"A Great Place to Live, Work and Play"

REGULAR COUNCIL MEETING AGENDA

Tuesday, March 24, 2015 | 9:00 AM | Council Chambers, Administration Building

#1	CALL TO ORDER		
#2	ADOPTION OF AGENDA		1
#3	MINUTES	3.1 Regular Council Meeting minutes held March 10, 2015 – to be adopted.	3
		3.2 Business Arising from the Minutes	
#4	PUBLIC HEARING		
#5	DELEGATION	5.1 Nitehawk Presentation	9
#6	BYLAWS	6.1 Bylaw 15-742 Municipal Development Plan	37
		6.2 Bylaw 15-741 Tax Rate Bylaw	49
#7	OLD BUSINESS		
#8	NEW BUSINESS	8.1 Recycle Ranger Purchase	60
		8.2 2015 Tractor with Loader	62
		8.3 Heavy Disc Purchase	66
		8.4 Land Roller Purchase	70
		8.5 3 Pt Hitch Covered Boom Sprayer Purchase	74
		8.6 Post Pounder Purchase	76
		8.7 Quad ATV Purchase	80
		8.8 2015 Tractor with Loader & 3 Pt Hitch Rough Cut Mower	83

#9 COUNCILLORS BUSINESS & REPORTS

#10 CORRESPONDENCE

- Federal Small Communities Fund
- Highway 40 South of the City of Grande Prairie
- Peace Wapiti School Board
- PREDA Update
- AAMDC Invitation
- Odyssey House Invitation

#11 IN CAMERA

#12 ADJOURNMENT

Minutes of a
REGULAR COUNCIL MEETING
MUNICIPAL DISTRICT OF GREENVIEW NO. 16
M.D. Administration Building,
Valleyview, Alberta, on Tuesday, March 10, 2015

 # 1: CALL TO ORDER

Reeve Dale Gervais called the meeting to order at 9:09 a.m.

PRESENT

Reeve	Dale Gervais
Councillors	Dave Hay
	Bill Smith
	Dale Smith(11:03 a.m.)
	Les Urness
	George Delorme

ATTENDING

Chief Administrative Officer	Mike Haugen
General Manager, Corporate Services	Rosemary Offrey
General Manager, Community Services	Dennis Mueller
General Manager, Infrastructure & Planning	Grant Gyurkovits
Communications Officer	Diane Carter
Recording Secretary	Lianne Kruger

ABSENT

Deputy Reeve	Tom Burton
Councillor	Roxie Rutt

#2: AGENDA

MOTION: 15.03.108. Moved by: COUNCILLOR LES URNESS
That the March 10, 2015 agenda be adopted as presented.

CARRIED

#3.1 REGULAR COUNCIL MEETING MINUTES

MOTION: 15.03.109. Moved by: COUNCILLOR DAVE HAY
That the Minutes of the Regular Council Meeting held on Tuesday, February 24, 2015 be adopted as presented.

CARRIED

#3.2 BUSINESS ARISING FROM MINUTES

3.2 BUSINESS ARISING FROM MINUTES:

Reeve Gervais asked if there has been any response from Canfor regarding the increase in weight.
General Manager Gyurkovits has been in contact with Canfor, and they are willing to come to a regular scheduled Council Meeting.

Reeve Gervais asked if Nitehawk was also going to present to Council.
General Manager Mueller informed Council that Nitehawk has agreed to present at the March 24 Regular Council Meeting.

#4
PUBLIC HEARING

4.0 PUBLIC HEARING

There was no Public Hearing presented.

5.0 DELEGATIONS

#5
DELEGATIONS

There were no Delegations.

#6
BYLAWS

6.0 BYLAWS

6.1 BYLAW 15-740 RE-DESIGNATE FROM CROWN LAND TO INDUSTRIAL DISTRICT

BYLAW 15-740
FIRST READING

MOTION: 15.03.110. Moved by: COUNCILLOR LES URNESS
That Council give First Reading to Bylaw 15-740 to re-designate the proposed 14.82 hectares or 36.62 acres +/- from Crown Land District (CL) to Industrial District (I), as per attached Schedule 'D'.

CARRIED

BYLAW 15-740
PUBLIC HEARING

MOTION: 15.03.111. Moved by: COUNCILLOR DAVE HAY
That Council schedule a Public Hearing for Bylaw No. 15-740 to be held on April 7, 2015 at 10:00 a.m. for the re-designation of the lands within N ½ 21-67-5-W6M & S ½ 28-67-5-W6M as proposed in attached Schedule 'D'.

CARRIED

#7
OLD BUSINESS

7.0 OLD BUSINESS

There was no Old Business brought forward.

#8
NEW BUSINESS

8.0 NEW BUSINESS

8.1 DEBOLT & DISTRICT PIONEER MUSEUM SOCIETY-FUNDING REQUEST

FUNDING REQUEST
DEBOLT & DISTRICT
MUSEUM

MOTION: 15.03.112. Moved by: COUNCILLOR DAVE HAY
That Council approve grant funding to the DeBolt & District Pioneer Museum Society in the amount of $19,000.00 plus G.S.T. for the Heritage Building Project, with funds to come from the Community Service Miscellaneous Grant.

CARRIED

8.2 DEBOLT HIGH SCHOOL RODEO ASSOCIATION-FUNDING REQUEST

FUNDING REQUEST
DEBOLT HIGH
SCHOOL RODEO

MOTION: 15.03.113. Moved by: COUNCILLOR BILL SMITH
That Council approve grant funding to the DeBolt High School Rodeo Association in the amount of $1,600.00, with funds to come from the Community Service Miscellaneous Grant.

CARRIED

8.3 GRANDE PRAIRIE HIGH SCHOOL RODEO ASSOCIATION-FUNDING REQUEST

FUNDING REQUEST GP HIGH SCHOOL RODEO

MOTION: 15.03.114. Moved by: COUNCILLOR LES URNESS
That Council approve grant funding to the Grande Prairie High School Rodeo Association in the amount of $15,000.00 for the Alberta Provincial Finals to be held at Evergreen Park, in Grande Prairie, Alberta, June 5th, - June 7th, 2015, with funds to come from the Community Service Miscellaneous Grant.

CARRIED

8.4 SWEATHOUSE COMMUNITY CENTRE – FUNDING REQUEST

FINDING REQUEST SH COMMUNITY CENTRE

MOTION: 15.03.115. Moved by: COUNCILLOR DAVE HAY
That Council approve grant funding to the Sweathouse Community Centre in the amount of $20,000.00 plus the supply of 264 tonnes of aggregate, excluding trucking, for upgrades to the Sweathouse Community Centre parking lot, campground and approach, with funds to come from the 2015 Community Service Miscellaneous Grant.

CARRIED

8.5 MURTRON HAULING GRAVEL SUPPLY

GRAVEL SUPPLY

Councillor Bill Smith excused himself claiming pecuniary interest.

MOTION: 15.03.116. Moved by: COUNCILLOR DAVE HAY
That Council approve the purchase of 50,000 tonnes of gravel from Murtron Hauling, from the Goodwin Pit, in the amount of $525,000.00, with funds to come from the 2015 Capital Gravel Budget.

MOTION: 15.03.117. Moved by: REEVE DALE GERVAIS
That Council table motion 15.03.116. until later in the meeting.

CARRIED

8.6 EQUIPMENT CONTRACTORS REGISTRY RATES

REGISTRY RATES

MOTION: 15.03.118. Moved by: COUNCILLOR DAVE HAY
That Council approve Schedule "A" 2015 Greenview Equipment Contractor Registry Rates.

CARRIED

8.7 GOLF TOURNAMENT FUNDRAISING

MD GOLF TOURNAMENT

MOTION: 15.03.119. Moved by: COUNCILLOR DAVE HAY
That Council adopt the Red Cross Help Program and Caribou Child and Youth Centre as the charities of choice for the 2015 Greenview Memorial Golf Tournament on an equal basis.

CARRIED

8.8 2014 CAPITAL BUDGET CARRYOVERS TO THE 2015 CAPITAL & OPERATIONAL BUDGET

2014 CAPITAL BUDGET CARRYOVER

MOTION: 15.03.120. Moved by: COUNCILLOR BILL SMITH
That Council direct Administration to carryover $1,805,560.00 from the 2014 Capital Budget into the 2015 Capital Budget.

CARRIED

MOTION: 15.03.121. Moved by: COUNCILLOR LES URNESS
That Council direct the Chief Administrative Officer to transfer funds from one Water Point Capital Budget to another Water Point Capital Budget, if necessary, conditional upon there being sufficient budgeted funds within the combined 2015 Water Point Capital Budgets to do so.

CARRIED

Reeve Gervais recessed the meeting at 10:00 a.m.
Reeve Gervais reconvened the meeting at 10:25 a.m.

8.9 CAO / MANAGER MONTHLY REPORT

MOTION: 15.03.122. Moved by: COUNCILLOR LES URNESS
That Council accept the CAO / Managers' reports as information.

CARRIED

#9 COUNCILLORS BUSINESS & REPORTS

9.1 COUNCILLORS' BUSINESS & REPORTS

9.2 MEMBERS' REPORT: Council provided an update on activities and events both attended and upcoming, including the following:

COUNCILLOR GEORGE DELORME
Nothing to Report.

COUNCILLOR LES URNESS
Attended the Farewell for Joan Plaxton
Attended the Valleyview Multi-Plex Meeting

COUNCILLOR DAVE HAY
Attended the Farewell for Joan Plaxton
Attended the Valleyview Multi-Plex Meeting
Attended the Heart River Housing Meeting

Councillor Dale Smith entered the meeting at 11:03 a.m.

COUNCILLOR BILL SMITH
Met with a Representative from Nitehawk Rep
Attended the Agricultural Services Board (ASB) Meeting
Attended the Grovedale Community Club Meeting

8.5 MURTRON GRAVEL HAULING

Councillor Bill Smith excused himself from the meeting claiming pecuniary interest.

MOTION: 15.03.122. Moved by: COUNCILLOR DAVE HAY
That Council lift motion 15.03.116. and approve the purchase of 50,000 tonnes of gravel from Murtron Hauling, from the Goodwin Pit, in the amount of $525,000.00, with funds to come from the 2015 Operational Gravel Budget.

CARRIED

COUNCILLOR DALE SMITH
Attended the New Fish Creek Hall Meeting

COUNCILLOR ROXIE RUTT
Was not in attendance.

DEPUTY REEVE TOM BURTON
Was not in attendance.

9.1 REEVE'S REPORT:

REEVE DALE GERVAIS:
Attended the Farewell for Joan Plaxton.
Attended the Valleyview Multi-Plex Meeting

#10 CORRESPONDENCE

10.0 CORRESPONDENCE:

MOTION: 15.03.123. Moved by: COUNCILLOR BILL SMITH
That Council accept the correspondence as presented for information.
CARRIED

 # 11 IN CAMERA

11.0 IN CAMERA CONFIDENTIAL ITEMS

IN CAMERA

MOTION: 15.03.124. Moved by: COUNCILLOR DALE SMITH
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting go In Camera at 11:35 p.m.

CARRIED

11.1 LEGAL

11.2 PERSONNEL

OUT OF CAMERA

MOTION: 15.03.125. Moved by: COUNCILLOR DALE SMITH
That, in compliance with Section 197(2) of the Municipal Government Act, this meeting come Out of Camera at 12:00 p.m.

CARRIED

#12 ADJOURNMENT

12.0 ADJOURNMENT

MOTION: 15.03.126. Moved by: COUNCILLOR DAVE HAY
That this meeting adjourn at 12:04 p.m.

CARRIED

_____ _____

CHIEF ADMINISTRATIVE OFFICER REEVE

Request for Decision

SUBJECT:	**Nitehawk – Presentation of Financials/Business Plan**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 10, 2015	CAO:	MH	MANAGER:	
DEPARTMENT:	Community Services	GM:	DM	PRESENTER:	DM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the Nitehawk Recreation Area presentation from the Grande Prairie Ski Club representative(s) for information.

BACKGROUND / PROPOSAL:

On February 24, 2015 Council approved the Grande Prairie Ski Club Business Plan for the Nitehawk Recreation Area for information as presented. Motion: 15.02.101, a motion to approve a four year funding commitment to the Grande Prairie Ski Club for the Nitehawk Recreation Area was tabled until a copy of the Nitehawk Recreation Area Financial Statement was made available and a Nitehawk representative could come forward to a Council Meeting.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – N/A

Benefits – N/A

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- N/A

Nitehawk Recreation Area
Profit & Loss Prev Year Comparison
May 2014 through April 2015

	May '14 - Feb 15	May '13 - Apr 14	May '12 - Apr 13	May '11 - Apr 12	May '10 - Apr 11
Ordinary Income/Expense					
Income					
14600 · Food and beverage	205,725.58	215,727.29	211,638.60	200,430.35	256,506.08
14301 · Events and Registration	15,952.40	9,078.10	17,198.36	-	-
14037 · Off-site Contract Revenue	-	-	8,422.50	74,272.47	88,084.49
14160 · RV Park.	443,101.08	251,089.10	241,210.04	158,188.76	132,337.31
14065 · Season passes	139,488.29	161,726.07	144,243.69	200,714.78	223,689.22
14060 · Day passes	270,029.61	316,767.22	360,993.66	263,217.16	359,801.60
14300 · Donations	3,131.33	9,806.25	50,130.73	91,629.41	6,053.27
14050 · Group Lessons	101,351.42	145,850.24	168,416.97	144,145.90	119,715.83
14100 · Other	12,208.77	20,414.24	(14,246.93)	51,089.47	19,750.86
14040 · Sign Sales / Sponsorships	33,105.96	30,713.29	23,343.19	2,591.86	30,592.35
14030 · Operating Grants	50,000.00	218,145.53	30,822.00	316,607.03	56,694.53
14010 · Rentals	86,744.56	96,077.30	116,168.27	73,151.86	93,200.96
14005 · Lessons	51,482.59	42,985.50	38,320.90	37,080.89	53,793.13
Total Income	1,412,321.59	1,518,380.13	1,396,661.98	1,613,119.94	1,440,219.63
Gross Profit	1,412,321.59	1,518,380.13	1,396,661.98	1,613,119.94	1,440,219.63
Expense					
15170 · Training	5,773.57	6,536.61	17,446.90	6,365.71	5,580.98
15400 · Food & beverage	133,530.65	119,935.29	114,102.93	107,022.31	142,776.50
15300 · Materials and supplies	36,923.55	22,581.18	27,746.66	29,801.44	33,083.19
15084 · Vehicle Lease	3,085.34	2,786.37	-	-	-
15003 · Subcontract	26,489.14	1,175.00	48,809.99	53,441.00	111,466.68
15080 · Fuel	118,964.31	103,227.57	103,572.17	112,121.79	96,887.06
15045 · Interest and bank charges	30,137.78	31,618.65	33,049.01	31,651.20	25,687.60
15040 · Insurance expense	30,197.23	36,164.31	22,256.40	80,673.08	62,898.93
15810 · Management Wage Expense	130,324.18	139,634.76	145,807.67	125,043.02	126,432.31
15800 · Wages Expense	606,712.74	650,830.34	515,136.13	640,904.13	614,831.33
15475 · Equipment purchased for rentals	6,267.01	2,858.00	3,049.75	24,249.45	13,037.23
15001 · Advertising and Promotion	40,956.34	40,341.49	40,163.76	56,082.06	53,711.60
15060 · Travel	1,662.19	2,406.07	507.34	944.19	159.12
15200 · Repairs and maintenance	188,255.12	212,810.61	226,356.44	258,835.85	238,518.65
15100 · Utilities	119,785.92	140,169.60	152,563.15	146,584.91	124,639.60
15075 · Office	17,061.29	20,269.08	22,876.47	15,257.65	25,421.76
15850 · Other expenses	4,196.97	8,946.88	5,092.46	2,748.83	4,032.42
Total Expense	1,500,323.33	1,542,291.81	1,478,537.23	1,691,726.62	1,679,164.96
Net Ordinary Income	(88,001.74)	(23,911.68)	(81,875.25)	(78,606.68)	(238,945.33)

Nitehawk Recreation Area
Profit & Loss Prev Year Comparison
May 2014 through April 2015

	May '14 - Feb 15	May '13 - Apr 14	May '12 - Apr 13	May '11 - Apr 12	May '10 - Apr 11
Other Income/Expense					
Other Income					
14535 · Capital sponsorship	17,500.00	-	-	-	-
14725 · Gift In Kind	13,886.24	288,853.06	99,320.23	365,881.17	98,844.10
14925 · Capital Grants	177,500.00	195,359.28	125,698.44	26,000.00	310,300.00
14125 · Fundraiser income	131,643.95	132,884.35	109,751.81	96,393.28	150,000.98
Total Other Income	340,530.19	617,096.69	334,770.48	488,274.45	559,145.08
Other Expense					
15020 · Amortization	-	342,156.00	325,246.00	343,925.00	394,276.00
14825 · Fundraiser expenditures	83,313.67	84,539.71	71,056.90	66,391.95	72,806.54
14715 · Capital Grant Expenditures	6,555.07	326.25	7,397.71	291,881.68	22,361.19
Total Other Expense	89,868.74	427,021.96	403,700.61	702,198.63	489,443.73
Net Other Income	250,661.45	190,074.73	(68,930.13)	(213,924.18)	69,701.35
Net Income	**162,659.71**	**166,163.05**	**(150,805.38)**	**(292,530.86)**	**(169,243.98)**


Nitehawk
RECREATION AREA

Your Community Owned, Not-for-Profit Recreation Area

Mission: To provide a quality experience for all people of all ages in every season.

Introduction:

- To develop a 4 year working plan, that addresses both short and long-term needs and ensures the economic sustainability of Nitehawk.

- To assist in securing funding to ensure the sustainability of the our facility.

- More specifically to secure funding from the City of Grande Prairie, County of Grande Prairie, and Municipal District of Greenview.

Executed in 2 Parts:

- Identification the need for ongoing operational funding

- Identification of a replacement and upgrading strategy for key equipment and facility & hill improvements.

The Issues Faced:

- Too many variables that are beyond the control of the hill to manage, mainly the weather.
- Costly snowmaking process, which is required even before guests visit the facility.
- Operating financial losses 3 of last 4 years.
- Aging equipment requiring more frequent and costly repairs.
- Lack of a capital replacement fund to replace the aging equipment.
- Increased operating costs, particularly energy costs including electrical power, natural gas and diesel fuel.
- Increased safety standards.

Sustainable Funding Needs:

- To ensure there are sufficient funds to ensure that Nitehawk is open and operational for the winter season and should unforeseen circumstances arise, there is money to pay the bills (include over $200,000 in energy costs).

- To provide for a capital replacement reserve fund for the purpose of having regular equipment replacement.

Hill Equipment Replacement:

Current Inventory of Equipment on the hill:

- 3 Groomers (2008, 1998 and 1994)
- 6 snowmobiles (including 1 dedicated for emergency services only).
- Magic Carpet Conveyor Lift (70ft)
- Wonder Carpet Conveyor Lift (600ft–tube zone)
- Dopplemayer Platter Lift
- Yan Triple Chair Lift
- Riverside Snowmaking Pumps
- Top of Hill Snowmaking Pumps
- Snowmaking Water & Air Pipes

GROOMERS:

- All 3 currently owned are beyond their useful lifecycle.
- Surpassed industry suggested 6000hr upgrade.
- New machines can run in the $350,000.00 range.
- Historical data suggests that each averages about 600hrs per year giving new machines a 10yr lifecycle

SNOWMAKING:

- At present it is estimated to cost between $270,000 & $300,000 each year.
- 3 main components contributing to this expense is labour, energy costs and equipment costs.

Snowmaking Components:

- Pumps
- Compressors
- Generators
- Manpower
- Snowguns

SNOWMOBILES:

- Nitehawk requires 5 snowmobiles to service the hill plus one additional machine dedicated for emergency services only.
- $20,000 was received in 2013-2014 year to replace 2 sleds.
- It is recommended that snowmobiles be replaced every 3-5 years – Many hard miles for Snow Making and daily operations

HILL IMPROVEMENTS:

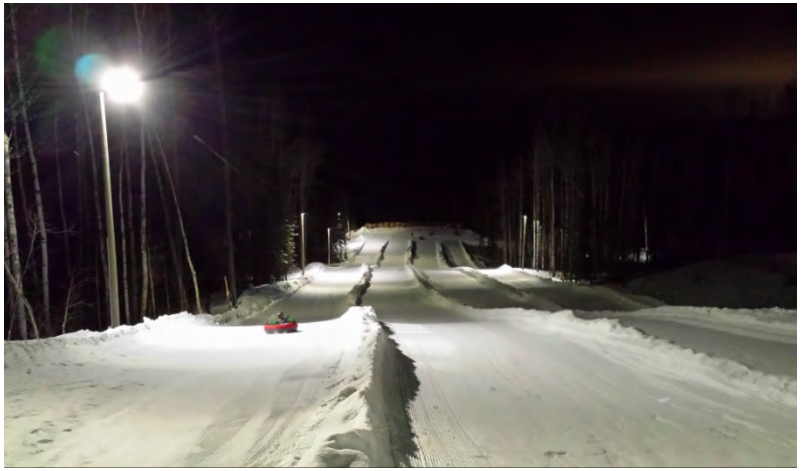
- Financial reports for Nitehawk suggest that “Net book value” is $2,200,000.00 – original cost $6,000,000.00
- Include: all of the lifts (4), the chalet and related infrastructure and hill lighting.
- Major repairs and replacement is not budgeted, which creates problems with balancing the budget, when they do arrive.

LIFTS:

- Dopplemayer Platter Lift
- Yan Triple Chair – 1983 age
- Magic Carpet Conveyor (70’)
- Wonder Carpet Conveyor (600’)

LIGHTING:

Terrain Park OLD
HPS Lighting



Tube Zone NEW
LED Lighting

- Plan is to work towards the hill becoming more energy efficient, by replacing the current lighting system with new LED lights
- This would first require a study and implementation plan – “Maybe Solar”.

Proposed Funding Formula:

It has been the current practice to include all 3 municipalities in any funding requests. This Business plan contemplates the same philosophy. However it goes one step further in requesting that the funding formula be as follows:

- 50% of the request to be provided by the MD of Greenview
- 25% of the request to be provided by the City of Grande Prairie
- 25% of the request to be provided by the County of Grande Prairie

Municipal Request:

Annual funding to offset energy costs ($200,000)

MD of Greenview	$100,000
City of Grande Prairie	$50,000
County of Grande Prairie	$50,000

Equipment Replacement and Hill Improvement reserve funding

(based on the value of property, plant and equipment from the 2014 financial statement $2,179,498 plus equipment replacement)

Municipality	2015	2016	2017	2018
Greenview	$355,000	$232,882	$268,382	$168,382
City	$177,500	$116,441	$134,191	$ 84,191
County	$177,500	$116,441	$134,191	$ 84,191

Municipal Request Totals:

	2015	2016	2017	2018
MD of Greenview	$455,000	$332,882	$368,382	$268,382
City of Grande Prairie	$227,000	$166,441	$184,191	$134,191
County of Grande Prairie	$227,000	$166,441	$184,191	$134,191

Capital Spending & Hill Improvements 2014-2018:

		Book Value	2014	2015	2016	2017	2018
SnowMaking							
Snow guns			$ 24,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
River pump					$ 30,000.00	$ 100,000.00	
pipes (GIK)							
compressor 2 x 750 cm				$ 60,000.00			
generator				$ 50,000.00			
generator installation				$ 20,000.00			
Hill Equipment							
Groomers							
	1994						
	1998						
	2008			$ 62,500.00	$ 62,500.00	$ 62,500.00	$ 62,500.00
	2015			$ 250,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
Snowmobiles			$ 20,000.00	$ 11,000.00	$ 11,000.00	$ 12,000.00	$ 12,000.00
Hill Improvements		$ 2,179,489.00		$ 152,265.00	$ 152,265.00	$ 152,265.00	$ 152,265.00
Platter							
Triple chair							
Magic carpet small							
Magic carpet large							
Tube Park							
Erosion control				35000	35000	35000	35000
Lighting					$ 100,000.00	$ 100,000.00	
Marketing				$ 20,000.00			
Total			$ 44,000.00	$ 710,765.00	$ 465,765.00	$ 536,765.00	$ 336,765.00

NITEHAWK
SNOWBOARD CLUB

northern extreme
FREESTYLE

NITEHAWK
ALPINE SKI TEAM

CANADIAN SKI PATROL™

Canada's leader in skiing and boarding safety and rescue since 1940

Celebrating 54 Years in our Community

Thank you for your time and consideration.

Your continued support is greatly appreciated by the Nitehawk Board of Directors, Management and our many Partner Groups & Guests.

Questions?

Request for Decision

15

SUBJECT:	**Greenview's Draft Municipal Development Plan 2015.**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	SAR
DEPARTMENT:	Infrastructure & Planning/Planning & Development	GM:		PRESENTER:	DP
FILE NO./LEGAL:	0200-M03-01			LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – MGA S. **632(1)** A council of a municipality with a population of 3500 or more must by bylaw adopt a Municipal Development Plan.

***S. "*632(3)** A Municipal Development Plan:

(a) **Must Address**

(i) The future land use within the municipality,

(ii) The manner of and the proposals for future development in the municipality,

(iii) The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no Intermunicipal development plan with respect to those matters in those municipalities,

(iv) The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and

(v) The provision of municipal services and facilities either generally or specifically,

(b) **May Address**

(i) Proposals for the financing and programming of municipal infrastructure,

(ii) The co-ordination of municipal programs relating to the physical, social and economic development of the municipality,

(iii) Environmental matters within the municipality,

(iv) The financial resources of the municipality,

(v) The economic development of the municipality, and

(vi) Any other matter relating to the physical, social or economic development of the municipality,

(c) May contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,

(d) Must contain policies compatible with the Subdivision and Development Regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

(e) Must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and

(f) Must contain policies respecting the protection of agricultural operations.

Council Bylaw / Policy (cite) – Currently Bylaw No. 03-397 was adopted December 20, 2003.

RECOMMENDED ACTION:

MOTION: That Council hereby give 1st Reading to the Municipal Development Plan Bylaw No. 15-742.

MOTION: That Council hereby direct administration to publish the document on Greenview's Website, advertise in the local media and the municipal newsletter for the public to review and provide comments.

