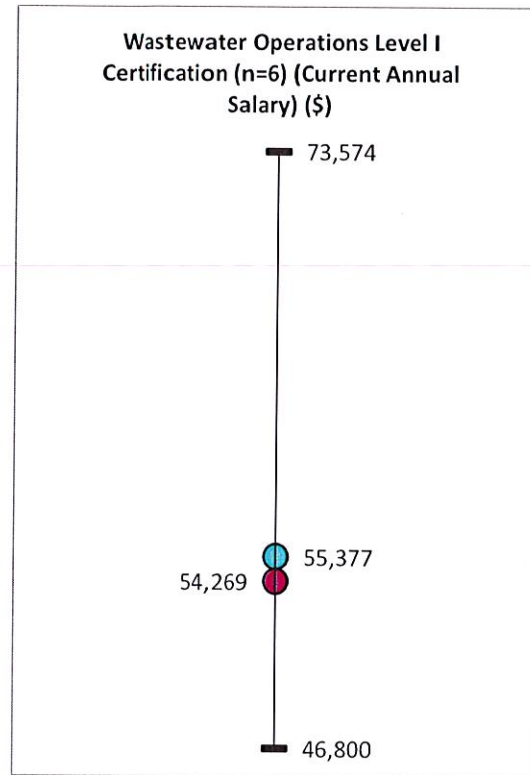
Average Minimum Salary for Position (n=11)	54,846
Average Maximum Salary for Position (n=10)	71,101
Average Weeks of Service per year (n=27)	51
Average Hours worked per week (n=26)	38
Average Lump sum payment (n=1)	36
Average Years of Experience (in current position) (n=24)	6
Additional Duties (% Yes) (n=23)	57%
Degree of Match to Position Title (Average Percent of Match) (n=11)	94%
Contracted Position (% Yes) (n=26)	8%
Average # of Employees in Position (n=26)	1
Average Length of Service (years in municipality) (n=25)	8

Municipalities — Villages & Summer Villages

Part 2



Minimum	Median	Mean	Maximum
29,250	35,100	35,566	46,898



Minimum	Median	Mean	Maximum
46,800	54,269	55,377	73,574

Average Minimum Salary for Position (n=11)	33,597
Average Maximum Salary for Position (n=11)	38,661
Average Weeks of Service per year (n=19)	14
Average Hours worked per week (n=17)	38
Average Lump sum payment (n=N/A)	N/A
Average Years of Experience (in current position) (n=14)	1
Additional Duties (% Yes) (n=18)	50%
Degree of Match to Position Title (Average Percent of Match) (n=9)	81%
Contracted Position (% Yes) (n=15)	0%
Average # of Employees in Position (n=20)	2
Average Length of Service (years in municipality) (n=14)	1

Average Minimum Salary for Position (n=2)	54,122
Average Maximum Salary for Position (n=2)	65,286
Average Weeks of Service per year (n=6)	35
Average Hours worked per week (n=5)	19
Average Lump sum payment (n=1)	1,533
Average Years of Experience (in current position) (n=6)	6
Additional Duties (% Yes) (n=4)	50%
Degree of Match to Position Title (Average Percent of Match) (n=4)	100%
Contracted Position (% Yes) (n=4)	75%
Average # of Employees in Position (n=5)	1
Average Length of Service (years in municipality) (n=6)	5

CAO Report

-Went to storage lot to verify what residents were fighting about. After observing the storage lot I have decided to number the stalls to make it less likely for residents to have a reason to argue about which spot belongs to who. Signs have been ordered and numbers have been received.

-read up on election information

-attend election webinar

-sale of two residential lots, required three trips to Three Hills to lawyer

-special meeting with legal counsel

-record property tax sale and complete paperwork for Land Titles Office

-complete LGFF Operating SFE

-county assessors in the village

-zoom meeting – Villages South

-minutes for regular and special meetings

-stats can – payroll survey

-stats can – capital asset survey

-download meetings