BACKGROUND / PROPOSAL:

In order to ensure that the Municipal Development Plan (MDP) remains relevant and responsive to evolving community needs, it is important to conduct regular reviews of the plan. With the Municipal District's last MDP having been adopted in 2003, the 2003 MDP is due for a review. The preparation of this new MDP is timely as it will enable the MDP's policies to comply with recent Provincial initiatives (i.e. the Land-Use Framework and Alberta Land Stewardship Act) and align with new Municipal strategies such as Council's 2014 Strategic Directions Plan. Additionally, updating the MDP provides the plan with the opportunity to influence the direction that future plans, such as the Upper Peace Regional Plan, might take in terms of growth management.

Within the 2003 MDP there are numerous polices that remain valid but require modification to improve their interpretation and enforceability. By reviewing the MDP, the Municipal District will be able to clarify, enhance, reinforce and/or strengthen MDP policies that:

a) Protect groundwater and coordinate energy exploration and extraction activities;
b) Emphasize agriculture as the priority land use in the Municipal District;
c) Address requirements for country residential subdivisions and developer responsibilities for all subdivisions;
d) Manage lakeshore development and the protection of riparian areas; and
e) Regulate relationships and agreements with the urban municipalities located in within the Municipal District.

Attached is the draft MDP that has been provided to Council for preliminary review and discussion. A PowerPoint presentation is provided to update Council on the happenings-to-date in regards to the Draft Municipal Development Plan.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – 1. Council can pass a motion to give Bylaw No. 15-742 first reading and a second motion to direct Administration to advertise to obtain input from the public. A final motion for the Public Hearing for Bylaw No. 15-742 would be scheduled for May 25, 2015. 2. Council can table Bylaw No. 15-742, for further discussion or information. 3. Council can refuse to give first reading to Bylaw No. 15-742.

Benefits – An updated MDP that is compliant with new Provincial legislation will ensure that the policies within the MDP are current and best able to direct development within the Municipal District in a sustainable manner that meets the evolving needs of the community.

Disadvantages - If the 2003 MDP is not updated, the Municipal District will lose the opportunity to make changes to MDP policies that would enable the MDP to coordinate land use, subdivision, development and future growth patterns according to the current and future needs of the community.

COSTS / SOURCE OF FUNDING:

Funding is included in the 2015 Planning and Development Budget

ATTACHMENT(S):

- Draft Greenview's Municipal Development Plan 2015.
- Bylaw 15-742
- PowerPoint Presentation

BYLAW NO. 15-742
of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, to repeal Bylaw 03-397, being the Municipal Development Plan for the Municipal District of Greenview No. 16

Whereas, the Council of the Municipal District of Greenview No. 16, Province of Alberta, has adopted a Municipal Development Plan; and

Whereas, it is deemed feasible to amend the Municipal Development Plan;

Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts the following:

1. That the Municipal Development Plan attached hereto is hereby adopted as the "Municipal Development Plan of the Municipal District of Greenview No. 16".

2. That this Bylaw shall come into effect upon the date of the final passage thereof.

3. That this Bylaw shall replace the Municipal Development Plan adopted under Bylaw 03-397, which is hereby repealed in its entirety.

This Bylaw shall come into force and effect upon the third and final reading.

Read a first time this 24th day of March , A.D., 2015.

Read a second time this ___ day of _____ , A.D., _____.

Read a third time and passed this ___ day of _____ , A.D., _____.

_____
REEVE

_____
CHIEF ADMINISTRATIVE OFFICER

Municipal Development Plan Review

Council Briefing

March 24, 2015

Purpose of this MDP Review

- Ensure MDP remains up-to-date; current MDP approved in 2003 (Bylaw 03-397)
- Clarify current policies and address gaps
- Consistency with Land-use Framework and Land Stewardship Act
- Consistency with other MD plans and guidelines
- Issues include rural subdivision, environmental protection, agricultural land protection, need for improved mapping

Process to Date

- Spring 2012 Review Initiated
- October 2012 First Draft
- 2013 Activity Decreased MD Gov Review
- March 2014 Council Review
- June 2014 Revised Draft
- Fall 2014 Additional Revisions
- March 2015 Council Review

Summary of Recent Revisions

- Section 1.2 (Legislative Context) added
  - Municipal Government Act
  - Alberta Land-use Framework
  - Greenview 2014 Strategic Directions Plan
- Definition of Intensive Livestock Operation added
- Policy 2.4.2 (Flood-Prone Lands) broadened to include all forms of development
  - Previously limited to residential development
- Policy 2.7.2 (Wapiti Corridor Planning Study) deleted

Summary of Recent Revisions (Cont'd)

- Policy 3.4.7 (Small Holdings) added
  - Subdivision option requested by Council
  - Policy borrowed from MD of Bonnyville
  - Maximum lot size needs to be determined (30 acres proposed in Sec. 3.4.8(d))
- Policy 3.6.6 (Intensive Livestock Operations) added
  - Applies to operations that do not meet minimum size for Confined Feeding Operation (approved by NRCB)
- Policy 4.3.2 (Parcel Size) revised to include accommodation of location of on-site improvements on country residential lots

Summary of Recent Revisions (Cont'd)

- Policy 4.3.4(b) (Restrictions on Location) revised to include abandoned and un-reclaimed landfills
- Policy 6.5.1(e) (Home-Based Business Supported) revised to include accommodation of small scale industrial pursuits
  - Consistency with LUB language
- Policy 9.4.5 (Utility Master Plan) added
- Policy 9.4.6 (Connection to Municipal Systems) revised to require new single or multi-lot residential subdivision within 800m of a municipal water or sewer line to connect

Next Steps

- Public Consultation
  - On-line and media based consultation process proposed as opposed to public meetings/open houses
  - Post draft plan and comment survey on MD website
  - Summary article and advertising of input opportunity to be placed in MD newsletter
- Public Hearing and Approval

Questions?

Request for Decision

SUBJECT:	**2015 Tax Rate Bylaw 15-741**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	CAO:	MH	MANAGER:	
DEPARTMENT:	Corporate Services/Finance	GM:	RO	PRESENTER:	RO
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – Municipal Government Act of Alberta, Section 353(1-2) require Council to pass an Annual Property Tax Bylaw. The Property Tax Bylaw authorizes the Council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of (a) expenditures and transfers set out in the budget of the municipality, and (b) the requisitions.

Council Bylaw / Policy (cite) – None

RECOMMENDED ACTION:

MOTION: That Council give first reading to the 2015 Tax Rate (Property Tax) Bylaw 15 – 741 as presented by Administration.

BACKGROUND / PROPOSAL:

Administration is required to release the combined 2015 tax notices/invoices by May 1st to ensure that rate payers have a full sixty days to appeal their municipal assessment, should they desire. In order to accomplish this goal, Administration needs Council to approve all three bylaw readings by April 14th at the latest. Considering the extra revenue that Administration is now aware of, Administration is recommending that Council continue with the 2014 tax rates. The proposed bylaw has been prepared based on the 2015 tax rates being the same as the 2014 tax rates.

Municipalities are required by provincial law to collect requisitions on behalf of school and senior foundations. The tax rates for school requisitions are set by the province, whereas, the tax rate for the seniors foundations are set based on the foundations previous year's operational expenditures. Municipalities collect these revenues for and submit the revenues to the Province for schools and to the seniors' Foundations for the senior lodges.

The table below is a condensed version of the 2015 Budget.

2015 Council Approved Budget (Dec. 9, 2014)	Amount	Balance
Gross Revenue	$114,649,999.00	
Less: School Requisitions	($20,752,067.00)	$93,897,932.00
Less: Operational Expenditures	(50,302,211.00)	$43,595,721.00

Less: Contingency	($1,461,044.00)	$42,134,677.00
Less: Capital Expenditures	($72,950,192.00)	$30,815,515.00
Add: 2014 Capital Project Carryover	$27,136,538.00	$3,678,977.00
Add: Funds from Capital Infrastructure Reserves	$3,678,977.00	Balanced Budget

Accurate Assessment's information indicates: since last year Greenview's property assessments has increased by $660,743,710.00, this equals an 8% overall increase. "The typical residential assessment increased due to inflationary reasons, but overall, the vast majority of Greenview's increase is from the oil and gas industry." This means that "the same tax rate for residential property in 2015 as 2014 would generate an increase in taxes for the typical residential rate payer." More than half of the overall growth came from the linear assessment. The linear assessment increase is more than 80% of the overall growth, when you add the increase from the industrial assessments.

Changes in estimated revenue since Council approved the 2015 Budget - property assessments has increased by $660,743,710.00, which means property tax revenue will increase by $1,317,482.00 (based on 2014 tax rate), Municipal Affairs has announced an extra $2,298,338.00 in MSI capital funding for 2015, Well Drilling Equipment Tax is expected to provide an extra $8,700,000.00 more than estimated in the budget. Using 2014 tax rate, Greenview Administration is estimating an increase of $12,315,820.00 in 2015 revenue.

With the estimated increase in 2015 revenues of $12,315,820.00 this would mean that the 2015 actuals will have a surplus of at least $8,636,843.00, unless there are additional expenditures approved by Council. The expected surplus funds would go to Greenview Reserves or Council may choose to use some of excess revenue for other expenditures.

The additional expenditures approved by Council as of March 10th increased the 2015 overall budget. The funds were carried from the 2014 capital project funds, therefore, this did not change the amount of funding needed to balance the 2015 budget.

The 2014 estimated reserves are $78,406,703 please note that this amount does not include the 2014 depreciation contributions. The final reserve balance will not be available until the auditors review the Tangible Capital Assets and the applicable depreciation. Finance and the CAO are scheduling a meeting by the end of May 2015 to prepare a RFD for Council's consideration regarding reserve allocations.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council may refuse to proceed with first reading of Bylaw 15 – 741, this is not recommended. Council may choose to give Administration directions regarding changes Council request to the bylaw prior to second and third readings. Administration would appreciate these directions from Council if Council wishes changes to the tax rate.

Benefits – The benefits of Council proceeding with first reading of the bylaw is this would mean that Administration may bring forward the bylaw for second and third readings at the regular council meeting on April 14th. If Council provides Administration with directions regarding any changes desired, this will provide Administration with time to prepare a new revised bylaw before the next readings.

Disadvantages – There are no perceived disadvantages to Council proceeding with the recommendation.

COSTS / SOURCE OF FUNDING:

Funds are approved in the 2015 budget.

ATTACHMENT(S):

- Accurate Assessments – Assessment Growth 2014
- Copy of Assessment Growth 2014 with Assessment Type
- Accurate Assessments – 2014/2013 Comparison Table
- Copy of Greenview's extra 2015 MSI Allocation

BYLAW NO. 15-741
of the Municipal District of Greenview No. 16

A Bylaw to authorize the rates of taxation to be levied against assessable property within the Municipal District of Greenview No. 16 for the 2015 taxation year.

Whereas, the Municipal District of Greenview No. 16 has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the council meeting held on December 9th, 2014; and

Whereas, the estimated municipal expenditures and transfers set out in the budget for the Municipal District of Greenview No. 16 for 2015 total $124,713,447; and

Whereas, the estimated municipal revenues and transfers from all sources other than taxation is estimated at $30,270,889 and the balance of $94,442,548 is to be raised by general municipal taxation; and

Whereas, the requisitions are:

Alberta School Foundation Fund (ASFF)		
Residential/Farm land		1,392,265
Non-residential		18,671,318
Opted Out School Boards		
Residential/Farm land		56,765
Non-residential		2,384
Total School Requisitions		20,122,732
Requisition Allowance	MGA(359(2))	100,000
Seniors Foundation		936,000

Whereas, the Council of the Municipality is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions; and

Whereas, the Council is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, Chapter M-26, Revised Statutes of Alberta, 2000; and

Whereas, the assessed value of all property in the Municipal District of Greenview No. 16 as shown on the assessment roll is:

	Assessment
Residential	629,421,790
Non-residential	5,913,085,720
Farmland	55,772,260
Machinery and equipment	2,585,892,630
	9,184,172,400

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Municipal District of Greenview No.16, in the Province of Alberta, enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Municipal District of Greenview No. 16:

	Tax Levy	Assessment	Tax Rate
General Municipal			
Residential/Farmland	1,850,024	685,194,050	2.7000
Non- Residential	72,054,338	8,498,978,350	8.4780
ASFF			
Residential/Farm land	1,392,265	656,945,801	2.1193
Non-residential	18,671,318	5,816,610,000	3.2100
Opted-Out School Boards			
Residential/Farm land	56,765	26,784,899	2.1193
Non-residential	2,384	742,820	3.2100
Requisition Allowance	100,000	6,502,546,870	0.0153
Seniors Foundation	936,000	9,184,172,400	0.1019

2. The minimum amount payable as property tax for general municipal purposes shall be $20.00.

a) Non-Residential Municipal taxes are due and payable on June 30th.

b) Residential/Farmland Municipal taxes are due and payable on November 15th.

3. In the event of any current taxes remaining unpaid for Non-Residential after June 30th of the current year, there shall be levied a penalty of 8%.

4. In the event of any current taxes remaining unpaid for Residential/Farmland after November 15th of the current year, there shall be levied a penalty of 8%.

a) In the event of any of taxes of Non-Residential and Residential/Farmland remaining unpaid after December 31st, in the current year there shall be levied a penalty of 10% on January 1st.

b) In the event of any arrears of taxes of Non-Residential and Residential/Farmland remaining unpaid after December 31st, in the succeeding year, there shall be levied a penalty of 18% on January 1st, and in each succeeding year thereafter, so long as the taxes remain unpaid.

5. Bylaw No. 14-725 is hereby repealed.

6. That this bylaw shall take effect on the date of the third and final reading.

Read a first time on this ____ day of _____, 2015.

Read a second time on this _____ day of _____, 2015.

Read a third time and passed on this _____ day of _____, 2015.

REEVE

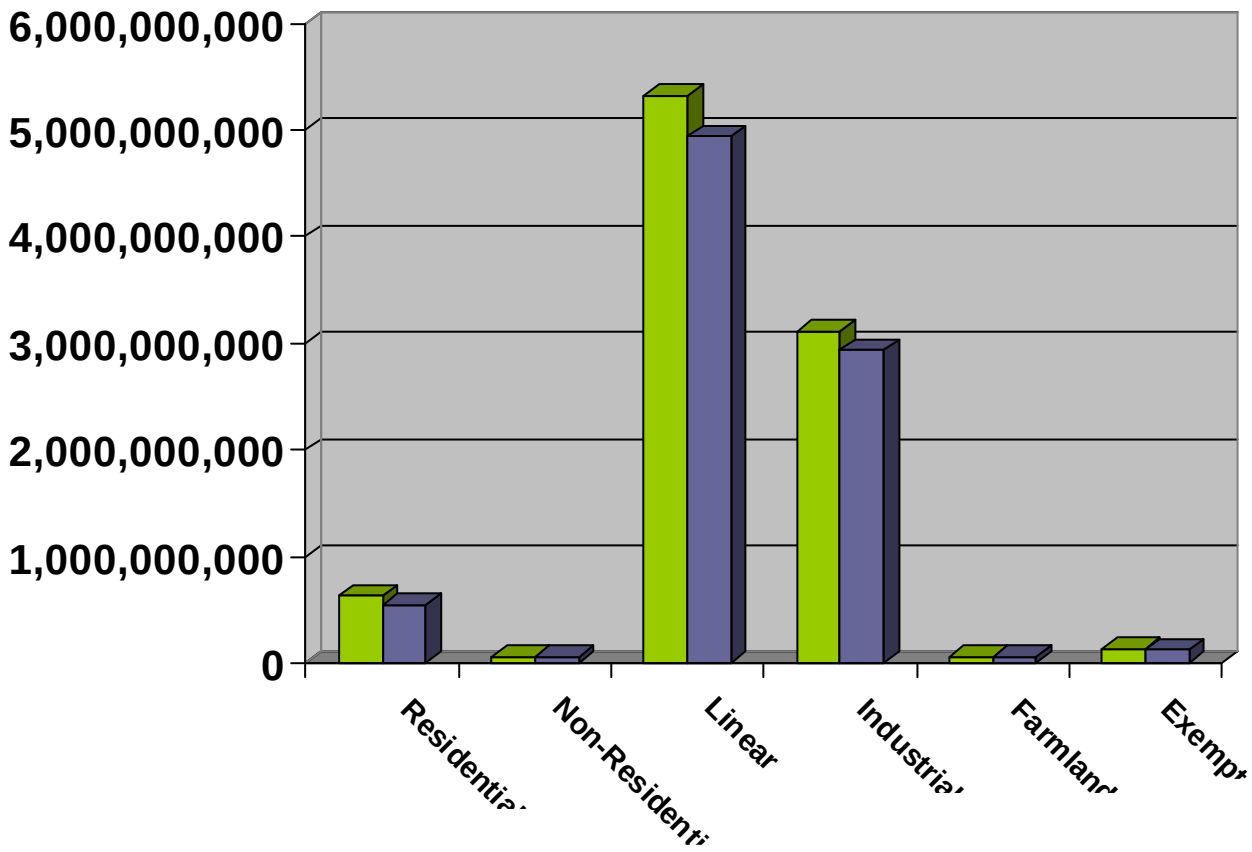
CHIEF ADMINISTRATIVE OFFICER

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

MD of Greenview 2014 Assessment Year Comparison

	2014 Land	Impr	Total	2013 Land	Impr	Total	Difference $	Difference %
Residential	193,807,570	435,614,220	629,421,790	159,585,240	380,745,500	540,330,740	89,091,050	16%
Non-Residential	21,402,740	41,894,170	63,296,910	18,504,730	39,214,120	57,718,850	5,578,060	10%
Linear	0	5,326,230,240	5,326,230,240	0	4,938,877,800	4,938,877,800	387,352,440	8%
Industrial	0	3,109,451,200	3,109,451,200	0	2,936,202,950	2,936,202,950	173,248,250	6%
Farmland	55,772,260	0	55,772,260	55,843,470	0	55,843,470	-71,210	0%
Exempt	32,767,490	98,521,850	131,289,340	28,847,920	96,896,300	125,744,220	5,545,120	4%
Taxable Total	270,982,570	8,913,189,830	9,184,172,400	233,933,440	8,295,040,370	8,528,973,810	655,198,590	8%
Grand Total	303,750,060	9,011,711,680	9,315,461,740	262,781,360	8,391,936,670	8,654,718,030	660,743,710	8%

Assessment Class Totals



02-Mar-2015

Assessment Growth

Assessment Year: 2014

Assessment	Tax Status	Grand Totals - Previous (2013)	New (2014)	Growth	Inflation	
100	T	309,856,840	366,500,000	16,726,700	39,916,460	12.9%
104	T	942,050	1,032,150	-10	90,110	9.6%
110	T	203,487,770	232,838,190	1,493,840	27,856,580	13.7%
115	T	23,194,770	26,122,800	-886,210	3,814,240	16.4%
130	T	1,150	1,210	0	60	5.2%
200	T	35,541,140	39,292,460	2,430,560	1,320,760	3.7%
215	T	3,892,140	4,358,110	102,970	363,000	9.3%
230	T	104,770	116,490	9,420	2,300	2.2%
300	T	51,491,800	51,454,870	-20,460	-16,470	0.0%
310	E	42,521,320	44,112,390	1,152,540	438,530	1.0%
340	T	3,549,540	3,515,260	-34,280	0	0.0%
400	E	160,570	394,150	230,600	2,980	1.9%
405	E	5,179,060	5,397,640	-81,800	300,380	5.8%
410	E	7,568,360	8,014,400	1,470	444,570	5.9%
411	E	3,756,060	4,238,920	27,750	455,110	12.1%
412	E	1,501,930	1,665,980	59,020	105,030	7.0%
413	E	615,770	677,100	22,330	39,000	6.3%
414	E	8,090	8,820	0	730	9.0%
415	E	2,414,050	2,514,570	0	100,520	4.2%
420	E	3,702,210	3,672,960	-26,440	-2,810	-0.1%
430	E	8,728,050	10,249,590	-4,040	1,525,580	17.5%
450	E	284,270	301,050	0	16,780	5.9%
460	E	4,532,060	4,624,030	-28,450	120,420	2.7%
462	E	297,130	326,520	0	29,390	9.9%
470	E	8,768,520	8,898,940	17,500	112,920	1.3%
480	E	5,418,140	6,160,760	118,870	623,750	11.5%
490	E	37,700	89,540	49,000	2,840	7.5%
500	T	13,660,010	13,660,010	0	0	0.0%
510	T	143,994,200	146,028,450	2,034,250	0	0.0%
520	T	4,680,315,720	5,070,808,880	390,493,160	0	0.0%
530	T	100,907,870	95,732,900	-5,174,970	0	0.0%
600	G	802,130	802,130	0	0	0.0%
610	X	933,760	977,260	0	43,500	4.7%
640	G	1,838,480	1,908,050	28,530	41,040	2.2%
645	G	1,914,400	1,950,180	20	35,760	1.9%
660	G	97,900	119,900	13,480	8,520	8.7%
700	T	2,457,539,520	2,585,892,630	168,067,230	-39,714,120	-1.6%
710	T	478,663,430	523,558,570	45,132,920	-237,780	0.0%
720	T	3,582,100	4,148,050	292,420	273,530	7.6%
730	T	2,240,840	2,534,540	97,620	196,080	8.8%
740	T	5,311,630	5,518,660	9,390	197,640	3.7%
800	T	5,029,870	5,234,350	0	204,480	4.1%
810	T	79,980	80,930	0	950	1.2%
900	E	30,250,930	29,941,980	-385,490	76,540	0.3%
	Total:	8,654,718,030	9,315,476,370	621,969,440	38,788,900	0.4 %

Asessment Class	Assessment Type	Status	2013 Assessment	New 2014 Assessment	Growth	Inflation	Percent
100	Res Impr/Site	T	309,856,840	366,500,000	16,726,700	39,916,460	12.9%
104	Res Nil Rap	T	942,050	1,032,150	-10	90,110	9.6%
110	Farm Res Impr/Site	T	203,487,770	232,838,190	1,493,840	27,856,580	13.7%
115	Vacant Res	T	23,194,770	26,122,800	-886,210	3,814,240	16.4%
130	Res Municipal Leased	T	1,150	1,210	0	60	5.2%
200	Comm Impr/Site	T	35,541,140	39,292,460	2,430,560	1,320,760	3.7%
215	Vacant Comm	T	3,892,140	4,358,110	102,970	363,000	9.3%
230	Comm Municipal Leased	T	104,770	116,490	9,420	2,300	2.2%
300	Farmland	T	51,491,800	51,454,870	-20,460	-16,470	0.0%
310	Farm Bldg Exempt	E	42,521,320	44,112,390	1,152,540	438,530	1.0%
340	Grazing Lease Masters	T	3,549,540	3,515,260	-34,280	0	0.0%
400	Misc Exempt	E	160,570	394,150	230,600	2,980	1.9%
405	Non Profit Exempt by Council	E	5,179,060	5,397,640	-81,800	300,380	5.8%
410	MD Owned Exempt	E	7,568,360	8,014,400	1,470	444,570	5.9%
411	Municipal Reserve/Utility Exempt	E	3,756,060	4,238,920	27,750	455,110	12.1%
412	Other Municipal Exempt	E	1,501,930	1,665,980	59,020	105,030	7.0%
413	Airport Exempt	E	615,770	677,100	22,330	39,000	6.3%
414	University/Colleges Exempt	E	8,090	8,820	0	730	9.0%
415	Community Halls Exempt	E	2,414,050	2,514,570	0	100,520	4.2%
420	Grazing Lease Details	E	3,702,210	3,672,960	-26,440	-2,810	-0.1%
430	Vac Crown Land Exempt	E	8,728,050	10,249,590	-4,040	1,525,580	17.5%
450	Tax Recovery Residential Exempt	E	284,270	301,050	0	16,780	5.9%
460	Religious Exempt	E	4,532,060	4,624,030	-28,450	120,420	2.7%
462	Cemetary Exempt	E	297,130	326,520	0	29,390	9.9%
470	School Exempt	E	8,768,520	8,898,940	17,500	112,920	1.3%
480	Provincial Government Exempt	E	5,418,140	6,160,760	118,870	623,750	11.5%
490	Federal Government Exempt	E	37,700	89,540	49,000	2,840	7.5%
500	CPA - Phone	T	13,660,010	13,660,010	0	0	0.0%
510	CPA - Power	T	143,994,200	146,028,450	2,034,250	0	0.0%
520	CPA - Pipe/Wells	T	4,680,315,720	5,070,808,880	390,493,160	0	0.0%
530	Live Electric Power	T	100,907,870	95,732,900	-5,174,970	0	0.0%
600	Provincial Grazing Reserves	G	802,130	802,130	0	0	0.0%
610	Seniors Municipal Levy Only	X	933,760	977,260	0	43,500	4.7%
640	Provincial Non Residential	G	1,838,480	1,908,050	28,530	41,040	2.2%
645	Provincial Residential	G	1,914,400	1,950,180	20	35,760	1.9%
660	Federal Non Residential	G	97,900	119,900	13,480	8,520	8.7%
700	Industrial Machinery & Equipment	T	2,457,539,520	2,585,892,630	168,067,230	-39,714,120	-1.6%
710	Industrial Bldg (Processing/Manufacturing	T	478,663,430	523,558,570	45,132,920	-237,780	0.0%
720	Industrial Land (Processing/Manufacturing	T	3,582,100	4,148,050	292,420	273,530	7.6%
730	Vacant Industrial	T	2,240,840	2,534,540	97,620	196,080	8.8%
740	Industrial Impr/Site	T	5,311,630	5,518,660	9,390	197,640	3.7%
800	Railway Right of Way	T	5,029,870	5,234,350	0	204,480	4.1%
810	Railway Spurlines	T	79,980	80,930	0	950	1.2%
900	Rural Residential Exempt	E	30,250,930	29,941,980	-385,490	76,540	0.3%
Total:			**8,654,718,030**	**9,315,476,370**	**621,969,440**	**38,788,900**	**0 .4 %**

Municipality	Capital Funding				Operating Funding	Total
	Initial MSI Capital Component	BMTG Component	MSI Capital (March 2015)	Sub-Total		
WHITE SANDS	$112,306	$11,033	$28,498	$151,837	$9,139	$160,976
YELLOWSTONE	$84,912	$12,366	$14,734	$112,012	$8,531	$120,543
Municipal Districts and Counties						
ACADIA NO. 34, M.D. OF	$325,211	$153,223	$103,913	$582,347	$42,371	$624,718
ATHABASCA COUNTY	$2,352,317	$786,632	$1,068,581	$4,207,530	$181,252	$4,388,782
BARRHEAD NO. 11, COUNTY OF	$1,533,976	$531,226	$671,491	$2,736,693	$184,518	$2,921,211
BEAVER COUNTY	$1,864,268	$598,558	$830,768	$3,293,594	$218,250	$3,511,844
BIG LAKES, M.D. OF	$1,839,708	$375,146	$809,417	$3,024,271	$111,456	$3,135,727
BIGHORN NO. 8, M.D. OF	$671,611	$77,840	$257,165	$1,006,616	$36,766	$1,043,382
BIRCH HILLS COUNTY	$744,968	$413,293	$300,763	$1,459,024	$91,923	$1,550,947
BONNYVILLE NO. 87, M.D. OF	$3,868,035	$547,842	$1,956,011	$6,371,888	$162,286	$6,534,174
BRAZEAU COUNTY	$2,847,487	$289,858	$1,329,587	$4,466,932	$122,210	$4,589,142
CAMROSE COUNTY	$2,488,972	$699,914	$1,067,509	$4,256,395	$223,084	$4,479,479
CARDSTON COUNTY	$1,093,513	$405,446	$471,233	$1,970,192	$138,713	$2,108,905
CLEAR HILLS COUNTY	$1,378,421	$419,003	$615,023	$2,412,447	$144,711	$2,557,158
CLEARWATER COUNTY	$4,986,255	$580,023	$2,327,476	$7,893,754	$206,197	$8,099,951
CYPRESS COUNTY	$4,273,187	$661,319	$1,949,856	$6,884,362	$178,196	$7,062,558
FAIRVIEW NO. 136, M.D. OF	$641,431	$284,676	$257,165	$1,183,272	$77,870	$1,261,142
FLAGSTAFF COUNTY	$1,753,151	$640,781	$780,766	$3,174,698	$184,574	$3,359,272
FOOTHILLS NO. 31, M.D. OF	$6,383,646	$609,160	$2,978,206	$9,971,012	$261,071	$10,232,083
FORTY MILE NO. 8, COUNTY OF	$1,500,297	$999,088	$656,412	$3,155,797	$180,380	$3,336,177
GRANDE PRAIRIE NO. 1, COUNTY OF	$6,356,023	$1,020,976	$3,049,915	$10,426,914	$259,987	$10,686,901
GREENVIEW NO. 16, M.D. OF	$4,787,855	$508,138	$2,298,338	$7,594,331	$198,406	$7,792,737
KNEEHILL COUNTY	$2,388,249	$539,220	$1,084,621	$4,012,090	$104,177	$4,116,267
LAC LA BICHE COUNTY	$3,104,521	$549,203	$1,429,121	$5,082,845	$132,304	$5,215,149
LACOMBE COUNTY	$3,688,386	$523,566	$1,679,161	$5,891,113	$155,232	$6,046,345
LAC STE. ANNE COUNTY	$2,512,602	$689,580	$1,138,520	$4,340,702	$109,060	$4,449,762
LAMONT COUNTY	$1,455,671	$500,192	$644,931	$2,600,794	$166,978	$2,767,772
LEDUC COUNTY	$5,569,569	$528,974	$2,605,443	$8,703,986	$263,234	$8,967,220
LESSER SLAVE RIVER NO. 124, M.D. OF	$1,345,487	$226,804	$585,393	$2,157,684	$63,228	$2,220,912
LETHBRIDGE COUNTY	$2,496,267	$613,181	$1,127,497	$4,236,945	$108,418	$4,345,363
MINBURN NO. 27, COUNTY OF	$1,336,595	$532,480	$587,877	$2,456,952	$158,061	$2,615,013
MOUNTAIN VIEW COUNTY	$4,194,310	$520,723	$1,933,640	$6,648,673	$175,099	$6,823,772
NEWELL, COUNTY OF	$3,694,617	$520,583	$1,664,134	$5,879,334	$196,784	$6,076,118
NORTHERN LIGHTS, COUNTY OF	$1,580,473	$468,628	$692,832	$2,741,933	$117,940	$2,859,873
NORTHERN SUNRISE COUNTY	$1,739,054	$292,348	$803,592	$2,834,994	$78,683	$2,913,677
OPPORTUNITY NO. 17, M.D. OF	$2,227,817	$348,893	$1,045,209	$3,621,919	$97,877	$3,719,796
PAINTEARTH NO. 18, COUNTY OF	$1,237,534	$365,076	$540,618	$2,143,228	$140,168	$2,283,396
PARKLAND COUNTY	$7,547,068	$750,776	$3,499,094	$11,796,938	$306,758	$12,103,696
PEACE NO. 135, M.D. OF	$521,874	$156,643	$197,687	$876,204	$62,556	$938,760
PINCHER CREEK NO. 9, M.D. OF	$1,116,546	$251,524	$477,800	$1,845,870	$54,238	$1,900,108
PONOKA COUNTY	$2,744,860	$521,702	$1,264,218	$4,530,780	$118,180	$4,648,960
PROVOST NO. 52, M.D. OF	$1,782,191	$470,655	$797,229	$3,050,075	$101,125	$3,151,200
RANCHLAND NO. 66, M.D. OF	$307,182	$66,270	$89,603	$463,055	$22,455	$485,510
RED DEER COUNTY	$5,859,115	$793,863	$2,744,319	$9,397,297	$240,474	$9,637,771
ROCKY VIEW COUNTY	$11,973,823	$1,041,154	$5,593,024	$18,608,001	$480,592	$19,088,593
SADDLE HILLS COUNTY	$1,707,903	$378,443	$784,663	$2,871,009	$77,460	$2,948,469
SMOKY LAKE COUNTY	$1,040,097	$457,250	$442,495	$1,939,842	$116,485	$2,056,327
SMOKY RIVER NO. 130, M.D. OF	$924,303	$757,318	$399,876	$2,081,497	$115,587	$2,197,084
SPIRIT RIVER NO. 133, M.D. OF	$416,623	$168,681	$146,821	$732,125	$50,048	$782,173
ST. PAUL NO. 19, COUNTY OF	$1,871,167	$610,619	$843,836	$3,325,622	$147,468	$3,473,090
STARLAND COUNTY	$1,100,545	$420,832	$473,595	$1,994,972	$121,174	$2,116,146
STETTLER NO. 6, COUNTY OF	$2,054,499	$625,925	$927,952	$3,608,376	$221,770	$3,830,146
STURGEON COUNTY	$4,891,490	$656,854	$2,282,799	$7,831,143	$202,476	$8,033,619
TABER, M.D. OF	$2,375,091	$647,791	$1,079,370	$4,102,252	$141,099	$4,243,351
THORHILD COUNTY	$1,218,622	$494,189	$482,727	$2,195,538	$158,596	$2,354,134
TWO HILLS NO. 21, COUNTY OF	$1,388,954	$578,597	$565,552	$2,533,103	$184,923	$2,718,026
VERMILION RIVER, COUNTY OF	$2,942,822	$903,137	$1,380,631	$5,226,590	$219,734	$5,446,324
VULCAN COUNTY	$1,795,095	$708,377	$803,026	$3,306,498	$192,828	$3,499,326
WAINWRIGHT NO. 61, M.D. OF	$2,321,827	$458,339	$1,061,700	$3,841,866	$230,208	$4,072,074
WARNER NO. 5, COUNTY OF	$1,277,919	$692,031	$555,253	$2,525,203	$160,755	$2,685,958
WESTLOCK COUNTY	$1,860,024	$751,301	$828,109	$3,439,434	$233,517	$3,672,951
WETASKIWIN NO. 10, COUNTY OF	$3,086,352	$558,370	$1,392,051	$5,036,773	$131,590	$5,168,363
WHEATLAND COUNTY	$3,526,125	$600,582	$1,587,853	$5,714,560	$148,860	$5,863,420
WILLOW CREEK NO. 26, M.D. OF	$1,670,450	$678,575	$741,139	$3,090,164	$194,219	$3,284,383
WOODLANDS COUNTY	$1,775,252	$243,010	$810,964	$2,829,226	$80,105	$2,909,331
YELLOWHEAD COUNTY	$5,712,888	$683,657	$2,707,087	$9,103,632	$234,731	$9,338,363
I.D. NO. 04 (WATERTON)	$196,435	$10,933	$43,023	$250,391	$16,859	$267,250
I.D. NO. 09 (BANFF)	$511,391	$70,500	$197,740	$779,631	$30,474	$810,105

Request for Decision

SUBJECT:	**Recycle Ranger Purchase**			
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION		
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:
DEPARTMENT:	Infrastructure & Planning/Environmental Services	GM:		PRESENTER: GG
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:
STRATEGIC PLAN:				FINANCIAL REVIEW:

RELEVANT LEGISLATION:

Provincial (cite) – none

Council Bylaw / Policy (cite) – none

RECOMMENDED ACTION:

MOTION: That Council agree to purchase a Recycle Ranger in partnership with The Town of Valleyview based on equal funding from each respective partner to a maximum of $12,500.00 excluding GST with funding to come from the 2015 Infrastructure & Planning Capital Budget.

MOTION: That Council reallocate $12,500.00 from the 2015 Contingency Budget to the 2015 Infrastructure & Planning Capital Budget.

BACKGROUND / PROPOSAL:

Greenview Regional Waste Commission members discussed at their December 15, 2014 meeting that a recycle trailer would be beneficial to purchase for the use at outdoor functions held throughout Greenview and The Town of Valleyview. A unit of this nature does not exist within the waste commission area. This unit can be easily hauled to functions for rental or for needs throughout Greenview and The Town of Valleyview with a 2 5/16" ball or a choice could be made as these units are custom built. This unit has eight bins with bear proof doors, interchangeable decal plates for advertising, backup alarm, spare tire, parking blocks, electric brakes, powder paint, and integrated design to achieve the lowest loading height as per the attached information sheet.

This Recycle Ranger would be kept while not being used at the Valleyview Recycle Center for a central location. The Town of Valleyview would be in charge of emptying the ranger after the use at the recycle center. If this was a rental to other businesses throughout the community or Greenview ratepayers it would have to be discussed if there would be a rental fee, free for use and whom would be in charge to maintain the ranger on a regular basis.

The Town of Valleyview has taken the request to their Council and received Resolution to proceed with an agreement between Town of Valleyview and Greenview, making a cost share of 50/50 totalling $12,033.00 per

partner. Fox Creek was also given the opportunity to be included in the cost share, although their Council has made the decision not to proceed with the cost share between The Town of Valleyview and Greenview.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could deny the opportunity and accept as information.

Benefits – This would be a transportable collection and transfer of waste, recyclables, and organics promoting healthy environment and recycling.

Disadvantages – There are no perceived disadvantages.

COSTS / SOURCE OF FUNDING:

Source of funding would come from 2015 Infrastructure & Planning Capital Budget.

ATTACHMENT(S):
Background mentions an attached quote.

Request for Decision

SUBJECT:	**New 2015 Tractor with Loader.**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 10, 2015	ACAO:	DM	MANAGER:	GM /QB
DEPARTMENT:	Infrastructure & Planning/Operations	GM:		PRESENTER:	GM /QB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control

RECOMMENDED ACTION:

MOTION: That Council approve the tender submitted by Martin Deerline, Edmonton, Alberta in the amount of $158,447.75 for purchase of one new 2015 John Deer Tractor with Loader, with funds to come from the 2015 Operations Capital Budget.

BACKGROUND / PROPOSAL:

The 2015 John Deer Tractor with Loader will be replacing an existing unit T8. A Request for Tender for this piece of equipment was posted to the Alberta Purchasing Connection with three tenders received. The tenders received were ranked on a weighted matrix to determine the best option available to Greenview. The supplier has estimated a delivery date of 120 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could choose to approve the tender as presented or refuse and retender.

Benefits – With the purchase of a new tractor, mechanical issues may be minimized as well the equipment may enhance the operations of the rental equipment program and possibly be utilized by the Greenview's roadside mowing crew.

Disadvantages - Retendering would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Capital Budget, with $172,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing.
- Comparison Matrix

Municipal District of Greenview No. 16
2015 Tractor and Loader Tender Comparison Matrix

	Martin Deereline Edmonton	Prairie Coast Equipment Grande Prairie	Prairie Coast Equipment Grande Prairie			
Price	95	85	100			
Specifications	100	90	60			
Operational Suitability	100	95	80			
Dealer Relationship	100	95	95			
Delivery	100	100	100			
Warranty	100	90	90			
Parts Availability	100	100	100			
Total Score	99%	93%	89%			

Municipal District of Greenview No. 16
2015 Tractor and Loader Request for Tender Result

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*				
Prairie Coast Equipment.	John Deere	Ops/Agric	$157,300.00	**Used**			
Prairie Coast Equipment	John Deere	Ops/Agric	$174,500.00	**New**			
Martin Deerline	John Deere	Ops/Agric	$158,447.75	**New**			

*Prices do not include G.S.T.

Request for Decision

SUBJECT:	**Heavy Disc Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new 2015 Wishek 842 N Heavy Disc in the amount of $45,800.00 from Flaman's Sales in Grande Prairie, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

The Request for Price Quotes for this equipment was sent to vendors with 5 price quotes received. The price quotes received were ranked on a weighted matrix to determine the best option available to Greenview. The supplier has estimated a delivery date of 14 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the price quotes as presented or refuse and request new price quotes.

Benefits – Greenview will have an additional heavy disc for use by residents based out of the Valleyview equipment yard, as well as one located at the Grovedale equipment yard.

Disadvantages - Requesting new price quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget with $45,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing
- 2015 Comparison Matrix

Municipal District of Greenview No. 16
2015 Heavy Disc Tender Comparison Matrix

	Flaman Sales Grande Prairie Wishek 842N	Rocky Mtn. Equip. Grande Prairie Kello-Bilt 325	Rocky Mtn. Equip. Grande Prairie Kello-Bilt 400	Martin Deereline Falher Kello-Bilt 275	Dave Ross Equip. Spirit River Versatile SD 650
Price	70	80	60	90	100
Specifications	100	90	95	80	70
Operational Suitability	100	100	100	90	80
Dealer Relationship	100	80	80	60	50
Delivery	95	80	80	75	50
Warranty	50	50	50	50	50
Parts Availability	90	80	80	70	50
Total Score	86%	80%	77%	73%	64%

Municipal District of Greenview No. 16
2015 Heavy Disc Request for Price Quote Results

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*				
Flaman's Sales Grande prairie	Wishek 842N	Rental Equipment	$45,800.00				
Rocky Mtn. Equip. Grande Prairie	Kello-Bilt 400	Rental Equipment	$55,000.00				
Rocky Mtn. Equip. Grande Prairie	Kello-Bilt 325	Rental Equipment	$40,987.00				
Dave Ross Equip. Spirit River	Versatile SD 650	Rental Equipment	$35,350.00				
Martin Deereline Falher	Degelmann LR7634 34 ft	Rental Equipment	$32,950.00				

*Prices do not include G.S.T.

Request for Decision

SUBJECT:	**Land Roller Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new 2015 Riteway F332 Landroller from Flaman's Sales in Grande Prairie in the amount of $38,300.00, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

The Request for Price Quotes for this equipment was sent to vendors, with 6 price quotes received. The price quotes received were ranked on a weighted matrix to determine the best option available to Greenview. The supplier has estimated a delivery date of 8 weeks from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the price quotes as presented or refuse and request new price quotes.

Benefits – Greenview will have an additional land roller for use by residents located at the Grovedale equipment yard as well as one located at the Valleyview equipment yard.

Disadvantages - Requesting new price quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget with $40,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing
- 2015 Comparison Matrix

Municipal District of Greenview No. 16
2015 Land Roller Tender Comparison Matrix

	Flaman Sales Grande Prairie	Rocky Mtn. Equip. Grande Prairie	Martin Deereline Falher 34 ft	Dave Ross Equip. Spirit River	Martin Deereline Falher 20 ft	Martin Deereline Falher 51 ft
Price	70	50	90	80	100	60
Specifications	100	100	75	95	40	50
Operational Suitability	100	100	85	50	40	45
Dealer Relationship	95	80	60	50	60	60
Delivery	70	70	20	50	20	20
Warranty	50	50	50	50	50	50
Parts Availability	80	80	70	70	70	70
Total Score	81%	75%	64%	62%	54%	50%

Municipal District of Greenview No. 16
2015 Land Roller Request for Price Quote Results

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*				
Flaman's Sales Grande prairie	Riteway F332	Rental Equipment	$38,300.00				
Rocky Mtn. Equip. Grande Prairie	Riteway F332	Rental Equipment	$42,550.00				
Martin Deereline Falher	Degelmann LR7634 20 ft	Rental Equipment	$19,500.00				
Dave Ross Equip. Spirit River	Mandako	Rental Equipment	$38,900.00				
Martin Deereline Falher	Degelmann LR7634 34 ft	Rental Equipment	$32,950.00				
Martin Deereline Falher	Degelmann LR7634 20 ft	Rental Equipment	$41,800.00				

*Prices do not include G.S.T.

Request for Decision

SUBJECT:	**3 Pt Hitch Covered Boom Sprayer Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACTING CAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:	DM	PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new 2015 Rogers PTF 100 3Pt Hitch Sprayer from Martin DeereLine Equipment, Edmonton, Alberta in the amount of $14,988.73, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment were sent to vendors, with 1 price quote received. The supplier has estimated a delivery date of 30 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council may approve the quote as presented or refuse and request a new Quote for Prices.

Benefits – This recommendation will facilitate the addition of a new vital piece of equipment that is required for the vegetation management control program. This unit will be equipped with covered booms and will be used for spraying municipal properties in populated areas.

Disadvantages - A new request for quotes may create an impact on the delivery date for Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget with $18,000.00 being the total amount budgeted.

ATTACHMENT(S):

- N/A.

Request for Decision

SUBJECT:	**Post Pounder Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) - Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of two new 2015 Wheatheart Heavy Hitter Post Pounders from Flamans Sales, Grande Prairie, Alberta in the amount of $25,900.00, with funds to come from the 2015 Capital Agriculture Services Budget.

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment were sent to vendors with three price quotes received. The supplier has estimated a delivery date of 7 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the quote as presented or refuse and request new Quote for Prices.

Benefits – Greenview will have two new post pounders to replace unit 3123 and 3124. The post pounder units are heavily utilized pieces of equipment and need to be replaced for safety and risk purposes.

Disadvantages - A new request for quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget with $30,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing
- 2015 Comparison Matrix

Municipal District of Greenview No. 16
2015 Post Pounder Tender Comparison Matrix

	Flaman Sales Grande Prairie	UFA Grande Prairie	Rocky Mtn. Equip. Grande Prairie			
Price	90	100	70			
Specifications	100	100	100			
Operational Suitability	100	100	100			
Dealer Relationship	95	80	80			
Delivery	95	80	70			
Warranty	50	50	50			
Parts Availability	95	75	80			
Total Score	89%	83%	78%			

Municipal District of Greenview No. 16
2015 Post Pounder Request for Price Quote Results

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*				
Flaman's Sales Grande prairie	Wheatheart Heavy Hitter	Rental Equipment	$12,950.00				
Rocky Mtn. Equip. Grande Prairie	Wheatheart	Rental Equipment	$17,492.00				
UFA Grande Prairie	Wheatheart	Rental Equipment	$12,275.00				

*Prices do not include G.S.T.

Request for Decision

SUBJECT:	**Quad ATV Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new 2014 Yamaha Grizzly 700 from Redline Power Sports, Grande Prairie, Alberta in the amount of $11,700.00, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment were sent to vendors, with 6 price quotes received (two did not match specifications and one was unsolicited). The supplier has estimated a delivery date of 7 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the quote as presented or refuse and request new Quote for Prices.

Benefits – Greenview will have another vital piece of equipment that is required for the vegetation management control program. This unit will be equipped with a spray unit and will be used for spraying municipal areas and other inaccessible areas.

Disadvantages - A new request for quotes may create an impact on the delivery date for Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget with $12,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing
- 2015 Comparison Matrix

Municipal District of Greenview No. 16
2015 ATV 650 - 800 cc Tender Comparison Matrix

	Redline Powercraft Grande Prairie Yamaha 700	Redline Powercraft Grande Prairie Kawasaki 650 Unsolicited	Stojans Power Sports Grande Prairie Can-Am 650	Stojans Power Sports Grande Prairie Can-Am 800		
Price	95	100	80	75		
Specifications	100	60	100	100		
Operational Suitability	100	70	100	100		
Dealer Relationship	100	100	95	95		
Delivery	100	100	100	100		
Warranty	100	100	100	100		
Parts Availability	100	100	100	100		
Total Score	99%	90%	96%	95%		

Request for Decision

SUBJECT:	**New 2015 Tractor with Loader and 3Pt. Hitch Rough Cut Mower**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 10, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control

RECOMMENDED ACTION:

MOTION: That Council approve the tender submitted by Martin Deereline, Edmonton, Alberta in the amount of $88,132.12 for purchase of one new 2015 John Deere Tractor with Loader and 3Pt. Hitch Rough Cut Mower, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

A Request for Tender for these pieces of equipment was posted to the Alberta Purchasing Connection, with two tenders received. The tenders received were ranked on a weighted matrix to determine the best option available to Greenview. The supplier has estimated a delivery date of 120 days from the time of order.

The recommended equipment was not the lowest bid, however all the requested specifications were not provided by the lowest bidder.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve or deny the recommendation.

Benefits – The new equipment will replace Unit T5 and will be utilized to enhance Greenview's vegetation program.

Disadvantages - Retendering would create an impact on the delivery date.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget, with $83,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing.
- Comparison Matrix

Municipal District of Greenview No. 16
2015 Tractor & Loader & 3Pt. Hitch Rough Cut Mower Tender
Comparison Matrix

	Martin Deereline Edmonton	Rocky Mtn. Equipment Grande Prairie				
Price	95	100				
Specifications	100	33				
Operational Suitability	100	40				
Dealer Relationship	100	90				
Delivery	100	100				
Warranty	100	80				
Parts Availability	100	90				
Total Score	100%	70%				

Municipal District of Greenview No. 16
2015 Tractor and Loader and 3Pt. Hitch Rough Cut Mower
Request for Tender Result

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*				
Martin DeereLine.	John Deere	Ops/Agric	$88,132.12	**New**			
Rocky Mtn. Equipment	Case IH	Ops/Agric	$75,480.00	**New**			

*Prices do not include G.S.T.

Request for Decision

SUBJECT:	**Water Tank Trailer**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the Request for Quote in the amount of $7,819.10 as per the attached 2015 Water Tank Trailer Listing, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment was sent to vendors, with one price quote received. The supplier has estimated a delivery date of 21 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the quote as presented or refuse and request new Quote for Prices.

Benefits – Greenview will have a water tank trailer for residents to use for hauling water to their sprayers. This unit will be based out of the Valleyview equipment yard.

Disadvantages - A new request for quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget, with $9000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing

Municipal District of Greenview No. 16
2015 Water Tank Trailer Request for Price Quote Results

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*				
Fosters covered Wagons Grande Prairie	Rainbow 14 ft Deck Trailer	Rental Equipment	$5085.00				
Zeebest Plastics Edmonton	1000 Gallon Tank	Rental Equipment	$2234.10				
Red Line Power Equipment Grande Prairie	2 inch pump	Rental Equipment	$500.00				

*Prices do not include G.S.T.

Request for Decision

SUBJECT:	**Field Sprayer Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:		PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new 2014 MS Gregson T500 Sprayer from Douglas Lake Equipment in Grande Prairie, in the amount of $22,600.00, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

The Field Sprayer was budgeted for in 2014 as a replacement unit for an existing piece of equipment. The equipment was ordered in May of 2014 but the supplier did not deliver it in 2014. The carryover of the equipment funds was approved by Council at the Feb 10, 2015 meeting as per Council Motion 15.02.071.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the RFD as presented or refuse and request new price quotes.

Benefits – This piece of equipment may be utilized by ratepayers within Greenview.

Disadvantages - Requesting new price quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget with $28,000.00 being the total amount budgeted.

ATTACHMENT(S):

- N/A

Request for Decision

SUBJECT:	**Trailer BBQ Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACTING CAO:	DM	MANAGER:	QFB
DEPARTMENT:	Community Services/Agriculture	GM:	DM	PRESENTER:	QFB
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of a Trailer BBQ by Nortruck Manufacturing and Distributing, Calgary, Alberta in the amount of $42,770.00, with funds to come from the 2015 Agriculture Services Capital Budget.

BACKGROUND / PROPOSAL:

A Request for Quote for this piece of equipment was sent out to three vendors, with two quotes received. The quotes received were ranked on a weighted matrix to determine the best option available to Greenview. The supplier has estimated a delivery date of 28 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – 1. Council may choose to deny the recommendation and approve the second vendors quotation.

Benefits – The new equipment will replace the existing BBQ unit that is not very portable, and will be a part of the rental fleet utilized by ratepayers and community groups.

Disadvantages – By not accepting the recommendation as presented, then the equipment will have a higher cost, and a longer delivery period.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Agriculture Services Capital Budget, with $40,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing.
- Comparison Matrix

Municipal District of Greenview No. 16
2015 Trailer BBQ Request for Quote Result

Unofficial Results – for information only – does not constitute a tender award.

SUPPLIER	Brand Name	Department	Total Price per Unit*	Optional Sound System			
Nortruck Man.& Dist. Calgary	Trailer BBQ	Rentals	$42,770.00	Included in quoted price	**New**		
C.C.'s Welding & Fab. Grande Cache	Trailer BBQ	Rentals	$45,800.00	$2700.00	**New**		

*Prices do not include G.S.T.

Municipal District of Greenview No. 16
2015 Trailer BBQ Quote Comparison Matrix

	Nortruck Man. & Dist. Calgary	CC's Welding & Fab. Grande Cache				
Price	100	90				
Specifications	100	100				
Operational Suitability	100	100				
Dealer Relationship	50	50				
Delivery	100	95				
Warranty	100	100				
Parts Availability	100	100				
Total Score	92%	90%				

Request for Decision

SUBJECT:	**Quad ATV Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACTING CAO:	DM	MANAGER:	AE
DEPARTMENT:	Community Services/Agriculture	GM:	DM	PRESENTER:	AE
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new 2014 Yamaha Grizzly 700, for the amount of $11,700.00 with funds to come from the 2015 Capital Budget (Recreation Capital Equipment).

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment were sent to vendors, with 6 price quotes received (two did not match specifications and one was unsolicited). The supplier has estimated a delivery date of 7 days from the time of order.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the quote as presented or refuse and request new Quote for Prices.

Benefits – Greenview will have another vital piece of equipment that is required for the Recreation Inventory program. This unit will be utilized to allow Recreation staff access to remote or difficult-to-access areas.

Disadvantages - A new request for quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Capital Budget (Recreation Capital Equipment), with $14,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Equipment Pricing and Equipment Matrix

2015 ATV Pricing and Weighted Matrix

Recreation Inventory All-Terrain Vehicle.					
Supplier	**Brand/ Style Name**	**Department**	**Total Price Per Unit**	**Taxes and Levies**	**Currency**
RedLine Powercraft (Grande Prairie)	Yamaha Grizzly 700	Recreation Services	$11,700.00		CND
RedLine Powercraft (Grande Prairie)	Kawasaki Brute Force 650	Recreation Services	$10,350.00		CND
Stojans Power Sports (Grande Prairie)	Can AM 650	Recreation Services	$13,283.44		CND
Stojans Power Sports (Grande Prairie)	Can Am 800	Recreation Services	$14,283.44		CND

** Price Does not include GST Budgeted Cost: $14,000.00

Weighted Matrix				
	Yamaha Grizzly 700	Kawasaki Brute Force 650	Can AM 650	Can Am 800
Price	94%	100%	93%	50%
Specifications	100%	60%	100%	100%
Operational Sustainability	100%	70%	1.00%	1.00%
Dealer Relationship	100%	100%	95.00%	95.00%
Delivery	100%	100%	100.00%	100.00%
Warranty	100%	100%	100.00%	100.00%
Part Availability	100%	100%	100.00%	100.00%
SCORE	**99%**	**90%**	**84%**	**78%**

Request for Decision

SUBJECT:	**Cargo Trailer Purchase**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACTING CAO:	DM	MANAGER:	AE
DEPARTMENT:	Community Services/Agriculture	GM:	DM	PRESENTER:	AE
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new Continental Cargo Trailer, for the amount of $6583.50 with funds to come from the 2015 Capital Budget (Recreation Capital Equipment).

BACKGROUND / PROPOSAL:

Request for Quotes for this equipment were sent to 3 vendors, with 2 price quotes received (One did not supply pricing). The supplier currently has the product in stock and available for pick up out of Grande Prairie.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the quote as presented or refuse and request new Quote for Prices.

Benefits – Greenview will have another vital piece of equipment that is required for the Recreation Inventory program. This unit will be utilized by allowing two ATV's as well as Recreation Services Tools and Equipment to be stored and transported.

Disadvantages - A new request for quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Capital Budget (Recreation Capital Equipment), with $9,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Cargo Trailer Pricing and Weighted Matrix

2015 Cargo Trailer Pricing and Weighted Matrix

14' Cargo Trailer w/ Rear Ramp Door					
Supplier	**Brand Name**	**Department**	**Total Price Per Unit**	**Taxes and Levies**	**Currency**
Wholesale Trailers (Edmonton)		Recreation Services	$8,000.00	$8,420.00	USD
Quapp Equipment - [Charmac] (Grande Prairie)	Continental Cargo	Recreation Services	$6,250.00	$6,583.50	CND
Foster's Covered Wagons	No Response				

** Price Does not include GST Budgeted Cost: $9,000.00

Weighted Matrix			
	Wholesale Trailers (Edmonton)	Quapp Equipment - [Charmac] (Grande Prairie)	Foster's Covered Wagons
Price	89%	100%	
Specifications	88%	88%	
Operational Sustainability	100%	100%	
Dealer Relationship	80%	90%	
Delivery	75%	90%	
Warranty	100%	100%	
Part Availability	100%	100%	
SCORE	**90%**	**95%**	

Request for Decision

SUBJECT:	**2015 Facility Upgrades**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACTING CAO:	DM	MANAGER:	AE
DEPARTMENT:	Community Services/Agriculture	GM:	DM	PRESENTER:	AE
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the 2015 Recreation Facility Upgrades, as per the attached 2015 Existing Facility Upgrades Directory in the amount of $150,000 with funds to come from the 2015 Capital Facility Upgrades Budget.

BACKGROUND / PROPOSAL:

The proposed upgrades meet or exceed the minimum of the Level 1 Outdoor Recreation Facility Design standards, while keeping both lower maintenance, but higher quality in mind to achieve a very high standard of excellence. The Facilities being upgraded are Swan Lake, The Grovedale Fish Pond, Kakwa Campground and the Southview rest stop. Upgrades include an information Kiosk for all four facilities, Appropriate Signage for all four facilities, additional Bear Proof Garbage & Recycling Containers for Southview and Kakwa, additional picnic tables for Kakwa, Floating Docks and gravel pads for the Grovedale fish pond, and a viewing Gazebo for Swan Lake.

Quotes for each component were obtained from multiple vendors in accordance with Greenview's' Expenditure Control Policy No. AD 12.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the upgrades as presented or refuse and request new Quotes for Prices or refuse or request new or different upgrades.

Benefits – Existing Greenview Recreation Facilities with begin to have a more uniform, high quality, professional look and feel to them making them more recognizable and memorable to patrons visiting the facilities.

Disadvantages - A new request for quotes or changes would create an impact on the delivery and date of Greenview's Facility Upgrades.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Recreation Capital Budget with $150,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 Existing Facility Upgrades

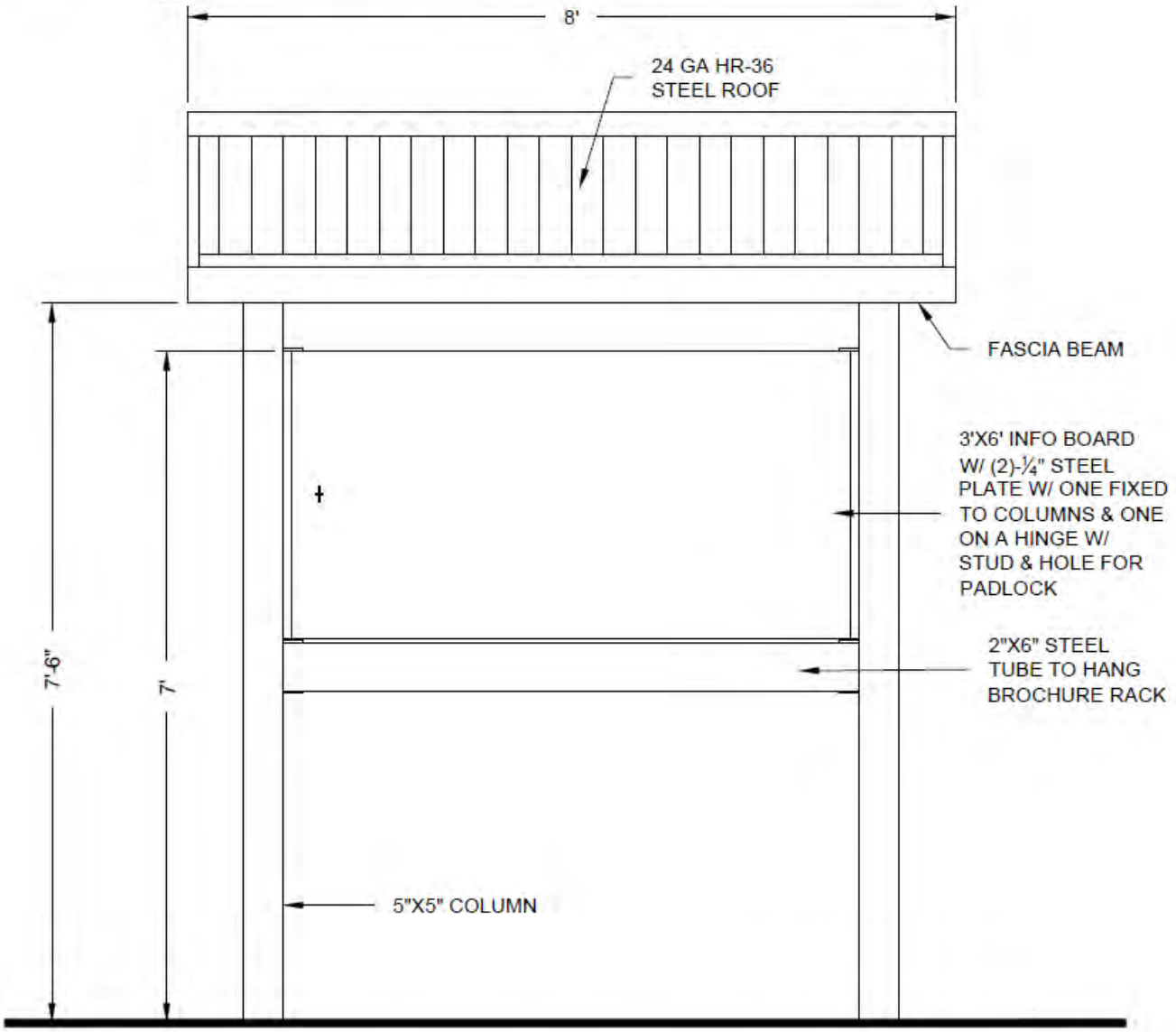
2015 Facility Upgrades

2015 Existing Facility Upgrade Directory					
Item	**Vendor**	**Unit**	**Amount**	**QTY**	**Cost**
Information Kiosk	Park Works -Edmonton	Each	$14,834.60	4	$59,338.40
Viewing Gazebo	Park Works -Edmonton	Lump Sum	$29,231.00	1	$29,231.00
Floating Docks	Ez-Dock - Calgary	Each	$12,812.00	2	$25,624.00
Garbage & Recycle Bins	Haul-All Equipment - Lethbridge	Lump Sum	$11,135.00	1	$11,135.00
Signage	Hi-Sign	Lump Sum	$12,623.00	1	$12,623.00
Picnic Tables	Kammec Mechanical Consultants - Whitecourt	Each	$750.00	9	$6,750.00
Gravel Pads	Internal	Lump Sum	$5,298.60	1	$5,298.60
					$150,000.00

Kiosk

CRS, INC.

NOT FOR CONSTRUCTION

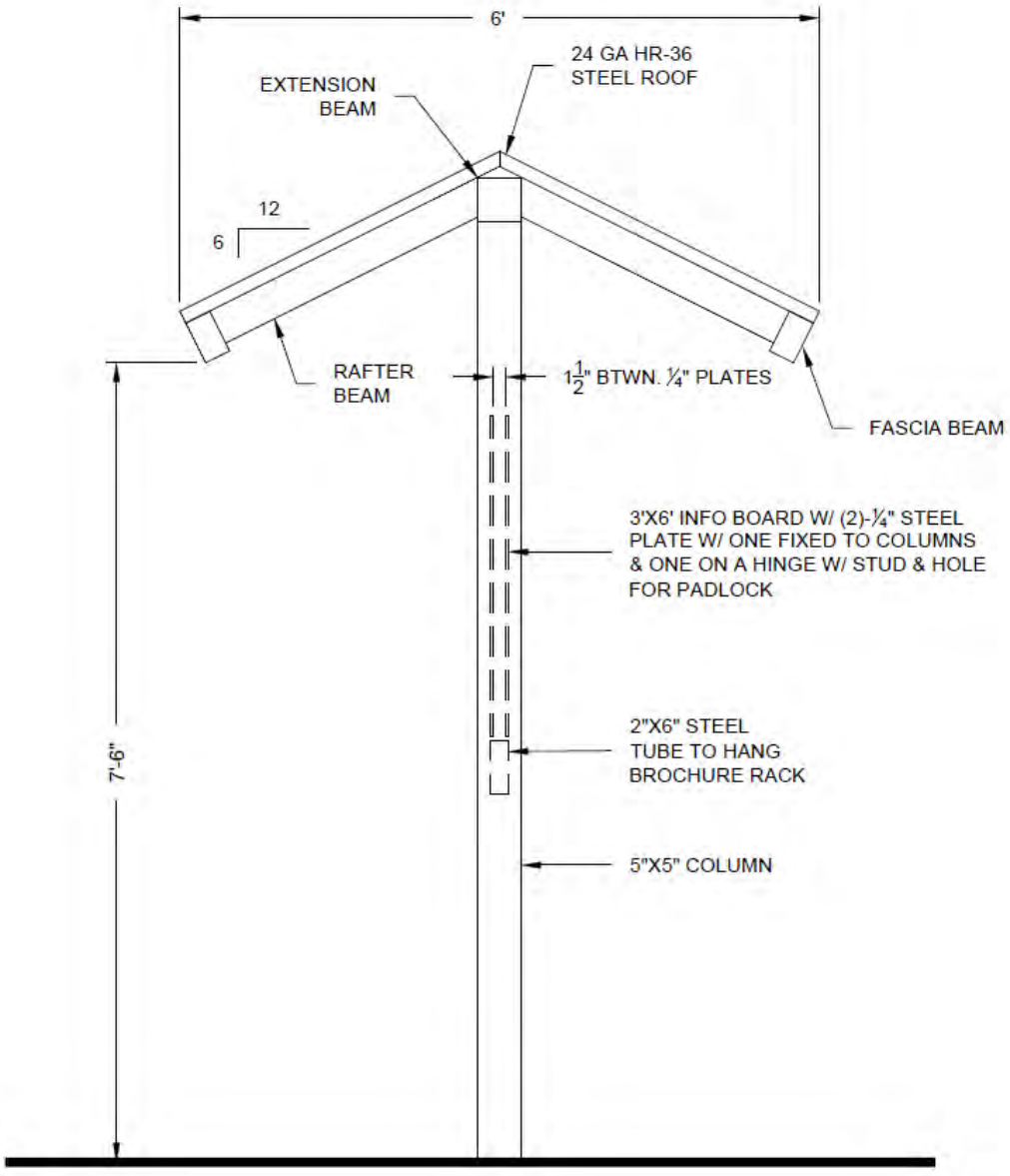


ELEVATION 6'X8' ORLANDO MODEL

NTS

CRS, INC.

NOT FOR CONSTRUCTION



END ELEVATION 6'X8' ORLANDO MODEL
NTS

SPECIFICATIONS

Dimensions:

1. Roof Dimensions 6'-0"x 8'-0"
2. Column Dimensions (center to center) 3'-0" x 6'-5"
3. Eave Height 7'-6"
4. Roof Height @ Ridge ±9'-2"
5. Gable Roof 6:12 pitch
6. Square Feet Under Roof 48

Construction Specifications

1. Columns shall be 5"x 5" steel tube, minimum .120" wall thickness.
2. All beams shall be structural steel tube sized according to engineering.
3. All bolts shall be A-325 or A-307 and hidden at all connections.
4. Roofing shall be pre-cut 24 gauge HR-36 steel roof, pre-finished with ribs running with the slope of the roof.
5. Trim shall be 24 gauge pre-finished to match roofing.
6. Information board shall be (2) ¼" plate 3'x6' w/ one fixed and one on a hinge w/ stud & locked via tubular lock
7. Open or welded "C" channel, "I" beams, "S" or "Z" purlins or angle iron shall not be allowed.

Standard Specifications

w/ ZINC RICH PRIMER & TGIC POWDER COAT PAINT

GENERAL:

1. All structures shall be designed and fabricated to the IBC (or latest edition applicable code) with standard load designs of 20# per S.F. live load, 100 mph minimum wind load and the applicable zone for seismic loads.

2. All members shall be designed according to the "American Institute of Steel Construction" (AISC) specifications and the American Iron and Steel Institute (AISI) specifications for cold-formed members.

3. All fabrication welds shall be in strict accordance with the structural welding code of the American Welding Society (AWS) specifications. All structural welds shall be in compliance with the requirements of "Pre-qualified" welded joints. All welding shall conform to ASTM A-233 series E-70XX electrodes – low hydrogen.
4. *Field welding shall not be required.*

5. When required, after award of bid, the shade structure manufacturer shall submit structural calculations, sealed by a registered engineer in the state in which the structure is to be erected for review and approval by the approving agency.

6. Manufacturer qualifications: All manufacturers shall have a minimum of (20) twenty years experience in the fabrication of tubular steel shade structures. Shade structure and kiosk fabrication shall be the manufacturer's primary business. Manufacturer shall have fabricated similar structures to that which is specified. *All non-specified manufacturers shall submit complete shop drawings indicating type, size & gauge of material used, with detailed connections to the specifying agency or design firm at least 10 days prior to bid opening for review and written pre-approval. All bids submitted without prior approval will be rejected.*

FOOTINGS & COLUMNS:

1. Footings shall be structurally engineered by the structure manufacturer to meet local codes and site conditions. (Sample footing drawings shall be made available to the contractor or owner from the manufacturer).

FRAME MEMBERS AND COMPRESSION RING:

1. All frame members shall be one piece hollow steel shape (HSS) tube with a minimum .120 (1/8") wall thickness, sized according to engineering. All frame members shall be bolted together with bolts totally concealed. Compression rings shall be fabricated from hollow steel shape tube or flat plate steel and shall have all connections concealed from view. All tubing for frame members shall be ASTM 500 grade B. Beam end plates shall be ASTM A36 fy=36,000 psi UNO. Bolts shall be A 325's unless noted otherwise in the structural engineering calculations. *"I" beams, Angle iron, "C", "Z" or "S" purlins or beams, open or closed, shall not be allowed.*

ROOFING:

1. All roofing shall be 24 gauge Zincalume / Galvalume coated steel panels, ICBO #ER-2757. "HR-36" panels shall be 36" wide with 1½" high ribs @ 7.2". All roofing shall be pre-finished with PVF2 (Polyvinylidene Fluoride) Kynar 500 on the top side. All roof panels shall be pre-cut with ribs running with the slope of the roof. Roof fascia trim shall be 1½" "J" channel 24 gauge Zincalume / Galvalume coated pre-finished matching the roof color. Screws & rivets shall match roof color. No exceptions taken for roof type.

PAINT:

1. All frame members shall be media blasted to a white finish removing all rust, scale, oil and grease. Powder coating for all frame members shall be provisionally warranted for (5) five years with zinc rich primer (2.5-3 mils) and TGIC polyester (2.5-3 mils) minimum total 5-6 mils finish. Finish shall be a smooth uniform surface with no pits, runs or sags.

ERECTION:

1. Manufacturer shall supply complete layout and detail plans with installation instructions for the structure. The structure shall be erected in a work-man-like manner with framing, roofing and trim installed according to the manufacturers' installation instructions. Care shall be taken to avoid damaging the structure during installation. Components of the structure shall be covered and kept dry prior to erection.

WARRANTEE:

1. Manufacturer shall warranty the structure to be free from defects in material and workman-ship for a period of (10) ten years from date of acceptance by owner. Warranty does not include damage from theft, fire, vandalism or acts of God. Manufacturer shall repair or replace structure components of like kind at his option, to match existing material and workmanship. Steel roof finish shall be warranted for (30) thirty years under a separate roof manufacturer's warranty. Powder coat paint shall be warranted for (5) five years after acceptance from owner against peeling, flaking and rusting. Warranty does not cover damage caused from shipping, erection of structure, lack of touch-up and maintenance, overspray from lawn sprinklers or vandalism. Bolt threads are not powder coated and therefore are not covered under the powder coat warranty.

NOTE: Engineering specifications take precedence over drawings if differences occur.

Gazebo

M.D. of Greenview No. 16

6-Feb-15

Picture shown may not be exact to the shelter quoted.

Manufactured by Classic Recreation Systems

- 16' Charleston Shelter
- HR-36 roof, 4:12 roof pitch, 7'2" eave
- Standard height, 24 Ga.
- Trim fascia,
- (2) tiers,
- (6) columns, surface mount,
- TGIC poly powder coat with zinc rich primer
- Pile - 3m deep with a 12" dia & 16" X 16" X 6" concrete cap

CHARLESTON

The Charleston is a versatile hexagon design, available in many sizes. These photos show the wide variety of features that may be added.

- Versatile hexagon shape
- Available with cupola or 2nd tier
- Tubular steel columns and frame
- Available in sizes up to 60' clear span
- The Charleston structures shown on these pages are measured through the center of the structure out to out of the columns. The new way of measuring Charleston models is through the center of the structure "point to point" of roof.

Eagle River, AK: This 32' model offers panoramic views of the Chugach Mountains at Town Square Park. Shown with HR-36 roof in Regal Blue.

◀ *Olympic Park, Aurora, CO: This two tier 20' Charleston model features a 6:12 pitch in Parchment 12" o.c. standing seam steel roof w/ tubular steel fascia.*

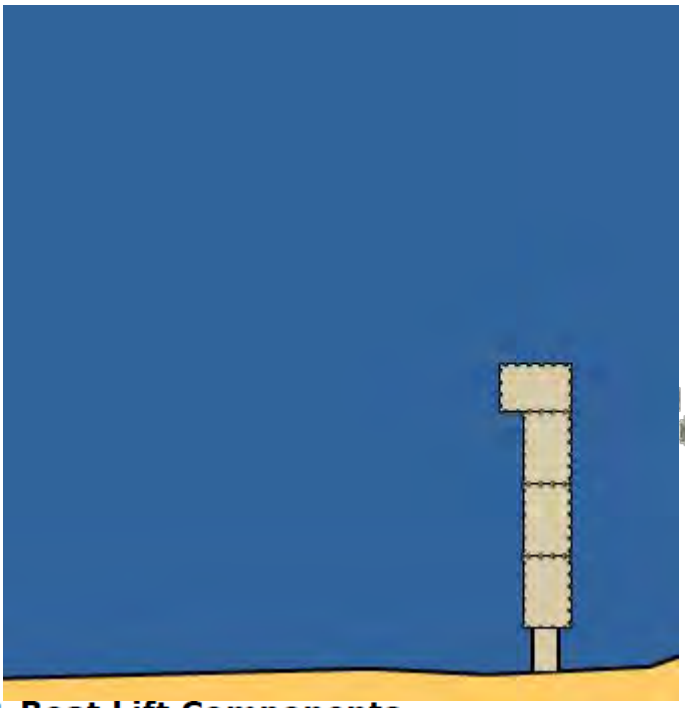
Sierra Verde, Glendale, AZ: With a second tier to facilitate airflow, this 36' model features a 4:12 pitch in Terra Cotta colored HR-36 steel roof.

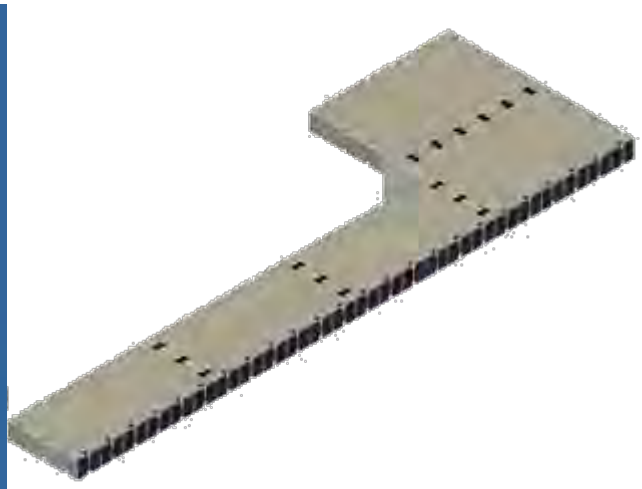
Sweetwater Wetlands, Tucson, AZ: Situated on a promontory at a wildlife viewing area, this 30' model features a 6:12 pitch, Hemlock Green HR-36 roof.

Neighborhood Park, Las Vegas, NV: This 26' model creates a Southwestern style using a tile roof over a 2" x 6" tongue & groove sub-roof.

Chattanooga, TN: A cluster of 16' hexagon shelters provide shade and a gathering place for a downtown neighborhood. Another cluster at the far end of the park is connected in a semicircle for small or large gatherings. Shown with Terra Cotta HR-36 roofs.

Floating Docks





Dock & Boat Lift Components

	204010	40'' X 10' DOCK SECTION
4	206010	60" X 10' DOCK SECTION
	208010	80" X 10' DOCK SECTION
9	301100	COUPLER SET W/ COMP (MULTIPLES OF 50)
1	300501	PE CORNER GUSSET W/ COMP PROD
	300970AL	KIT, PE BENCH KIT WITH ARMS AND HARDWARE ALUM
2	900005	DRIVE TOOL 15/16" SOCKET ADAPTER FOR COMPOSITE PR(
0.5	9000010SS	IN-WATER COUPLER INSTALLATION TOOL - STAINLESS STE
	300180	DOCK BUMPER KIT
4	300100	8” NYLON TIE UP CLEATS
	300260	MOLDED POLYETHYLENE 5 STEP SWIM LADDER
	1058	Swim ladder, 5 step alum w/removable ladder
	206013PW	EZ PORT 3 - 58" X 151" PWC DOCK
	206036PW	EZ PORT MAX 2i INTEGRATED PWC PORT
	208110	SUPPLEMENTAL FLOAT POD 200LBS

Gangway Components

1	36-12nr	12 Foot Alumimun Gangway 36 " wide No Rail
0	1087	Weld tab brkt 2 pocket galv. hd for 3' ramps
1	1048	Abutment brkt, galv for 3' & 4' ramps
	1044	Weld tab brkt 4 pocket w/2-18" pins galv hd for 3',4' & 5' ra

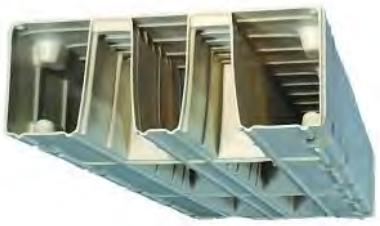
Anchoring Components

2	100740	KIT SMALL DEADWEIGHT BRKT FOR 3/8" CHAIN
70	Chain	Chain 5/16 HD Galv Sh 30 per ft
0	1034	Shore stake, driven 1" X 3'

DOCK SECTIONS

EZ Dock polyethylene dock sections offer unmatched performance when it comes to modular docking solutions. Our revolutionary design is durable, slip-resistant and low maintenance to help ensure your time on the water is well spent.

Constructed with extra-heavy and extra-thick walls for optimal strength, the unique pylon (chamber) design allows the dock sections to remain stable while adapting easily to changing water levels, even under rough water conditions.



Available in multiple shapes and sizes, EZ Dock sections can be configured for anything from simple private residences to complex marinas and platforms. Want to change your design? EZ Dock sections can be reconfigured or expanded at any time, simply and easily.

Need inspiration? Take a look at our Dock Section packages for pre-configured designs. Or try out our EZ Designer tool to create a custom design.

Signage

Example of Kiosk Signage

Example of Road Signage and Directional Signage

Example of Onsite General Marker Signage.

Request for Decision

SUBJECT:	**High Accuracy Survey-GPS Equipment**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACTING CAO:	DM	MANAGER:	AE
DEPARTMENT:	Community Services/Agriculture	GM:	DM	PRESENTER:	AE
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A.

Council Bylaw / Policy (cite) – Policy No. AD 12 Expenditure Control.

RECOMMENDED ACTION:

MOTION: That Council approve the purchase of one new APS-3 L1/L@ GPS+GLONASS RTK rover and base station From Altus Positioning Systems Calgary, for the amount of $24,377.68 (USD) with funds to come from the 2015 Recreation Capital Budget.

BACKGROUND / PROPOSAL:

Greenview will have another vital piece of equipment that is required for the Recreation Enhancement and Inventory program. This unit will allow Recreation Services to gather vital and highly accurate site data such as elevation grids which will increase efficiency of the Site Design Process as well as reduce the cost to Greenview to hire consultants to collect the data instead. The Equipment will also increase the efficiency and accuracy of site layout for construction. Request for Quotes for this equipment were sent to 3 vendors, with 2 price quotes received for High Accuracy Equipment. The supplier currently has the product in stock and available for Delivery.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could approve the quote as presented or refuse and request new Quote for Prices.

Benefits – Approval of purchase allows Administration to continue with Greenview's Recreation Inventory & Enhancement Programs efficiently.

Disadvantages - A new request for quotes would create an impact on the delivery date and Greenview's operational service.

COSTS / SOURCE OF FUNDING:

Funds to come from the 2015 Recreation Capital Budget with $38,000.00 being the total amount budgeted.

ATTACHMENT(S):

- 2015 High Accuracy GPS-Survey Equipment Pricing and Weighted Matrix.

2015 High Accuracy GPS-Survey Equipment Pricing and Weighted Matrix

High Accuracy GPS with Base Package (Survey Grade)					
Supplier	**Brand/StyleName**	**Department**	**Total Price Per Unit**	**Taxes and Levies**	**Currency**
Altus Positioning Systems (Calgary)	APS-3-L1/L2 GPS+GLONASS RTK	Recreation Services	$23,168.31		USD
Cansel Survey Equipment (Edmonton					CND
Spatial Technologies (Edmonton)					

** Price Does not include GST Budgeted Cost: $38,000.00

Weighted Matrix			
	Altus Positioning Systems (Calgary)	Cansel Survey Equipment (Edmonton	Spatial Technologies (Edmonton)
Price	100%	#DIV/0!	
Specifications	100%	0%	
Operational Sustainability	100%	100%	
Dealer Relationship	90%	90%	
Delivery	100%		
Warranty	80%		
Part Availability	80%	100%	
SCORE	**93%**	**#DIV/0!**	

Medium Accuracy GPS m level					
Supplier	**Brand/StyleName**	**Department**	**Total Price Per Unit**	**Taxes and Levies**	**Currency**
Altus Positioning Systems (Calgary)	APS - NR2	Recreation Services	$8,820.00		USD
Cansel Survey Equipment (Edmonton	Trimble GNSS Reciever	Recreation Services	$3,723.25		CND
None					

** Price Does not include GST Budgeted Cost: $38,000.00

Weighted Matrix			
	Altus Positioning Systems (Calgary)	Cansel Survey Equipment (Edmonton	None
Price	71%	100%	
Specifications	91%	93%	
Operational Sustainability	100%	100%	
Dealer Relationship	90%	90%	
Delivery	100%	100%	
Warranty	80%	80%	
Part Availability	80%	100%	
SCORE	**87%**	**95%**	

Cansel is a North American Industry Giant with a Head office in Vancouver and locations throughout Canada and the United States. Independent industry reviews show Cansel has better support and can typically provide a better product. However in this case the final quote for a High Accuracy System is more than the budget amount.

Altus Positioning Systems is quoted out of Calgary however the Head office is in Torrance California and Manufactured out of Belgum. Altus has a lower cost and can provide product which meets the desired specifications. However the two do not appear to be in the same category.

Request for Decision

SUBJECT:	**Nitehawk Funding Request**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 10, 2015	CAO:	MH	MANAGER:	
DEPARTMENT:	Community Services	GM:	DM	PRESENTER:	DM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council lift off the floor MOTION: 15.02.101, a motion to approve a four year funding commitment to the Grande Prairie Ski Club for the Nitehawk Recreation Area.

(Motion 15.02.101) That Council approve a four year funding commitment to the Grande Prairie Ski Club for the Nitehawk Recreation Area in the amount of $455,000.00 for 2015, $332,882.00 for 2016, $368,382.00 for 2017 and $268,382.00 for 2018, with 2015 funds to come from the 2015 Community Services Recreation Facilities Budget, contingent upon Nitehawk Recreation Area submitting annual financial accounting of the funding provided.

MOTION: That Council approve the transfer of $455,000.00 from the 2015 Contingency Budget to the 2015 Community Services Recreation Facilities Budget.

BACKGROUND / PROPOSAL:

On February 24, 2015 Council approved the Grande Prairie Ski Club Business Plan for the Nitehawk Recreation Area for information as presented. Motion: 15.02.101, a motion to approve a four year funding commitment to the Grande Prairie Ski Club for the Nitehawk Recreation Area was tabled until a copy of the Nitehawk Recreation Area Financial Statement was made available and a Nitehawk representative could come forward to a Council Meeting.

On July 8, 2014, Motion 14.07.348 stated that any additional funding to Nitehawk Recreation Area will not be considered by Council until a business plan has been approved by Council.

The Grande Prairie Ski Club owns and operates the Nitehawk Recreation Area. The Grande Prairie Ski Club is a non-profit organization dedicated to the operation and future expansion of Nitehawk Recreation Area. As a non-profit organization, it relies heavily on a volunteer base to make the hill a success.

The purpose of the business plan is to develop a 4–year working plan for Nitehawk in order to assist in securing the funding necessary to ensure the sustainability of the facility. More specifically, the business plan seeks to secure sustainable funding from the City of Grande Prairie, the County of Grande Prairie and the Municipal District of Greenview.

Greenview has provided the Grande Prairie Ski Club with funding previously in the amounts of $26,000.00 operating, $87,000.00 capital for a total of $113,000.00 in 2013 and $40,000.00 operating, $70,000.00 capital and $80,000.00 deficit contribution for a total of $190,000.00 in 2014. In addition, Greenview provides in-kind funding, such as road maintenance in the amount of approximately $8,500.00 annually.

Staff is also suggesting that Council consider any expectations to be placed upon the Grande Prairie Ski Club, such as the requirement to have a sustainable 10 year plan prior to the conclusion of the current plan and/or expressing that no additional monies will be forwarded during the current four year plan other than what has been approved.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council has the option to deny any funding commitments to the Grande Prairie Ski Club or alter the funding commitments.

Benefits – The benefit of approving the four year funding commitment will be that Greenview is supporting the sustainability of a recreation facility.

Disadvantages – The disadvantage of providing a four year funding commitment is that this may set a precedence in relation to funding requirements for other similar recreational facilities.

COSTS / SOURCE OF FUNDING:

The funding for the 2015 year will come from the 2015 Contingency Reserve Budget. Future years will be included in the yearly operating budget.

ATTACHMENT(S):

- Nitehawk Recreation Area Business Plan
- Nitehawk Regular Maintenance Report dated June 11, 2013

NITEHAWK RECREATION AREA

BUSINESS PLAN

July 11, 2014

TABLE OF CONTENTS

1.0 INTRODUCTION

The Grande Prairie Ski Club owns and operates the Nitehawk Recreation Area. The Grande Prairie Ski Club is a non-profit organization dedicated to the operation and future expansion of Nitehawk Recreation Area. As a non-profit organization, it relies heavily on a volunteer base to make the hill a success.

Nitehawk Recreation Area is located approximately 16 kilometers south of the City of Grande Prairie on the south banks of the Wapiti River in the MD of Greenview. The Recreation Area is a regional family-oriented multi-purpose recreation facility that caters to people of all ages. It is an important part of the recreation infrastructure of the region adding to the quality of life for area residents. It is the preeminent learn to ski facility in northern Alberta.

The purpose of the business plan is to develop a 4-year working plan for Nitehawk in order to assist in securing the funding necessary to ensure the sustainability of the facility. More specifically, the business plan seeks to secure sustainable funding from the City of Grande Prairie, the County of Grande Prairie and the Municipal District of Greenview.

The Business Plan is intended to provide direction in the areas of immediate operational needs and to provide a plan for the replacement and upgrading of key equipment and facility needs. The success of integrating the two areas will help to bolster the financial stability of the operation and ensure that the facility will continue to add to the quality of life of the Grande Prairie area.

The Business Plan will consist of 2 parts; firstly, the plan to identify the need for ongoing operational funding and, secondly, identification of a replacement and upgrading strategy for equipment and hill improvements.

Traditionally, the support for the facility has come from a combination of fundraising, grants, gift in kind and municipal support. As the demand for improved safety requirements and upscale winter experiences increase, the need for more and better equipment continues to grow. This growth is placing enormous stress on the ability of the organization to generate sufficient revenue to operate the facility and to raise the sufficient funds to keep up to demand for new equipment. Even in a good year, insufficient funds are generated to maintain and replace equipment and make the necessary changes to enhance visitor experiences.

Previous Plans sought to achieve a number of objectives including capturing the history of the hill, trying to distinguish the difference between operating and capital issues and to develop a process for dealing with requests for improvements to the Recreation area. As such, the plans did not focus on the future perhaps as much as they could have. A more recent Master Plan prepared by Ecosign Mountain Resort Planners Ltd. completed a very comprehensive review of the facility. The report analyzed the current inventory of assets

and capacities. Further, the report identified some concepts for long-term hill expansion and future revenue streams to diversify the business opportunities for the hill and ensure sustainability.

The primary purpose of this version of the current Business Plan, however, will be to provide a focus for the next 4 years, to provide for a stable base which will allow the hill to pursue future expansion activities and more infrastructure at the Recreation area, when time and financial capabilities allow.

As a year-round facility, the operation is constantly challenged to match the demands of ongoing operational needs with the need to plan for long-term capital replacement and upgrading of equipment. The function of the plan will be to develop a strategy that addresses both short and long-term needs and ensure the economic sustainability of the area.

2.0 VISION AND MISSION STATEMENTS

OUR VISION

The Nitehawk Recreation area is recognized by the region as a year-round operation featuring world class facilities. Nitehawk strives to maximize opportunities for outdoor recreation activities in all seasons. It provides a safe learning environment for skiers, lugers and snowboarders as well as exciting spring, summer and fall recreation opportunities for families and the community.

OUR MISSION

To provide a quality experience for all people of all ages in every season.

3.0 PURPOSE OF BUSINESS PLAN

The purpose of the business plan is to provide guidance and direction to the Board of Directors and potential funding partners to ensure the financial sustainability of the Nitehawk Recreation Area. A financially sustainable operation will provide assurance to the public that the facility will continue to operate in the winter months and to provide assurance to the Board of Directors that annual financial crisis management can be avoided.

The key objective is to identify the major issues leading to recent financial shortfalls and to recommend improvements to both operationally and capital expenditures that will improve efficiencies and the financial health of the Recreation Area.

Secondly, the plan will identify some longer term capital projects that will serve to grow the Recreation Area to serve an increasing population and improve the visitor experience.

3.1 THE ISSUES

There are many issues facing the operation of ski facility. At the heart of the issue is the problem of trying to run a first-class operation with too many variables that are beyond the control of the hill to manage. Several of the issues facing the Recreation Area that is making it increasingly difficult to operate in the black are listed below.

The weather plays a major role in the financial success of the hill. In 2013-14 season for example, cold weather in both December and February severely affected the number of visitors to the hill. Snowmaking is a critical component to the operation of the ski facility yet the snowmaking effort is extremely costly. Given a short season of 4 months, losing one half of the usable months means that Nitehawk has 100% of the expense and a fraction of the income. This situation would affect any business. There is nothing that a plan can do to make changes to the weather patterns.

The Ski facility is capital intensive. Even during the best seasons, any surplus generated is reinvested in new equipment and in making improvements to the facility.

The key issues are:

- Operating financial losses 3 of last 4 years which seems to be a continuing trend,
- Aging equipment requiring more frequent and costly repairs,
- Lack of a capital replacement fund to replace the aging equipment,
- Increased operating costs, particularly energy costs including electrical power, natural gas and diesel fuel,
- Increased safety standards.

The result of a combination of factors has created a situation where significant effort and financial resources are used to pay bills and repair outdated equipment leaving little or no money left to deal with the longer term replacement of equipment and machinery or improvements to the facility to create efficiencies. This band aid approach is starting to catch up with the operation of the facility putting the future opening of the hill in years ahead in jeopardy.

The plan is intended to recognize that should an investment be made in new equipment, there should be an objective to try to achieve efficiencies both in labour and energy. Some savings may be accomplished through the purchase of newer equipment. Newer equipment has the benefit of being more energy efficient, in the case of snow making equipment, or may be more efficient and reducing manpower costs in the handling and changing of equipment. The goal is to reduce labour costs and to reduce energy consumption, two of the major problem areas in building a sustainable funding model.

Lastly the Recreation Area needs to pursue opportunities for future expansion and continue to creation a variety of new experiences for visitors.

3.2 SUSTAINABLE FUNDING NEEDS

Ongoing sustainability funding consists of two components: the first to ensure there are sufficient funds to ensure that the area is open and operational for the winter season and should unforeseen circumstances arise, there is money to pay the bills. Secondly, and as important, there is a requirement to provide for a capital replacement reserve fund for the purposes of having regular equipment replacement.

Operational Requirements

With respect to support for the operation of the facility, it would be helpful for the municipalities to contribute to the energy costs for the hill. These costs include electrical power costs, natural gas and diesel and other petroleum products for use in the various pieces of equipment. In the 2013-14 year, these costs totaled over $200,000.

Nitehawk is part of a larger buying group for the purchase of electrical power and so the charge per kilowatt hour of usage is competitive with other larger programs. However, demand charges, which are determined at peak load usage and occur at the coldest times of the year in conjunction with snow making, result in excessively high charges which must be paid all year long.

Power and energy costs

Power deregulation has not been kind to Nitehawk Recreation area. Before deregulation, the local supplier could supply power as a gift-in-kind or find ways to minimize the provision of power to the site. However with deregulation the Recreation Area is now required to pay full value for the power. One of the main drivers of the cost of the power

is the demand charge. This is the charge that is levied against the hill for the purposes of delivering peak load requirements. Once the peak load has been established, the Recreation area must pay for the infrastructure needed to provide peak load every month even though the peak is only met during the snow making season.

Nitehawk has been working with the Canadian Western Ski Association in a buyers group to achieve reasonable power rates, but the key issue is the demand charge.

In addition to electric power costs, the hill spends upwards of $80,000 in fuel costs for all the equipment (snowmobiles, groomers and compressors). New energy efficient equipment and other efforts will be an important component in reducing energy costs and hence the costs of operating the hill.

Total request with respect to the energy cost is $200,000.

A commitment from the municipalities to cover energy costs would be a huge step in enabling the facility to break even in a fiscal year. This request is in addition to the current level of support given to Nitehawk through items such as insurance coverage, snow plowing, mowing and so forth.

3.3 HILL EQUIPMENT REPLACEMENT FUND/RESERVES

As identified earlier, aging equipment is becoming more of an issue. Too much effort and expense is spent on repairing old equipment in trying to make it serviceable. A key feature of the Business plan is to identify a replacement plan to provide newer equipment on a regular basis. This solution has the added bonus of potentially reducing labour and parts costs, thereby improving the financial operation. The current inventory of equipment on the hill includes:

- 3 groomers (2008, 1998 and 1994)
- 6 snowmobiles, including 1 dedicated for emergency services only
- Magic carpet (70 ft)
- Wonder carpet (600 ft Tube Park)
- Platter lift
- Triple chair
- River pumps
- Top of hill pumps
- Water pipes
- Snow guns

Groomers

According to the Master Plan prepared by Ecosign Mountain Resort Planners Ltd, 2 of the 3 groomers are beyond their useful lifecycle. (Maximum of 6,000 hours) Currently the newest machine is utilized about 850 hours per year while the older 2 are used about 300 hours per year each. New machines can run in the $250,000 range. There is no replacement fund in place to ensure the machines can be replaced every 6,000 hours. Total value of equipment replacement is $500,000.

Historical data suggests that each machine should average about 600 hours per year giving the machines a 10 year life cycle. A reserve should be established in the order of $50,000 per year to provide for the replacement of machines.

Snow making

At present it is estimated to cost between $270,000 and $300,000 to make snow each year at the hill. The three main components contributing to this expense is labour, energy costs, and equipment costs.

The overall goal is to have the entire hill open by December 15th. From a revenue perspective, it is important to have the hill open during the Christmas season in order to create any type of surplus for the hill.

In simple terms, the system involves pumping water from the Wapiti River to the top of the hill then pumping the water through a system of pipes on every run and out through snow guns. The system requires the use of compressors to blow air and water through the guns making snow at cold temperatures.

Considerable labour is used in connecting and disconnecting guns and hoses and moving them to different runs.

Energy costs are significant in starting and running the pumps, and in running the compressor.

The snow is blown into large mounds or whales. A groomer is then used to move the snow about the runs to fill in low areas and create a run suitable for skiing or snow boarding.

Consideration is currently being given to develop a system that would reduce both labour and energy costs. The Board has given approval to start to acquire the snow guns necessary to implement a new system. It is expected that the new system will be implemented over the next several years by adding a system of fixed snow guns to the existing piping system on each run. The system proposes to utilize airless technology to reduce energy costs.

The phasing of the project envisions starting on Easy Street and expanding to other runs should the technology prove worthwhile.

Pumps

Current pump capacity at river is 750 gallons per minute. This is deemed to be adequate to support the current form of snow making. However if a new snow making system is implemented, it is likely that pumping capacity from the river will have to increase. The plan recommends that a second pump with the same capacity be added to the system.

Compressors

An existing compressor owned by Nitehawk is at end of its useful life cycle and for the past year a compressor has been rented. Purchase of 2 smaller used compressors would save on rental costs. This has been identified in the plan.

Generators

Generators are being considered to reduce power consumption and demand charges driven by the startup of pump motors. The financial outlay may involve the purchase and installation of the generators. This has been identified in the plan.

Manpower

Labour costs are estimated to be ½ of the cost of making snow. The development of a system of stationary guns on every run will reduce manpower needed to make snow if completed across all runs.

Snow Guns

The Board has approved the purchase of 24 additional snow guns. It is intended that these be stationary guns placed along the water lines along each run. One of the benefits of these snow guns is that they can operate either as airless guns or with air, depending on conditions and assist in getting the hill open sooner.

Target Reduction

With the many improvements identified, a target savings of $100,000 per year may be achievable. This is not something that can be achieved overnight but rather over a period of years provided sufficient funding is available.

Snowmobiles

The area requires 5 snowmobiles to service the hill plus one additional machine which is dedicated for emergency services only (Canadian Ski Patrol). The Hill has obtained $20,000 in funding to replace 2 of the sleds in the 2014-2015 year. There is no formal replacement or replacement cycle in place for the future replacement of the other 3 machines.

It is recommended that snowmobiles be replaced every 5 years. This would require approximately $11,000- $12,000 per year to be set aside for snowmobile replacement.

Hill Improvements

The financial reports for Nitehawk suggest that "hill improvements" carry a value of nearly $2,200,000. The improvements include but are not limited to all of the lifts (4), the chalet and related infrastructure and lighting. At present, regular maintenance is included as part of the operations but any major repairs or replacement of the 8 improvements is not budgeted. This has created problems with balancing the budget. The Business plan is proposing a more proactive approach to deal with major repairs and replacement. The strategy involves setting aside 7% of the value of the improvements on an annual basis. This strategy is designed around maintaining the current infrastructure leaving any major future improvements to a capital campaign.

Platter lift

Triple chair

Magic Carpet (Small) Bob's Bump (70 ft)

Magic Carpet (Large) Tube Park (600 ft)

Lighting

One of the important objectives of the Business plan is to work towards the hill becoming more energy efficient. An important area for consideration in achieving this objective is in replacing the current lighting system with new LED lights. However, this plan would require a study, to be followed by an implementation plan. The Business Plan identifies the need and proposed budget.

3.4 REVENUE STREAMS

With respect to increasing revenue streams, a recent study has indicated that the hill may be at the top of their ability to charge more for a daily pass. It may be more likely that increased revenue from an increasing number of visitor passes may be possible. However much of this will be dependent on getting the entire hill open sooner. Current practice is to discount daily pass rates until all runs are open. The longer the runs remain unopened, the longer the discounts apply which bleeds potential revenue from the hill.

Additional marketing is being contemplated to ensure that there is good regional awareness of what the hill has to offer. A campaign to re-brand the hill focusing on the 'learn to ski' elements is important to attract the young family demographics in the region. As much as has been done in the past, a new campaign targeted at new and existing users, sponsors past and present and municipal contributions is required.

Significant effort is being put into additional special events during off peak seasons. Nitehawk needs to develop a catering and special events package for the purposes of marketing the facility. Hosting special events such as the Zulu Challenge could bring in significant revenues to the hill.

Every effort will be made to bolster revenue income to Nitehawk.

3.5 FUNDING STRATEGY

With respect to the funds requested, it is recommended that the amount required to offset the energy costs be allocated directly to Nitehawk on an annual basis.

With respect to the proposed funding for both the equipment replacement and the hill improvements, two scenarios are proposed. The first scenario would see the funds granted to Nitehawk and placed in a special fund. This fund would be accessed as required and only after a motion from the Board of Directors. Separate accounting for this fund would be produced.

A second scenario could allow the funds to reside with the respective municipalities in reserve accounts. Nitehawk would then requisition the funding when required.

Unused funds would be retained within the reserve accounts for future projects.

Lastly, with respect to fund withdrawal, ongoing measurement of efforts to achieve efficiencies in the reduction of energy use and labour costs should be demonstrated to gauge the success of new equipment.

3.6 PROPOSED FUNDING FORMULA

It has been the current practice to include all 3 municipalities in any funding requests. This Business plan contemplates the same philosophy. However it goes one step further in requesting that the funding formula be as follows:

- 50% of the request to be provided by the MD of Greenview
- 25% of the request to be provided by the City of Grande Prairie
- 25% of the request to be provided by the County of Grande Prairie

Municipal request

Annual funding to offset energy costs ($200,000)

MD of Greenview	$100,000
City of Grande Prairie	$50,000
County of Grande Prairie	$50,000

Equipment Replacement and Hill Improvement reserve funding

(based on the value of property, plant and equipment from the 2014 financial statement $2,179,498 plus equipment replacement)

Municipality	2015	2016	2017	2018
Greenview	$355,000	$232,882	$268,382	$168,382
City	$177,500	$116,441	$134,191	$ 84,191
County	$177,500	$116,441	$134,191	$ 84,191

Totals:

	2015	2016	2017	2018
MD of Greenview	$455,000	$332,882	$368,382	$268,382
City of Grande Prairie	$227,000	$166,441	$184,191	$134,191
County of Grande Prairie	$227,000	$166,441	$184,191	$134,191

3.7 LONG TERM CAPITAL NEEDS

The long-term capital needs are identified in the Ecodesign Report. Although no costing is identified, the plan does inventory many of the opportunities for future improvements. A synopsis of the plan is listed below.

3.8 OBJECTIVES OF MASTER PLAN by Ecosign

- Optimize the use and operational efficiency of the physical plant and area layout
- 5-25 year plan to renovate and expand the existing ski resort to current industry standards
- Continue upgrades and improvements to increase skier visitation
- Upgrade Terrain Park to increase visits
- Install new lifts where needed
- Provide or expand on year round recreational activities for families and visitors of all ages. Summer activities including mountain biking and bike park, alpine slides or coasters, concerts and festivals, hiking, ziptrecks, stargazing, Euro-bungee, river based activities with boat launch, etc. Winter activities such as tubing, miniZ, snowshoeing, climbing wall and Euro-bungee.
- Broaden revenue base of resort area through new developments
- Balance lift and trail capacity to maintain quality skiing and snowboarding conditions and meet requirements of market
- Balance mountain capacity with guest services base of staging areas and parking
- Replace and modernize the rundown skier service building
- Increase capacity of all operational components to meet the increasing recreational demand from the region.

Funding for these improvements would come from a variety sources including Gift in Kind, donations, grants, municipal contributions and other special fundraising events.

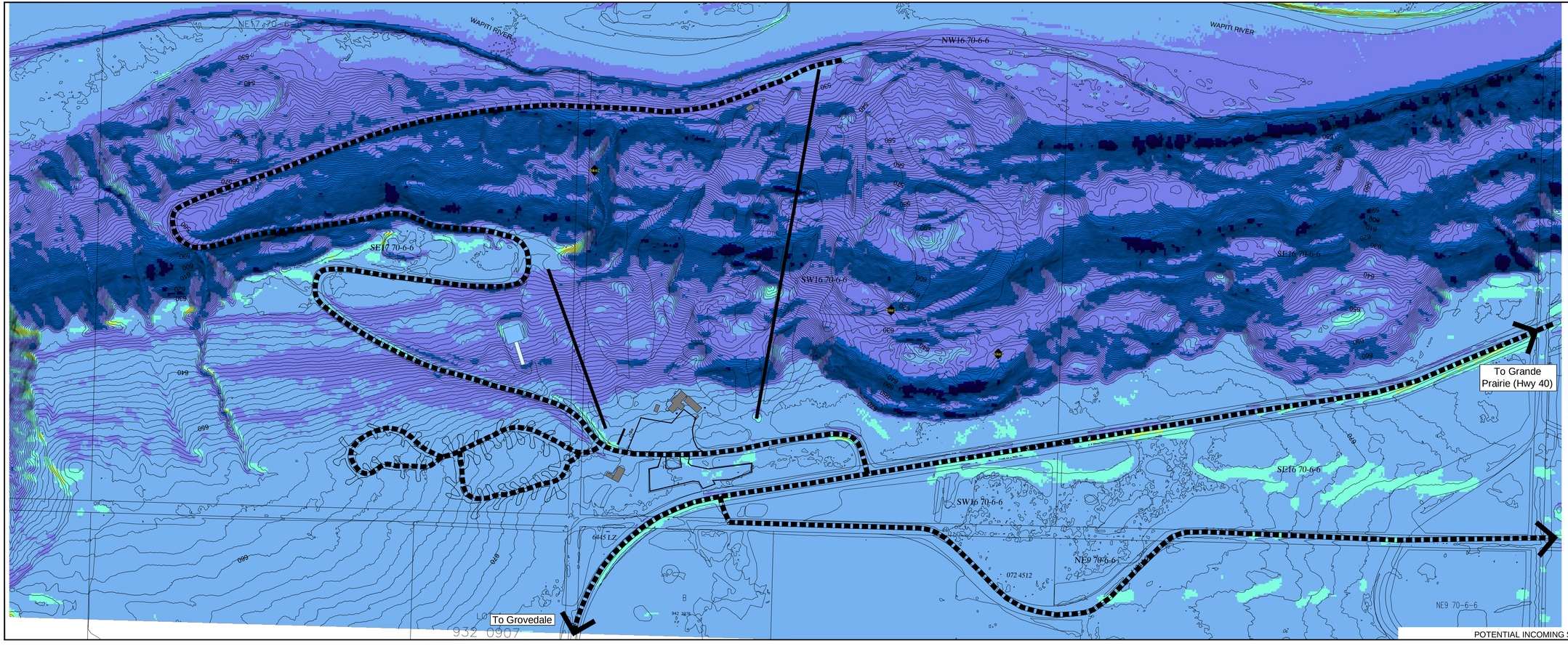
3.9 PLAN REVIEW

The purpose of the Business Plan is to establish a sound financial footing for Nitehawk both now and moving forward into the future. The challenge is not difficult with the support of the regional municipalities. As with any plan, it is expected that it will be reviewed annually and discussed with the supporting municipalities to ensure that the objectives of both Nitehawk and the funding partners are aligned. This annual review will provide the opportunity to make adjustments to the plan as necessary in light of changing priorities and issues.

NITEHAWK RECREATION AREA

CAPITAL SPENDING and HILL IMPROVMENTS 2014-2018

		Book Value	2014	2015	2016	2017	2018
SnowMaking							
Snow guns			$ 24,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
River pump					$ 30,000.00	$ 100,000.00	
pipes (GIK)							
compressor 2 x 750 cm				$ 60,000.00			
generator				$ 50,000.00			
generator installation				$ 20,000.00			
Hill Equipment							
Groomers							
	1994						
	1998						
	2008			$ 62,500.00	$ 62,500.00	$ 62,500.00	$ 62,500.00
	2015			$ 250,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
Snowmobiles			$ 20,000.00	$ 11,000.00	$ 11,000.00	$ 12,000.00	$ 12,000.00
Hill Improvements		$ 2,179,489.00		$ 152,265.00	$ 152,265.00	$ 152,265.00	$ 152,265.00
Platter							
Triple chair							
Magic carpet small							
Magic carpet large							
Tube Park							
Erosion control				35000	35000	35000	35000
Lighting					$ 100,000.00	$ 100,000.00	
Marketing				$ 20,000.00			
Total			$ 44,000.00	$ 710,765.00	$ 465,765.00	$ 536,765.00	$ 336,765.00



NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

ecosign Mountain Resort Planners Ltd.

Contours: 1m and 5m

Date: 08/2012

0 40 80 120 160 200

Incoming Energy (KWh/m²)

600
540
480
420
360
300
240
180
120
60
0

AVERAGE NUMBER OF DAYLIGHT HOURS:
12.86 hours/day

MINIMUM POTENTIAL SOLAR ENERGY:
43.7 kWhr/m2

MAXIMUM POTENTIAL SOLAR ENERGY:
607.6 kWhr/m2

AVERAGE POTENTIAL SOLAR ENERGY:
203.9 kWhr/m2

NOTES:

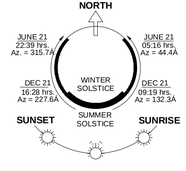
PERIOD OF CALCULATION:
Daily
Dec. 1, 2009 to Mar. 31, 2010

DAILY EXTENTS OF CALCULATION:
03:00 - 22:00 hrs

INTERVAL OF CALCULATION:
15 minutes

NUMBER OF DAYS ANALYZED:
121 days

LATITUDE = 55Â3.5' North
LONGITUDE = 118Â51.5' West
7 (6 DST) hrs. behind of UTC



LEGEND

Ski Trail Ability Level

- Easier
- More Difficult
- Most Difficult

- Existing Lifts.....
- Existing Trails.....
- Existing Building.....
- Mountain Bike Trails..
- Luge .....
- Existing Road.....
- Existing Campground / RV Park.....
- Existing Storage Area...
- Existing Parking.....
- Mountain Restaurant.....
- Ski Patrol.....

NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

ecosign Mountain Resort Planners Ltd.

Contours: 1m

Date: 08/2012

0 40 80 120 160 200

WAPITI RIVER

WAPITI RIVER

Luge Finish

Existing Access Road

Pump House

Half Pipe

SE17 70-6-6

SW16 70-6-6

LIFT A / 3C

LIFT B / P

LIFT C / MP

Existing Campground

Existing Storage Area

Ski Jump Summer Practice Area

Luge Start

Existing Chalet
Tickets, Rental / Repair, F&B,
Bar Lounge, W.C., Admin., Deck

Portable / Skier Services
Public Locker, First Aid, Storage,
W.C., F&B(Brown Bag / Cafeteria)

Ski School

Main Access Road to Grand Prairie

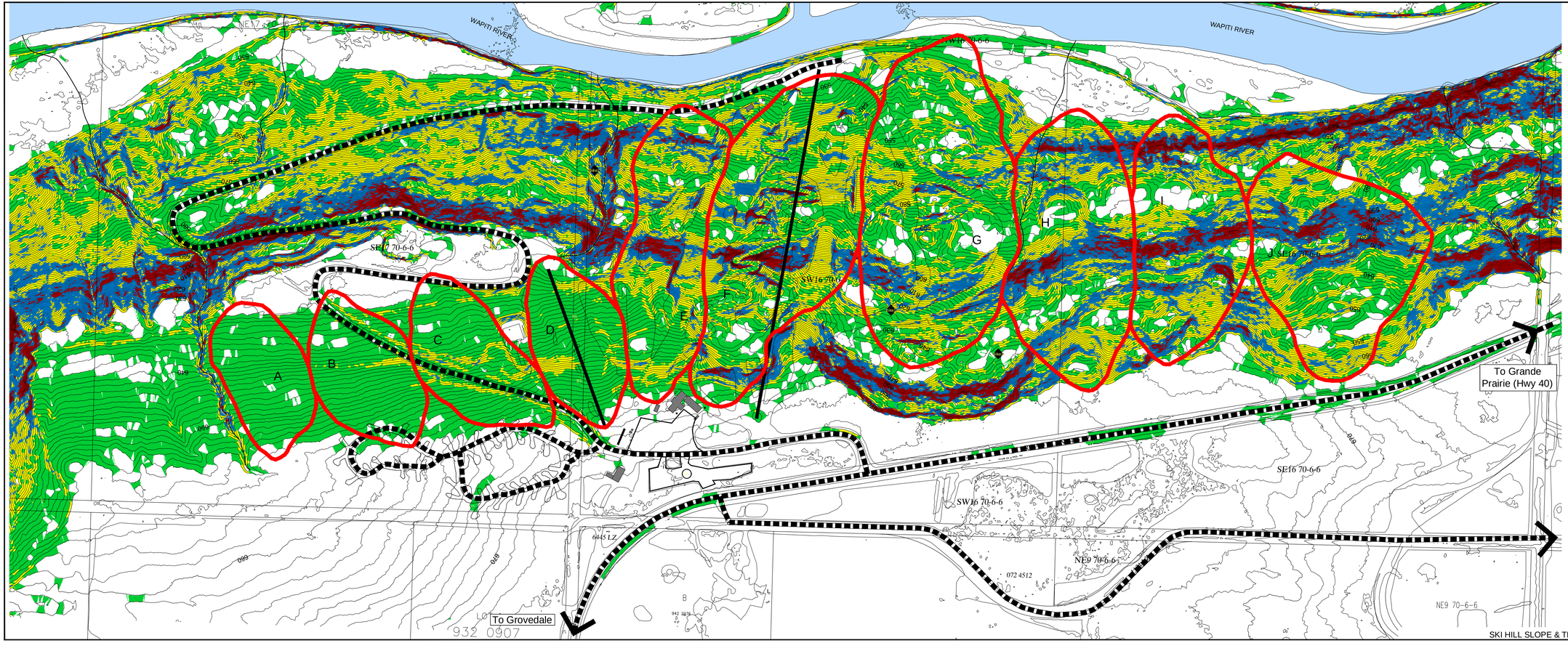
Existing Campground / RV Park

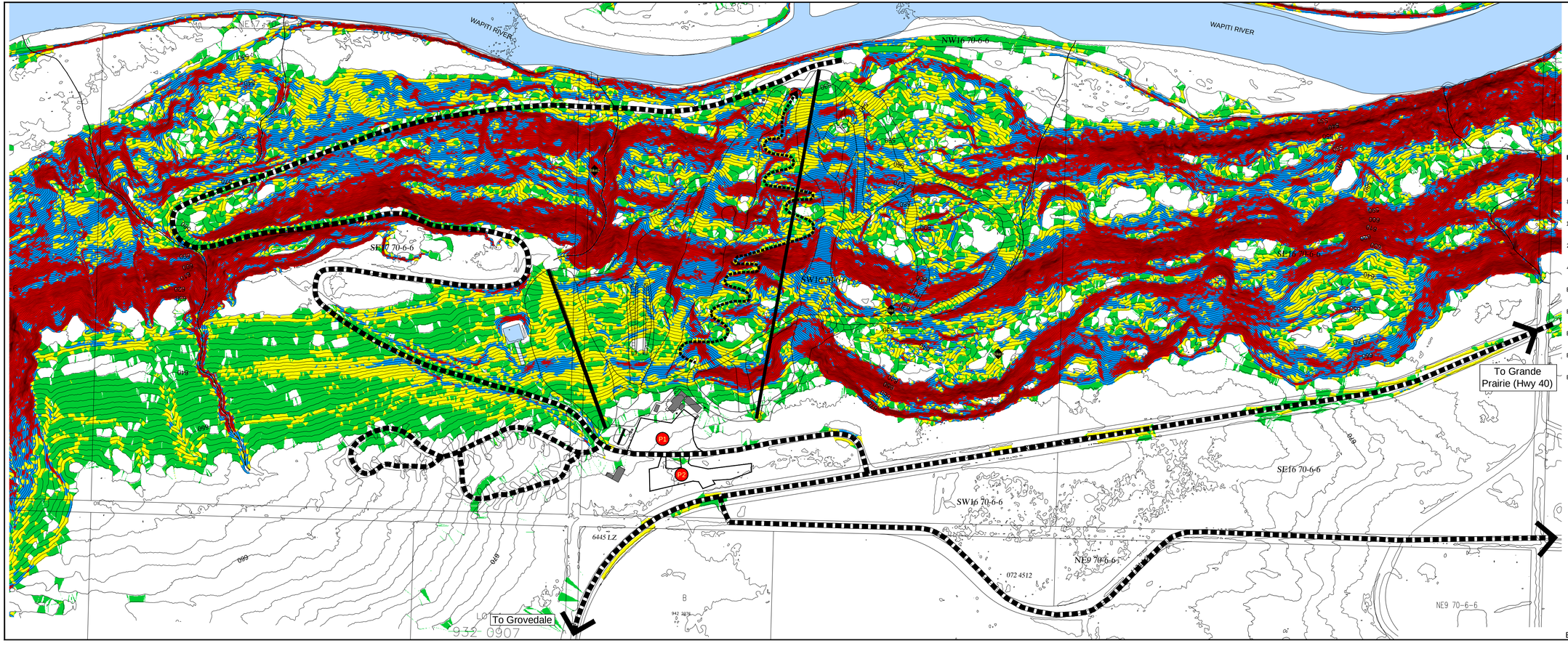
Main Parking
0.58Ha. 190Cars

Maintenance Shop

Overflow Parking
0.5Ha. 165Cars

6445 LZ


NITEHAWK
Grande Prairie SKI CLUB
Nitehawk RECREATION AREA
ecosign
Mountain Resort Planners Ltd.
Contours: 1m and 5m
Date: 08/2012
0 40 80 120 160 200
MOUNTAIN SLOPE GRADIENT
0-8%
8-25%
25-45%
45-70%
70% +
Ski Pod
Existing Lift
WAPITI RIVER
WAPITI RIVER
A
B
C
D
E
F
G
H
I
J
SE17 70-6-6
SW16 70-6-6
SE16 70-6-6
SW16 70-6-6
NE9 70-6-6
NE9 70-6-6
6445 LZ
072 4512
932 0907
To Grovedale
To Grande Prairie (Hwy 40)



NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

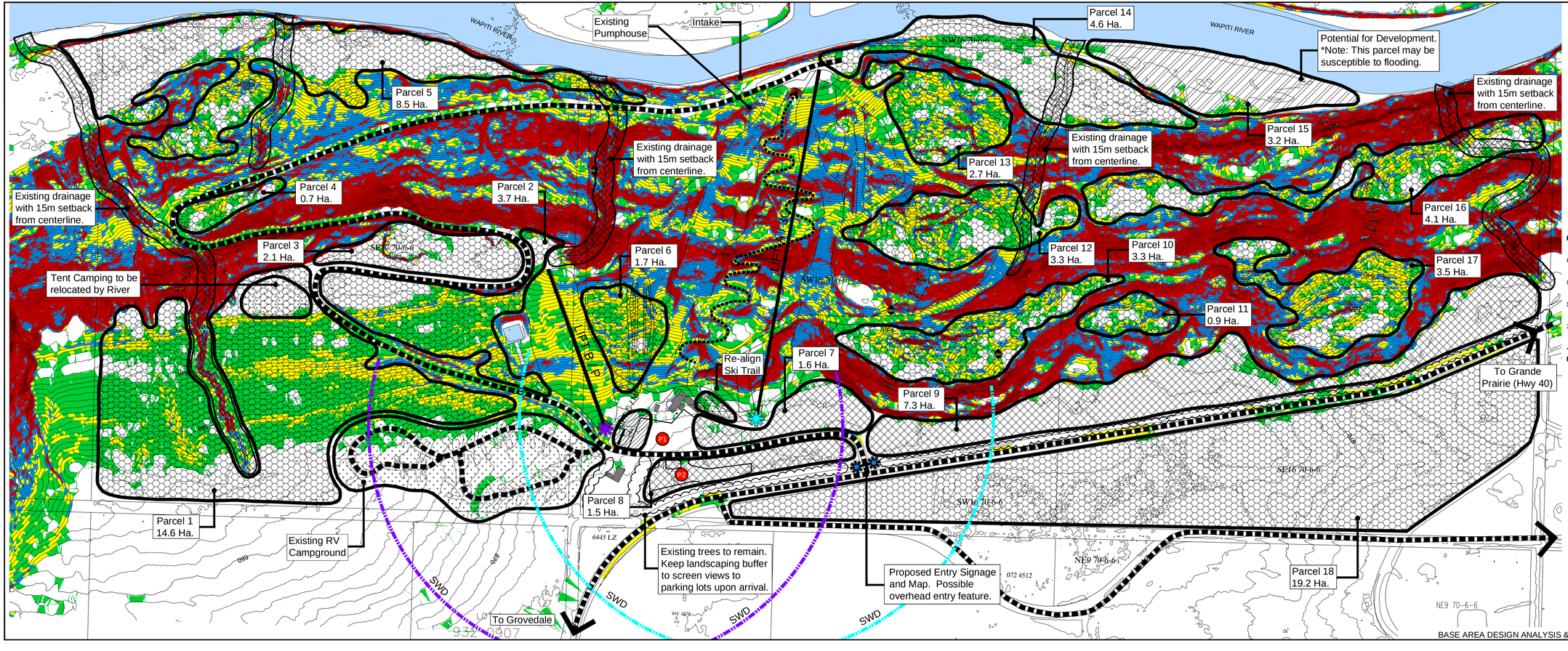
ecosign Mountain Resort Planners Ltd.
Box 69 Whistler B.C. Canada V0N 1B0 (604)932-3855 Fax:932-3857
www.ecosign.com email: info@ecosign.com

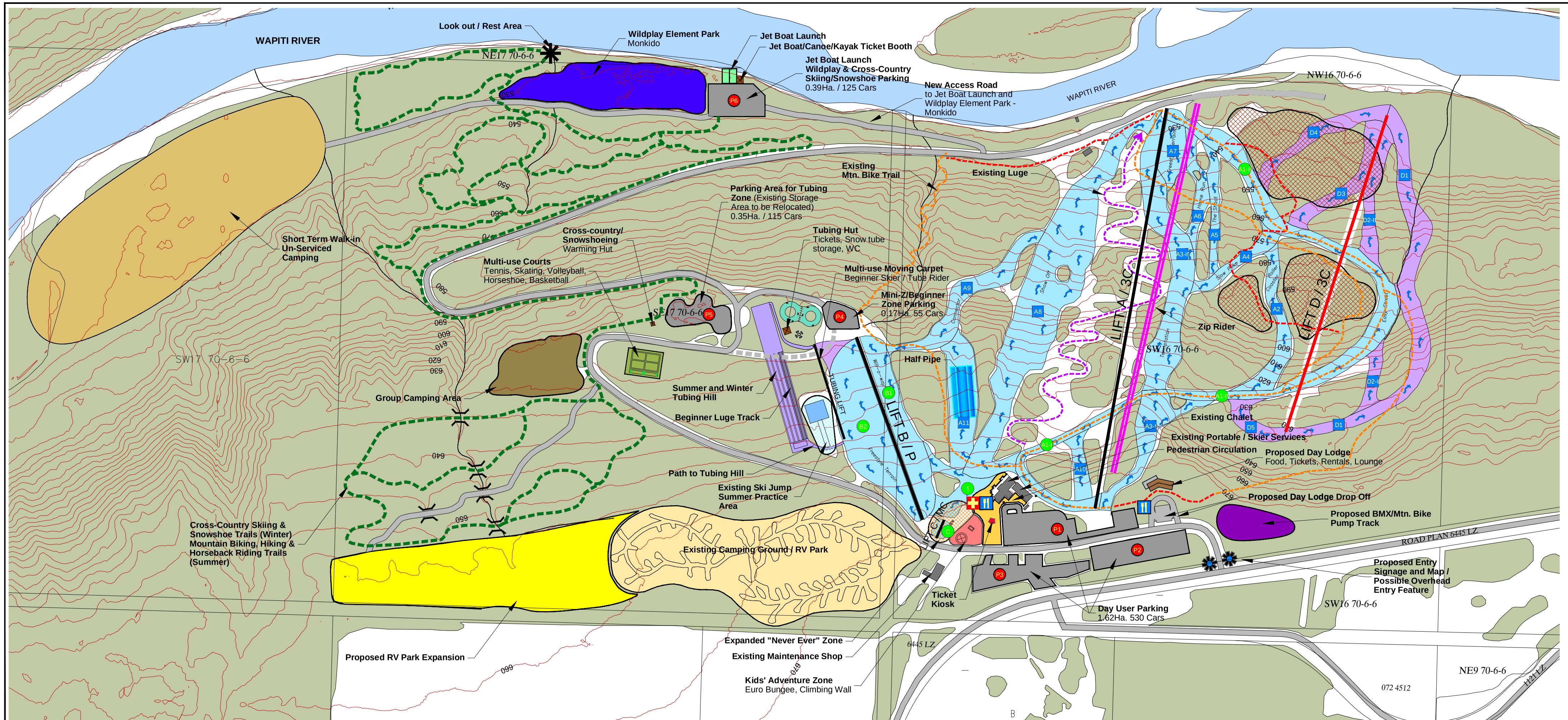
Contours: 1m and 5m Date: 08/2012

0 40 80 120 160 200

BASE SLOPE ANALYSIS GRADIENTS

- 0-8%
- 8-15%
- 15-25%
- 25-40%
- 40%
- Existing Lifts
- Existing Buildings
- Existing Parking
- Existing Luge Track
- Existing Road


WAPITI RIVER
Existing Pumphouse
Intake
Parcel 14
4.6 Ha.
Potential for Development.
*Note: This parcel may be susceptible to flooding.
Existing drainage with 15m setback from centerline.
Parcel 15
3.2 Ha.
Parcel 5
8.5 Ha.
Existing drainage with 15m setback from centerline.
Parcel 13
2.7 Ha.
Existing drainage with 15m setback from centerline.
Parcel 4
0.7 Ha.
Parcel 2
3.7 Ha.
Parcel 16
4.1 Ha.
Parcel 3
2.1 Ha.
Parcel 6
1.7 Ha.
Parcel 12
3.3 Ha.
Parcel 10
3.3 Ha.
Parcel 17
3.5 Ha.
Tent Camping to be relocated by River
Parcel 11
0.9 Ha.
Re-align Ski Trail
Parcel 7
1.6 Ha.
To Grande Prairie (Hwy 40)
Parcel 9
7.3 Ha.
Parcel 8
1.5 Ha.
Parcel 1
14.6 Ha.
Existing RV Campground
Existing trees to remain. Keep landscaping buffer to screen views to parking lots upon arrival.
Proposed Entry Signage and Map. Possible overhead entry feature.
Parcel 18
19.2 Ha.
To Grovedale
SWD
SE16 70-6-6
SW16 70-6-6
NE9 70-6-6
NW16 70-6-6
6445 LZ
072 4512
942 2875
932 2907
NITEHAWK
Grande Prairie SKI CLUB
Nitehawk RECREATION AREA
ecosign
Mountain Resort Planners Ltd.
Contours: 1m and 5m
Date: 08/2012
0 40 80 120 160 200
W N E S
Afternoon Sun
Morning Sun
BASE SLOPE ANALYSIS GRADIENTS
0-8%
8-15%
15-25%
25-40%
40%
POTENTIAL LAND USE
Existing Buildings
Existing Parking
Existing Luge Track
Existing Road
Suitable for Recreational Development
Suitable for Recreational Development and/or Parking
Existing Campground / Camping
Potential "Never Ever" Snowplay Zone
Potential Kid's Adventure Zone
Potential Development Zone (May be susceptible to flooding)
15m Setback from Drainage
Comfortable Skier Walking Distance
Skier Staging Area
Entry Gate
Landscape Buffer



NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

ecosign Mountain Resort Planners Ltd.

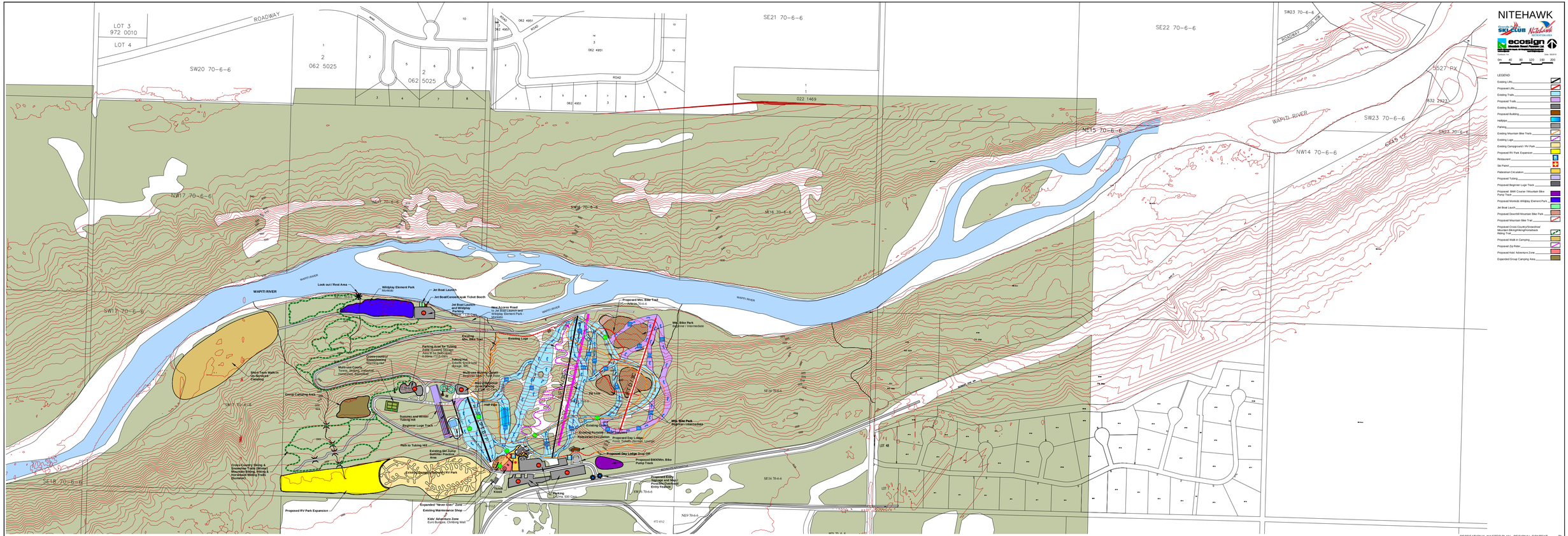
Contours: 1m

Date: 08/2012

0m 40 80 120 160 200

LEGEND

- Existing Lifts
- Proposed Lifts
- Existing Trails
- Proposed Trails
- Existing Building
- Proposed Building
- Halfpipe
- Parking
- Existing Mountain Bike Trails
- Existing Luge
- Existing Campground / RV Park
- Proposed RV Park Expansion
- Restaurant
- Ski Patrol
- Pedestrian Circulation
- Proposed Tubing
- Proposed Beginner Luge Track
- Proposed BMX Course / Mountain Bike Pump Track
- Proposed Monkido Wildplay Element Park
- Jet Boat Lauch
- Proposed Downhill Mountain Bike Park
- Proposed Mountain Bike Trail
- Proposed Cross-Country/Snowshoe/ Mountain Biking/Hiking/Horseback Riding Trail
- Proposed Walk in Camping
- Proposed Zip Rider
- Proposed Kids' Adventure Zone
- Expanded Group Camping Area


NITEHAWK
Grande Ski Club
Nitehawk Recreation Area
ecosign
Mountain Resort Planners Ltd.
Scale: 1:5000
0m 40 80 120 160 200
LEGEND
Existing Lifts
Proposed Lifts
Existing Trails
Proposed Trails
Existing Building
Proposed Building
Helipipe
Parking
Existing Mountain Bike Tracks
Existing Luge
Existing Campground / RV Park
Proposed RV Park Expansion
Restaurant
Ski Patrol
Pedestrian Circulation
Proposed Tubing
Proposed Beginner Luge Track
Proposed BMX Course / Mountain Bike Pump Track
Proposed Monkids Wildplay Element Park
Jet Boat Leuch
Proposed Downhill Mountain Bike Park
Proposed Mountain Bike Trail
Proposed Cross Country/Snowshoe/ Mountain Biking/Hiking/Horseback Riding Trail
Proposed Walk in Camping
Proposed Zip Rider
Proposed Kids' Adventure Zone
Expanded Group Camping Area
LOT 3
972 0010
LOT 4
ROADWAY
SW20 70-6-6
062 5025
062 4951
SE21 70-6-6
022 1469
SW23 70-6-6
SE22 70-6-6
5027 RX
832 2923
WAPITI RIVER
NE15 70-6-6
NW14 70-6-6
SW23 70-6-6
6445 HT
NW17 70-6-6
NE7 70-6-6
NW16 70-6-6
ME16 70-6-6
SW17 70-6-6
SE18 70-6-6
SE16 70-6-6
NE9 70-6-6
072 4312
WAPITI RIVER
Look out / Rest Area
Wildplay Element Park
Monkids
Jet Boat Launch
Jet Boat/Canoe/Kayak Ticket Booth
Jet Boat Loading and Wildplay Parking
Proposed 125 Cars
New Access Road to Jet Boat Launch and Wildplay Element Park
Proposed Mtn. Bike Trail
Cross Mtn. 5514.6
Mtn. Bike Park
Beginner / Intermediate
Existing Luge
Parking Area for Tubing Zone (Coaster) Storage Proposed 150 Cars + Buses (T) 15 Cars
Cross-country / Snowshoeing Touring Hut
Tubing Hut Proposed 1,500 Storage, Rental
Short Term Walk-in Tenting or Camping
Multi-use Activity Centre Restaurant, Mtn. Info
Mini-Chalets Proposed 20 Units
Group Camping Area
Half-pipe
Ski Lodge
Summer and Winter Tubing Hill
Beginner Luge Track
Existing Ski Jump Summer Practice Area
Path to Tubing Hill
Cross-Country Skiing & Snowshoe Trails (Skiing/ Mountain biking, hiking & Horseback Riding Trails Shuttles)
Ticket Kiosk
Parking Existing 530 Cars
Proposed RV Park Expansion
Expanded "Never Ever" Zone
Existing Maintenance Shop
Kids' Adventure Zone
Euro Bungee, Climbing Wall
Existing Outdoor Ice Rink
Pedestrian Circulation
Proposed Day Lodge, Food, Tickets, Storage, Lounge
Proposed Day Lodge Drop Off
Proposed BMX/Mtn. Bike Pump Track
Suggested Entry Signage and Map/ Pictorial Directional Entry Feature
LOT 48
Mtn. Bike Park
Beginner / Intermediate
RECREATIONAL MASTER PLAN - REGIONAL CONTEXT
8b

Nitehawk Recreation Area
Master Plan Alternatives
August 2010

Prepared for:

Mr. Curtis Rude, Director
Nitehawk Recreation Area
P.O. Box 1006 STN. Main
Grande Prairie, AB
T8V 4B5

Prepared by:

Ecosign Mountain Resort Planners Ltd.
P.O. Box 63
Whistler, British Columbia
V0N 1B0

ecosign
Mountain Resort Planners Ltd.

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I. INTRODUCTION

.1 Location and Regional Context

The Nitehawk Recreation Area is located on Highway 666 about 10 minutes south of Grande Prairie, Alberta. The Nitehawk Recreation Area is owned and operated as a non-profit organization by the Grande Prairie Ski Club and currently operates one triple chairlift, a beginner platter lift and a magic carpet. During the winter, in addition to the skiing and snowboarding facilities, the area also operates a natural luge track. This track is host to many regional, national and international competitions. In March 2010, Nitehawk hosted the Arctic Winter Games.

During the summer, the Gravity Mountain Bike Park offers a system of trails for all ages and abilities of riders. There is also the Freestyle Water Ramp which is used for summer training. The Wilderness Campground operates as a year-round facility and has recently undergone an expansion with fully serviced sites.

Figure 1 illustrates the Area Location for the Nitehawk Recreation Area and Figure 2 outlines the overall Study Area.

.2 Historical Perspective

The Grande Prairie Ski Club was first incorporated as a non-profit society in November of 1960. The initial location of the ski area was on a hill directly south of the Wapiti River Bridge. A rope tow was installed which ran off a Ford chassis motor. A chalet was constructed at this location and was eventually moved to Grovedale, where it was used as a church for a period of time.

The Ski Area was relocated to its present location for the 1972/73 season. A Chalet was constructed at the bottom of the hill and a T-Bar lift was installed. As the Ski Club rapidly grew through the 1980s, many additions and improvements were required. These additions included the construction of new trails and the addition of a Platter lift. In 1987, the Chalet was relocated to the top of the hill, and a lounge and shop were added to improve the skier services. In 1998, a triple chairlift was installed to replace the T-Bar.

During the early 2000s, a new Connector Run was constructed from the bottom of the Platter to the bottom of Show off. The snowmaking system was also upgraded.

In June of 2004, the Summer Aerial Water Ramp was opened and a new maintenance facility was completed. The old maintenance facility was also renovated at this time with the addition of a ski school, lockers and rental facilities. The following year the snowmaking system was upgraded again and the Peace Country Luge Association constructed the natural luge track which then hosted back to back World Cup competitions.

In 2005, construction of the Swan City Rotary Wilderness RV park began and opened the following May long weekend with more than 50 sites.

During the summer of 2007, the Gravity Mountain Bike Park was developed and modifications were made to the triple chair to provide lift-assisted downhill mountain biking. With the help of many volunteers, the Mountain Bike Park has continued to expand to meet the growing ridership.

.3 Planning Issues

The successful design and operation of a mountain resort requires a solid footing on three separate pillars. The three critical resort elements, as illustrated in Plate I.1, are: physical, market and economic characteristics and factors.

CRITICAL RESORT ELEMENTS

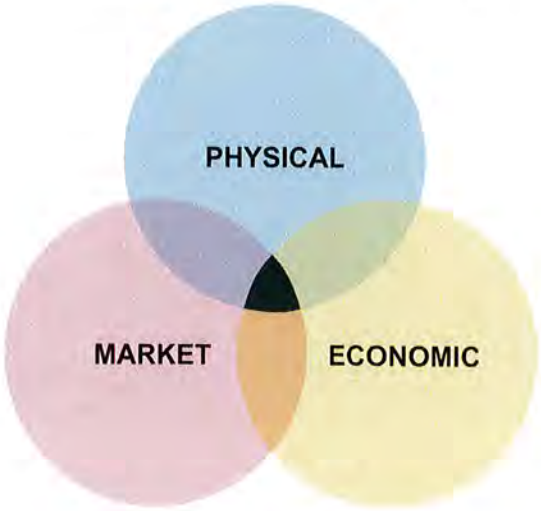


PLATE I.1

The physical site characteristics include:

- environmental resources including water, air, soil, vegetation and wildlife
- terrain
- climate
- natural hazards
- visual resources
- recreational resources

The master planning process incorporates research by scientists, ecologists and recreational planners to document the physical characteristics of each individual site with air photos, topographical maps, three-dimensional computer models, on-site field work and surveying and analytical planning technologies.

The next critical element necessary for a feasible mountain resort deals with the market characteristics including:

- access to the site
- the size and proximity of local, regional and destination markets
- population demographics, such as: age, income and education

- population dynamics, such as: growth, aging and social trends, such as fitness

Finally, there are economic factors and characteristics to be considered such as:

- resort capacity
- length of operating season (winter and summer)
- infrastructure cost and availability
- capital costs of facilities
- operating efficiency
- revenue sources and pricing
- human resources

Every resort possesses a different blend of these characteristics. It is very important to understand and document the balance between the physical, market and economic characteristics of each individual project.

A master development plan is more than a physical layout of lifts, trails, restaurants, parking and accommodation zones. A master plan is a flexible responsive business plan which sets out physical and financial strategies which can respond to a variety of market scenarios including: growth, zero growth, or even declining growth. This report outlines a planning program supported by these three critical elements for the Nitehawk Recreation Area.

.4 Goals and Objectives

The ski area Master Plan involves planning the installation of new facilities on the mountain and in the base area. Facilities are generally constructed over several phases of development; increasing the quality and size of the area as time progresses and the market dictates. However, it is critical to have a clear view of the complete project at build-out, so that facilities can be balanced and capital effectively invested over the life of the project.

Objectives

The objectives of the Nitehawk Recreation Area Technical Assessment and ultimate Master Plan are listed below:

- Optimize the use and operational efficiency of the physical plant and area layout.
- 5 to 25-year plan to renovate and expand the existing ski resort to current industry standards

- Continue upgrades and improvements to increase skier visitation
- Upgrade Terrain Park to increase visits
- Install new lifts where needed
- Provide, or expand on year-round recreational activities for families and visitors of all ages. Summer activities, including mountain biking and bike park, alpine slides or coasters, concerts and festivals, hiking, ziptreks, stargazing, Euro-bungee, river based activities with boat launch, etc. Winter activities, such as tubing, MiniZ, snowshoeing, climbing wall, Euro-bungee.
- Broaden the revenue base of the resort area through new developments
- Balance lift and trail capacity to maintain quality skiing and snowboarding conditions and meet the requirements of the market
- Balance mountain capacity with guest services base staging areas and parking
- Replace and modernize existing run down skier service buildings
- Increase capacity of all operational components to meet the increasing recreational demand from Grande Prairie and surrounding areas

.5 North American Ski/Snowboard Industry Overview

United States

The sport of skiing had its primary economic take-off point in the post World War II period. While the physical plant and participation in the sport grew moderately during the 1950's, the 1960's ushered in an explosive era of ski development in North America, which centered in the Northeast Corridor, the Rocky Mountains and the West, with participation growing in excess of 15 percent per annum. While the North American average annual growth rate has leveled off, some regions continue to experience growth. Industry analysts have suggested that these growth regions (i.e. Colorado, California, Utah and British Columbia) have sustained their positive growth patterns through continued resort development; thereby substantiating the tenet that in winter snow sliding sports, supply creates demand. Other identifiable growth stimulators within the sport of skiing include: population growth; technological improvements of ski lifts, equipment, clothing, and slope grooming techniques; the parabolic or shaped skis, snowboarding, snow tubing, airline deregulation and co-operative packaging of lifts, equipment, transportation and accommodation, thus creating a "total resort experience".

Total U.S. skier visits for the 2007/08 season set an all time record of 60.5 million. This record number of visits represented an increase of 9.9 percent from the 55.1 million visits recorded during the 2006/07 season and a 2.7 percent increase from the previous record of 58.9 million visits in 2005/06.

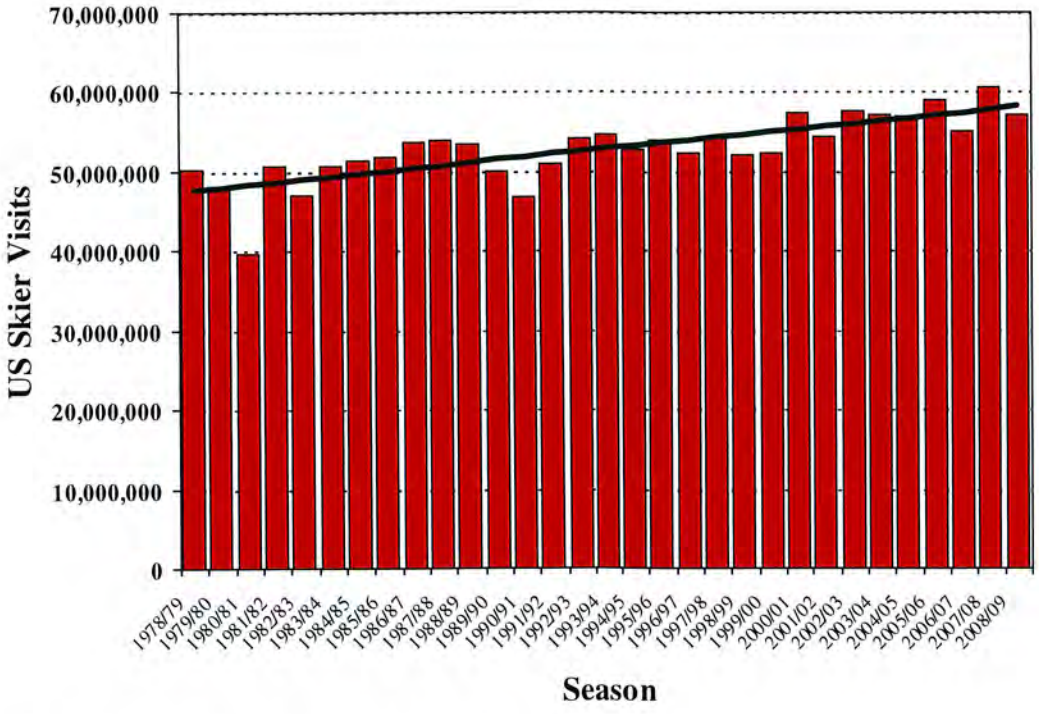
The increase in skier visits was the result of many factors including:

1. Average number days of operation increased
2. Abundant snowfall, critical timing of snowfall
3. Fewer mid season closures
4. Increase in international visitors

This record breaking increase occurred, even with the uncertainty in the economic and travel environment, suggesting a possible resilience of the ski industry and its customer base. Improved marketing may have also played a role in capitalizing on the favourable weather and snow conditions. Plate I.2 graphically illustrates the historic total skier visitation in the U.S.A. for the seasons 1978/79 through 2008/09.

Skier visits for 2008/09 were down approximately 5.5 percent from the previous season's record high. Despite the global economic woes, skier visits for the past season were still the fifth highest total on record. Favourable weather and timely snow fall events were two factors in the apparent resilience of the industry to worldwide issues and challenging times for operators.

TOTAL SKIER VISITS
UNITED STATES – 1978/79 TO 2008/09



Source: Kottke National End of Season Survey Report 2008/09
PLATE I.2

Canada

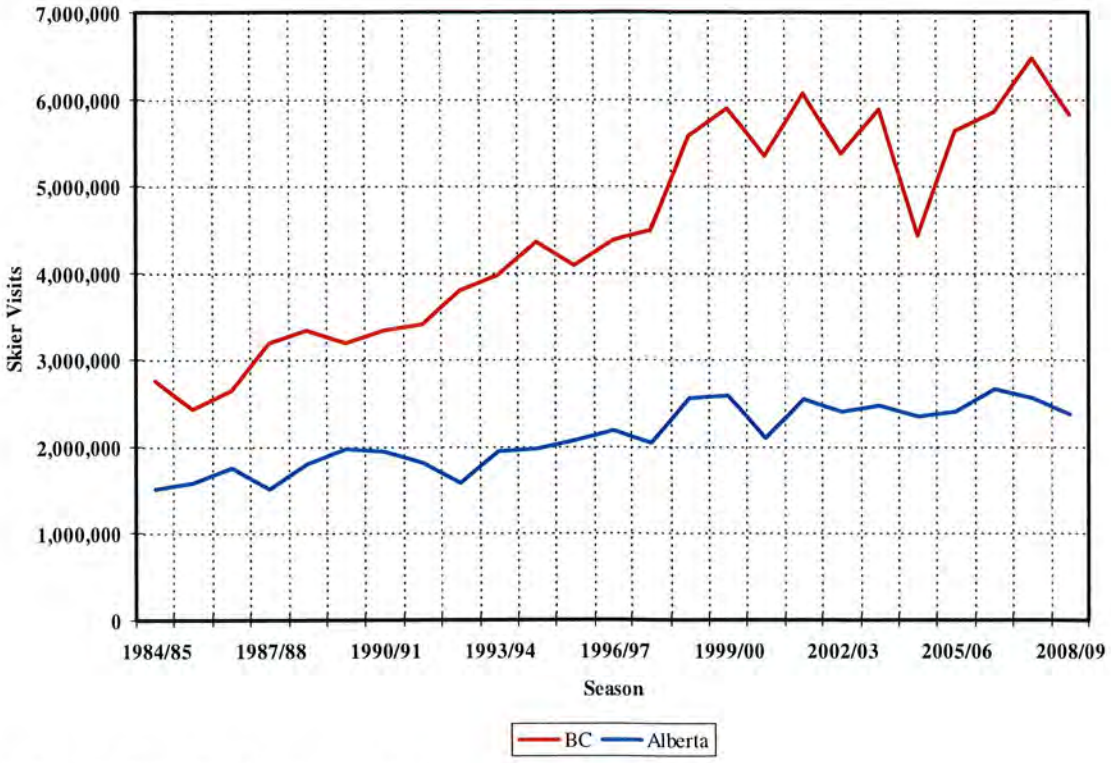
In Western Canada, the British Columbia skiing industry grew at an annual rate of 6.1 percent since the 1984/85 season, as summarized in Table I.1 and graphically illustrated in Plate I.3. British Columbia's ski areas have aggressively expanded and improved their ski areas, assisted by favourable government policy and financial programs. Between 1998 and the season ending in 2008, British Columbia's visitation increased 44 percent to a record 6.47 million skier visits. By contrast, Alberta's ski industry had mixed results during the same period, with an average annual compound growth rate of only 3.9 percent. While visitation in Alberta improved between 1985 and 1990, skier visits were flat up to 1995. From 1995 to 2000, Alberta experienced a dramatic increase in skier visitation up to 2.59 million, the highest number ever recorded. Alberta visitation has fluctuated between 2.1 and 2.66 million visits since that time.

TABLE I.1
ANNUAL SKIER VISITS
BRITISH COLUMBIA & ALBERTA – 1984/85 TO 2008/09

	ALBERTA				BRITISH COLUMBIA				TOTAL			
Ski Season	Total Skier Visits	% Annual Change	No. of Areas	Average Visits/ Area	Total Skier Visits	% Annual Change	No. of Areas	Average Visits/ Area	Total Skier Visits	% Annual Change	No. of Areas	Average Visits/ Area
1984/85	1,509,819		13	116,140	2,761,018		33	83,667	4,270,837		46	92,844
1985/86	1,576,787	4.4%	16	98,549	2,428,277	-12.1%	33	73,584	4,005,064	-6.2%	49	81,736
1986/87	1,754,774	11.3%	19	92,357	2,647,636	9.0%	33	80,231	4,402,410	9.9%	52	84,662
1987/88	1,508,373	-14.0%	22	68,562	3,196,148	20.7%	36	88,782	4,704,521	6.9%	58	81,112
1988/89	1,801,521	19.4%	19	94,817	3,337,428	4.4%	26	128,363	5,138,949	9.2%	45	114,199
1989/90	1,964,072	9.0%	19	103,372	3,185,277	-4.6%	33	96,524	5,149,349	0.2%	52	99,026
1990/91	1,934,512	-1.5%	21	92,120	3,333,774	4.7%	33	101,023	5,268,286	2.3%	54	97,561
1991/92	1,808,541	-6.5%	26	69,559	3,406,732	2.2%	40	85,168	5,215,273	-1.0%	66	79,019
1992/93	1,574,129	-13.0%	25	62,965	3,796,096	11.4%	39	97,336	5,370,225	3.0%	64	83,910
1993/94	1,939,191	23.2%	22	88,145	3,965,999	4.5%	38	104,368	5,905,190	10.0%	60	98,420
1994/95	1,967,308	1.4%	27	72,863	4,350,369	9.7%	36	120,844	6,317,677	7.0%	63	100,281
1995/96	2,069,838	5.2%	24	86,243	4,078,667	-6.2%	40	101,967	6,148,505	-2.7%	64	96,070
1996/97	2,191,540	5.9%	25	87,662	4,371,136	7.2%	39	112,080	6,562,676	6.7%	64	102,542
1997/98	2,040,011	-6.9%	23	88,696	4,483,660	2.6%	38	117,991	6,523,671	-0.6%	61	106,945
1998/99	2,559,237	25.5%	26	98,432	5,575,734	24.4%	40	139,393	8,134,971	24.7%	66	123,257
1999/00	2,589,100	1.2%	29	89,279	5,897,900	5.8%	38	155,208	8,487,000	4.3%	67	126,672
2000/01	2,100,937	-18.9%	24	87,539	5,340,115	-9.5%	40	133,503	7,441,052	-12.3%	64	116,266
2001/02	2,549,316	21.3%	29	87,907	6,065,818	13.6%	39	155,534	8,615,134	15.8%	68	126,693
2002/03	2,397,456	-6.0%	28	85,623	5,370,335	-11.5%	36	149,176	7,767,791	-9.8%	64	121,372
2003/04	2,473,456	3.2%	28	88,338	5,885,213	9.6%	38	154,874	8,358,669	7.6%	66	126,647
2004/05	2,335,773	-5.6%	26	89,837	4,433,803	-24.7%	35	126,680	6,769,576	-19.0%	61	110,977
2005/06	2,402,793	2.9%	25	96,112	5,635,429	27.1%	35	161,012	8,038,222	18.7%	60	133,970
2006/07	2,662,913	10.8%	27	98,626	5,845,331	3.7%	37	157,982	8,508,244	5.8%	64	132,941
2007/08	2,564,176	-3.7%	26	98,622	6,470,743	10.7%	45	143,794	9,034,919	6.2%	71	127,252
2008/09	2,368,809	-7.6%	24	98,700	5,826,405	-10.0%	43	135,498	8,195,214	-9.3%	67	122,317

Source: Canada West Ski Areas Association

ANNUAL SKIER VISITS
BRITISH COLUMBIA & ALBERTA – 1984/85 TO 2008/09



Source: Canada West Ski Areas Association
PLATE I.3

Canadian skier visits as reported to the Canada Ski Council for the last 4 years are listed in Table I.2. Quebec has consistently had the most visits of any province in Canada, followed by British Columbia. The 2007/08 season recorded a record visitation of over 20.56 million visits. The poor early season snow conditions in the west and the recession nationwide resulted in a decrease in visits for the 2008/09 ski season down to 18.7 million.

TABLE I.2
CANADIAN SKIER/SNOWBOARDER VISITS 2005/06 TO 2008/09

PROVINCE	2005/06	% Change	2006/07	% Change	2007/08	% Change	2008/09	% Change
B.C./Yukon, Heliski	5,857,000	21.4%	5,300,000	-10.5%	6,622,000	20.0%	5,916,000	-11.9%
Alberta	2,403,000	2.8%	2,450,000	1.9%	2,564,000	4.4%	2,368,000	-8.3%
Prairies	215,000	-5.1%	181,000	-18.8%	242,000	25.2%	236,000	-2.5%
Ontario	3,488,000	-0.4%	3,267,000	-6.8%	3,551,000	8.0%	3,423,000	-3.7%
Quebec	6,761,000	-6.0%	6,345,000	-6.6%	7,085,000	10.4%	6,233,000	-13.7%
Atlantic	462,000	-14.5%	438,000	-5.5%	501,000	12.6%	510,000	1.8%
TOTAL	**19,186,000**	**4.3%**	**17,981,000**	**-6.7%**	**20,565,000**	**12.6%**	**18,686,000**	**-10.1%**

Source: Canadian Ski Council Sept. 2009

Summary

In conclusion, the ski industry has been impacted by global economics, travel patterns and different health crises. However, the core participants are passionate about the sport but are aware of the recession and its effects on recreation and leisure time, as well as the costs.

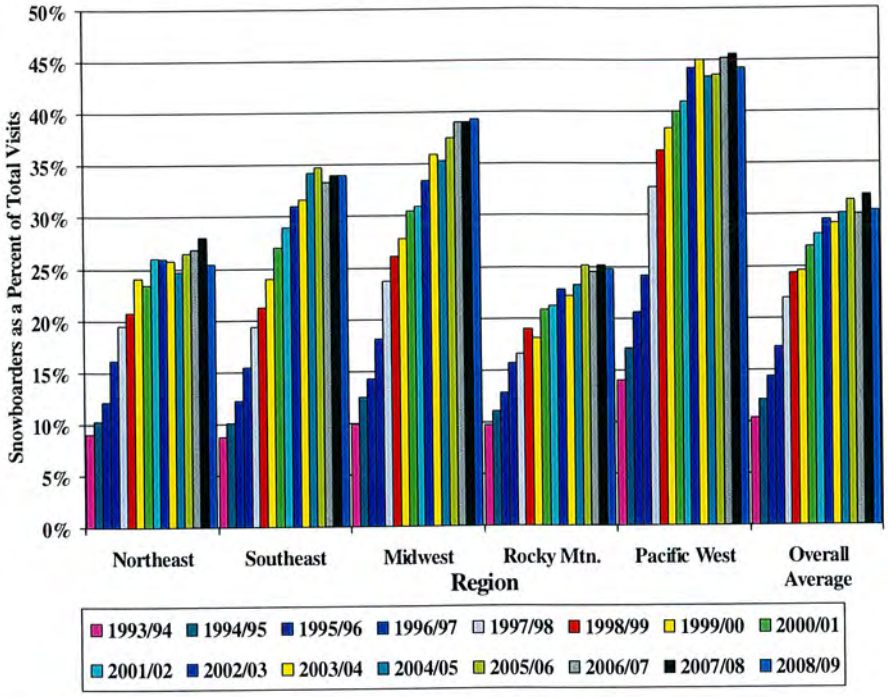
- Global health concerns may also impact the skier visitation for regional and destination travelers.
- Sensitivity to value is at its highest, with many resorts offering reductions in ticket prices.
- Generally, there is renewed optimism but substantial uncertainty remains.
- Marketing opportunities are huge for those resorts and ski areas near large metropolitan areas. Creative marketing emphasizing loyalty and value is needed.
- Destination markets remain the biggest challenge.
- As the Baby Boom ages, the ski industry faces many challenges in the future to maintain current levels of resort visitation, let alone finding markets for continued growth.

Snowboarding

The initial popularity and growth of snowboarding during the 1980's and 1990's had a significant impact on many components of winter resort area operations. Snowboarding, initially viewed by many as a counter culture or alternate anti-establishment activity for mainly the younger, skateboarding crowd, has shown a substantial growth over the past 25 years. The increase in participation was due primarily to interest from the young generation (77 percent of participants are between the ages of 13 and 24).

Plate I.4 illustrates the change in the extent of snowboarding participation between 1993/94 and 2008/09. The initial growth rate of snowboarding rose steadily over first 10 years that it was tracked as part of the Kottke End of Season Survey, but has plateaued over the past seven seasons. The growth in snowboarding, although slowing, is still projected to increase to an average of about 35 percent from the current 30 percent. Snowboarding participation varies from region to region, with the Pacific West consistently showing the highest rate of participation at 45.5 percent for the 2007/08 season. As aging baby boomers gradually leave the sport, they are likely to be replaced by younger participants who are snowboarders. At the same time, however, some snowboarders are switching over to "twin" tipped skis. Snowboarding as a proportion of total visits for the 2008/09season was 30.4 percent.

SNOWBOARDERS - AS A PERCENT OF TOTAL U.S. WINTER VISITS



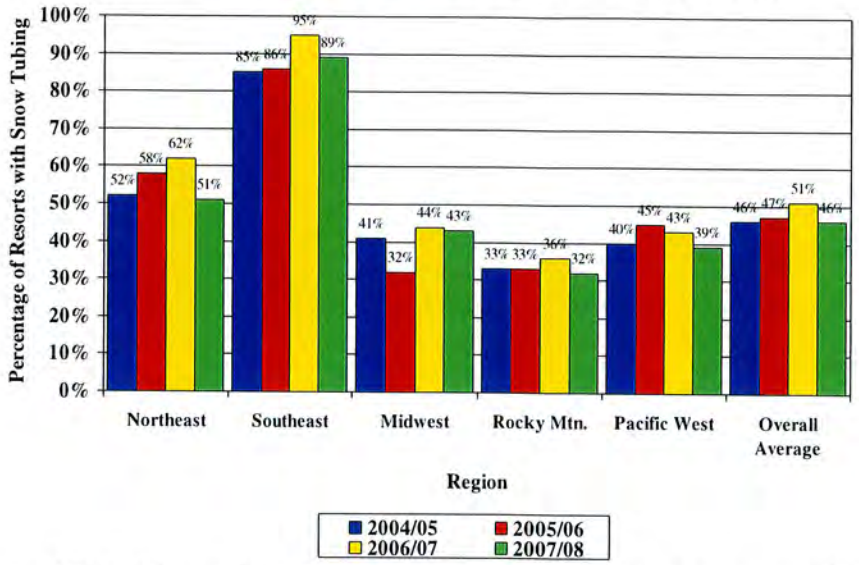
Source: Kottke National End of Season Survey Report 2008/09
PLATE I.4

Snow Tubing

In addition to skiing and snowboarding at winter resorts, many areas now offer snow tubing. During the 2007/08 season, 46 percent of U.S. ski resorts offered snow tubing compared to 51 percent the previous season. While the number of snow tubing areas decreased slightly, the visitation on average increased.

Plate I.5 illustrates the average number of snow tubing visits by region (U.S.) for the 2007/08 season. Snow tubing has contributed an average of just over approximately 24,855 visits per resort, relatively unchanged over the past 3 seasons. Plate.I.6 illustrates the percentage of areas which offer snow tubing.

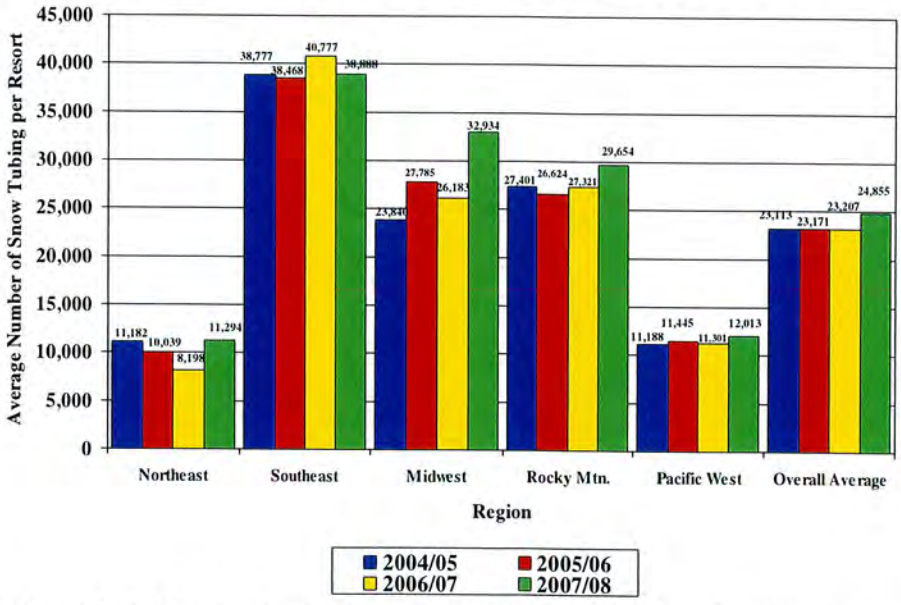
PERCENTAGE OF U.S. RESORTS WITH SNOW TUBING



Source: Kottke National End of Season Survey Final Report 2007/08 (Based on a sample of 168 Resorts)

PLATE I.5

AVERAGE NUMBER OF SNOW TUBING VISITS PER RESORT



Source: Kottke National End of Season Survey Final Report 2007/08 (Based on 53 resorts reporting all 4 years))

PLATE I.6

.6 Glossary

The ski industry has a number of terms and technical jargon specific to ski area development, hence, a glossary is provided:

1. **Skier Visit** - One person visiting a ski area for all or part of a day or night for the purpose of skiing or snowboarding. This is the total number of lift tickets issued. Skier visits include a person holding a full-day, half-day, night, complimentary, adult, child, season, or any other ticket type that gives a skier the use of an area's facilities.

2. **Rated Uphill Capacity** - The manufacturer's rated number of skiers per hour a lift can transport to the top of the lift. An area's hourly capacity is the sum of the individual lifts

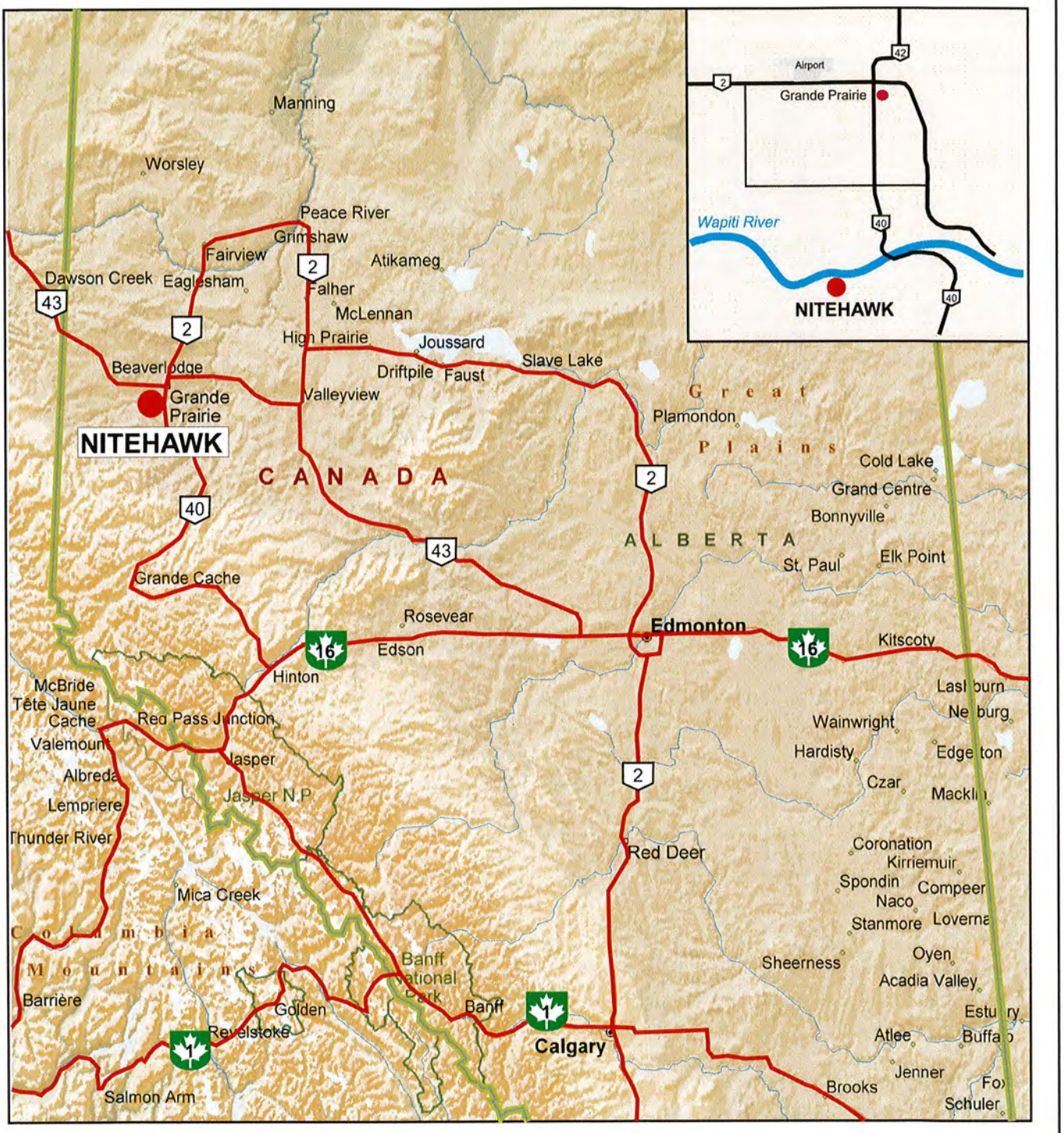
3. **VTM/Hour (000) - (Vertical Transport Meters Per Hour)** - The number of people lifted 1,000 vertical meters in one hour (vertical rise of a lift, times the lift capacity per hour, divided by 1,000). An area's total VTM, is the sum of VTM for all lifts.

4. **VTM Demand/Skier/Day** - The amount of vertical skied (demanded) each day by a skier.

5. **Skier (Comfortable) Carrying Capacity (SCC)** - The number of skiers that a given ski area can comfortably support on the slopes and lifts without overcrowding, or those that may be accommodated at one time and still preserve a congenial environment. A ski area's comfortable carrying capacity is a function of VTM demand per skier, VTM supplied per hour, difficulty of terrain and scope of support facilities.

6. **Utilization** - Is measured, as a percent, of skier carrying capacity. Comfortable Seasonal Capacity is the product of a ski area's daily skier carrying capacity times its days of operation. Utilization compares actual skier visits to calculated comfortable seasonal capacity.

7. **Terrain Pod** - a contiguous area of land deemed suitable for ski lift and trail development due to its slope gradients, exposure and fall line characteristics.



NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

AREA LOCATION

0 km 40 80 120 05/2010

ecosign Mountain Resort Planners Ltd.

1

II. INVENTORY

.1 Introduction

The inventory stage includes the identification, analysis and mapping of all on-site and off-site factors which may affect the development potential of Nitehawk Recreation Area. The inventory data includes: the land status, climatic, biophysical, and physiographic characteristics of the study area, as well as an analysis of the existing ski area. The study area identified for mountain planning purposes encompasses about 133 hectares, while the total mapped study area encompasses almost 400 hectares. Through an understanding of the site's existing conditions and natural process, environmentally sensitive areas can largely be avoided and natural development opportunities maximized.

As a prelude to discussing the mountain's characteristics, it is appropriate to familiarize the reader with the basic requirements of ski area development. Ski area development is generally considered to be a non-consumptive resource use of the land. The development of ski lifts and ski trails requires the use of approximately 50 percent of the area in small, heavily developed zones. Ski lift right-of-ways are generally 12 to 15 meters in width, while ski trails vary between 30 and 60 meters wide. Subsequent to rough grading by practices selected for each site, the ski trails require fine grooming and seeding to establish a grass cover. This grass cover prevents erosion and helps to minimize hazards and damage to the skiers' equipment during low snowpack periods and possible damage to the area's snow grooming fleet. Ski lifts are generally aerial cable systems with steel towers and concrete foundations every 45 to 75 meters.

Ski base area development generally includes a paved access road, parking lots, buildings for accommodation, a day lodge and a maintenance center. Additionally, appropriate power and water supply, and sewage disposal facilities are required to support any base area improvements.

The physical site characteristics discussed in this section all interact to aid the planning team when assessing the capability of the natural systems to support resort development.

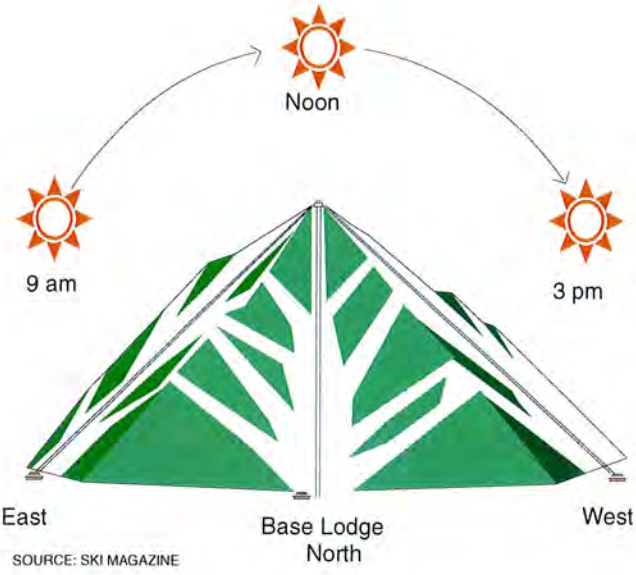
.2 Physiography

The quality and feasibility of a winter sports site is highly dependent upon the topographic characteristics of each individual site. Physiographic features which substantially affect ski development particular include: aspect (exposure), slope gradients, fall line patterns and elevation.

.3 Climate/Solar Shading and Radiation Analysis

Most skiers are highly aware of the sun's influence on snow quality. While skiers prefer to ski in the sun, they will not do so if the snow is sticky or mushy due to intense solar radiation. As illustrated in Plate II.1, skiers will follow the sun throughout the day, skiing eastern exposures in the morning, southern exposures at noon and western exposures in the afternoon. As a general rule, southern slopes are the warmest, eastern and western slopes the next warmest and northern slopes the coolest. Snowpack retention is a critical concern for any skiing operation and for this reason, slopes and trails should naturally be located where the snowpack remains for the longest period of time.

SKI POINTER



IN SPRING, STAY AHEAD OF THE SUN

By John Fry
Contributing Editor

The trick to enjoyable spring skiing is to catch the snow as it becomes granular corn before it gets slushy. A good strategy is to keep one eye on the slopes and the other on the sun.

In the morning, after a frosty night, look for east-facing and southeast-facing slopes that catch the early sun. They will be the first to soften up.

As the sun climbs higher and moves into the southern sky, move with it. Ski the north-facing slopes early before they become sloppy.

Finally, move to the west-facing slopes in the afternoon to search for good corn snow.

Smart scrutiny of the weather and terrain will improve your day of skiing.

PLATE II.1

The site's angular relationship with the sun is a critical design parameter since it determines the time of day and for how long the sun's rays will bathe parking lots, mountain restaurants, ski slopes and the base area.

In general, snow is first deposited at higher elevations and then down in the valleys throughout the winter months. Then as the temperature starts to increase later in the season, the snowpack begins to melt as the temperature varies with elevation and changes in available solar radiation.

Predicting the potential amount of solar radiation is important in the planning of a ski resort. The amount of solar radiation impacting the surface varies strongly with elevation, slope, aspect and solar shading from surrounding topographic features. Topographic shading decreases the temperature near the ground which causes the snow to last longer. Even small changes in aspect can result in substantial differences in surface warming.

With this in mind, we have calculated the cumulative quantity of potential incoming solar radiation for each month during the winter ski season from December 1, 2009 to March 31, 2010. We have utilized software created and developed by Ivan Mészároš and Pavol Miklánek of the Institute of Hydrology of SAS in Bratislava, Slovakia called SOLEI[1]. The time of year, sun position (azimuth and altitude), shadows cast by surrounding terrain, terrain slope, aspect and elevation are all analyzed to simulate and calculate direct, diffuse and reflected radiation. By combining these radiation values an accurate representation of potential energy coming in Kilowatt-hours per square meter over the entire study area is determined. The calculation is repeated every 15 minutes from sunrise to sunset for each day in a grid system. Figure 3 indicates that the study area is fairly cool during the period from December 1 to March 31 and clearly shows how the Nitehawk Recreation Area, which is located at 55°03' North latitude, is very cool throughout December, January and February. The entire study area is cool, as it is contained completely on northerly aspects.

1. I. Mészároš, P. Miklánek (2006): Calculation of potential evapotranspiration based on solar radiation income modeling in mountainous areas. Biologia, ISSN-1335-6372, Vol. 61, Suppl. 19, pp. S284-S288.

.4 Existing Ski Hill Facilities

Lifts

Nitehawk Recreation Area currently operates a total of 3 lifts, including a fixed grip triple chairlift, a platter and a moving carpet lift for beginners. The layout of the existing lift system is graphically illustrated in plan view on Figure 4, the Existing Ski Hill and Skier Service Facilities map.

The technical specifications for the existing lifts are listed in Table II.1. Data for these lifts, including top and bottom terminal elevations and horizontal length was provided by Nitehawk. Nitehawk Recreation Area management also provided the rated hourly capacity, rope speed, drive output, hours of operation and number of carriers. Ecosign has calculated the vertical rise (based on the top and bottom terminal elevations), the estimated slope length, average slope, vertical transport meters per hour and an estimate of the lift's loading efficiency.

The facility currently has a lift serviced vertical of 144 meters, stretching from the 529-meter elevation to the 673-meter elevation. The 3 lifts have a total rated capacity of 3,510 passengers per hour and generate a total of 282,000 Vertical Transport Meters (VTM) per hour.

TABLE II.1
NITEHAWK RECREATION AREA
LIFT INVENTORY

Lift Number	**A**	**B**	**C**		
Lift Name	**Bauer Express**	**Platter**	**Wonder Carpet**		
Lift Type	**3C**	**P**	**MC**	**TOTAL**	
Year Constructed	**1994**	**1987**	**2005**		
Top Elevation m.	673	670	671		
Bottom Elevation m.	529	626	670		
Total Vertical m.	144	44	1	189	
Horizontal Distance m.	598	285	30		
Slope Distance m.	615	288	30	933	
Average Slope %	24%	15%	3%	21%	Mean
Rated Capacity	1,788	522	1,200	3,510	
V.T.M./Hr.(000)	257	23	1	282	
Rope Speed m/sec.	2.3	2.0	0.8		
Trip Time min.	4.48	2.40	0.63		
Drive Output (KW)	110	14	22		

Bauer Express Triple Chairlift

Platter Lift

Wonder Carpet

Ski/Snowboard Trail Inventory

In order to provide an accurate account of Nitehawk's ski trail system, the trails have been classified in concert with the International Ski Trail Standards (Table II.2), as well as the seven skier skill classification levels exhibited in Table II.3.

TABLE II.2
INTERNATIONAL TRAIL STANDARDS

TRAIL DESIGNATIONS	SLIDER ABILITY LEVELS
Easier	Beginner & Novice Sliders
More Difficult	Intermediate Sliders
Most Difficult	Advanced & Expert Sliders

Ski trails are classified via an evaluation of the following parameters: slope width, average gradient and the steepest 30-metre vertical pitch. Since the average slope gradient of a ski trail is generally much lower than the steepest 30 metre vertical pitch, trails are usually classified to ensure that the steepest 30 metre vertical pitch falls within five percent of the acceptable terrain gradients listed in Table II.3. Furthermore, a gentle novice ski trail cannot suddenly turn into an advanced ski trail for obvious reasons.

TABLE II.3
SKIER SKILL CLASSIFICATIONS

Skill Classifications	Acceptable Terrain Gradients
1 Beginner	8 - 15%
2 Novice	15 - 25%
3 Low Intermediate	25 - 35%
4 Intermediate	30 - 40%
5 High Intermediate	35 - 45%
6 Advanced	45 - 60%
7 Expert	60% +

Nitehawk Recreation Area Resort's existing trails have been plotted on the topographic base mapping at a scale of 1:5,000 with 1-meter contours, as illustrated on the Existing Ski Hill Facilities Map (Figure 4) and listed in Table II.4. The presently developed ski/snowboard trail system includes 15 numbered trails and skiways covering approximately 11.5 hectares.

TABLE II.4
NITEHAWK RECREATION AREA
SKI/SNOWBOARD TRAIL INVENTORY

Trail Name	Trail No.	Skill Class	Elevation Top Meters	Elevation Bottom Meters	Total Vert. Meters	Horz. Dist. Meters	Slope Dist. Meters	Percent Slope Avg.	Percent Slope Steep.	Avg. Width Meters	Horz. Area Ha.	Slope Area Ha.
Lift A - Bauer Express												
Upper Easy Street	A1-I	2	673	643	30	323	324	9%	9%	12	0.39	0.39
Lower Easy Street	A1-II	2	635	529	106	833	840	13%	22%	18	1.51	1.52
Roller Coaster	A2	4	622	577	45	229	233	20%	35%	19	0.43	0.44
Upper Temptation	A3-I	4	673	642	31	202	204	15%	39%	27	0.55	0.56
Lower Temptation	A3-II	3	642	529	113	422	437	27%	33%	31	1.32	1.37
Slow Poke	A4	3	591	565	26	152	154	17%	17%	14	0.21	0.21
The Shoot	A5	3	582	542	40	190	194	21%	27%	13	0.24	0.25
Home Run	A6	4	587	535	52	173	181	30%	33%	16	0.27	0.28
Freestyle Terrain	A7	3	552	530	22	90	93	24%	24%	33	0.30	0.31
Show Off	A8	5	668	529	139	665	679	21%	41%	44	2.92	2.98
Connector	A9	4	635	565	70	310	318	23%	36%	20	0.63	0.65
	A10	3	671	645	26	96	99	27%	27%	23	0.22	0.23
Total Lift A	12						3757					9.19
Lift B - Platter												
Will-o-way	B1	2	670	626	44	272	276	16%	18%	31	0.83	0.84
Freestyle Terrain	B2	2	670	626	44	290	293	15%	19%	48	1.39	1.41
Total Lift B	2						569					2.25
Lift C - Wonder Carpet												
	C1	1	673	670.5	2.5	30	30	0.083	0.083	20	0.06	0.06
Total Lift C	1						30					0.06
Total	15						4.36 km					11.5

.5 Planning Parameters

The determination of an area's Skier Carrying Capacity (SCC) is perhaps the most critical step in ski area planning. Often referred to as the "comfortable carrying capacity" or the "skiers at one time" (SAOT), this figure represents the number of skiers that can be safely supported by an area's lift and trail system while providing a quality experience to each skier ability level. The skier carrying capacity is determined via an integration of lift capacity, acceptable slope densities, slope gradients, skier skill classifications and vertical meters of lift serviced terrain.

During the past several years, Ecosign has undertaken and reviewed substantial research dealing with skiing demand, skier skill distribution and skier densities. Each skier ability level places different demands upon an area's lift and trail system. Empirical observations have determined that each skier ability level will ski a relatively constant number of vertical meters per day.

Skier Skill Class Distribution

These reviews have also continued to support the bell curve distribution of skier skill levels for North America, as illustrated below in Plate II.2.

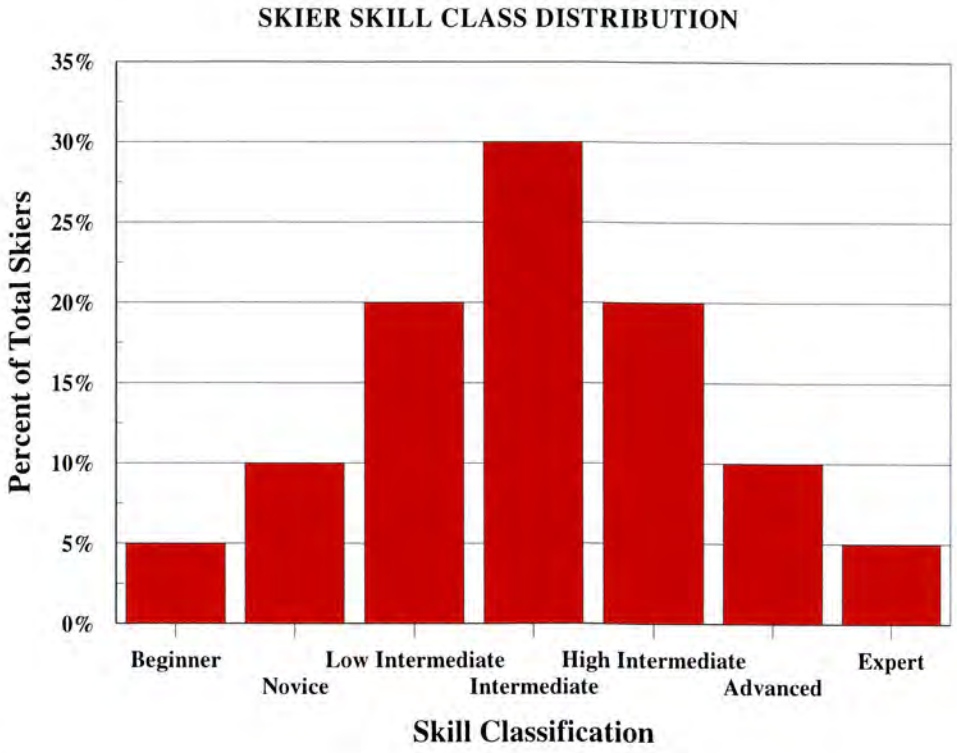


PLATE II.2

Skier Densities

Ecosign has performed on-site research to determine comfortable and safe skier densities at ski areas in many parts of the world. The research consisted of performing on-site guest surveys while simultaneously taking aerial photos of the ski/snowboard trails by helicopter. One of the questions on the survey asks skiers their subjective opinion of the crowding on the particular trail they skied. Their opinions were then compared with the actual densities recorded in the photos. From these comparisons, we estimated skier densities which provide skiers with a high quality, comfortable experience resulting in good memories and the likelihood of return visits. Densities used in planning winter resort areas in different parts of the world are listed in Table II.5 and shown graphically in Plate II.3.

In areas such as Europe, western Canada and the western United States, skier densities are relatively low compared to the densities in areas in Japan or Australia, where skiers have been historically conditioned to higher densities. For example, densities in Japan are generally three times the densities found in western North American destination resorts

TABLE II.5
WORLDWIDE COMPARISON OF SKI/SNOWBOARD TRAIL DENSITIES

Skill Level	1	2	3	4	5	6	7
Skill Classification	Beginner	Novice	Low Intermediate	Intermediate	High Intermediate	Advanced	Expert
Western N. America - Destination							
SAOT	50	50	40	40	30	15	20
On-Slope	20	20	15	15	12	7	10
North American Regional/Europe							
SAOT	75	75	60	60	45	23	30
On-Slope	30	30	23	23	18	10	15
Australia							
SAOT	135	100	80	80	60	30	40
On-Slope	54	40	30	30	24	14	20
Japan							
SAOT	156	156	125	125	97	55	70
On-Slope	62	62	47	47	39	26	35
Farwell - Eastern N. America							
SAOT	250	150	125	86	50	37	37
On-Slope	110	66	55	37	22	16	16

Note: All of the above densities are in skiers per Hectare

WORLDWIDE SKIER DENSITIES

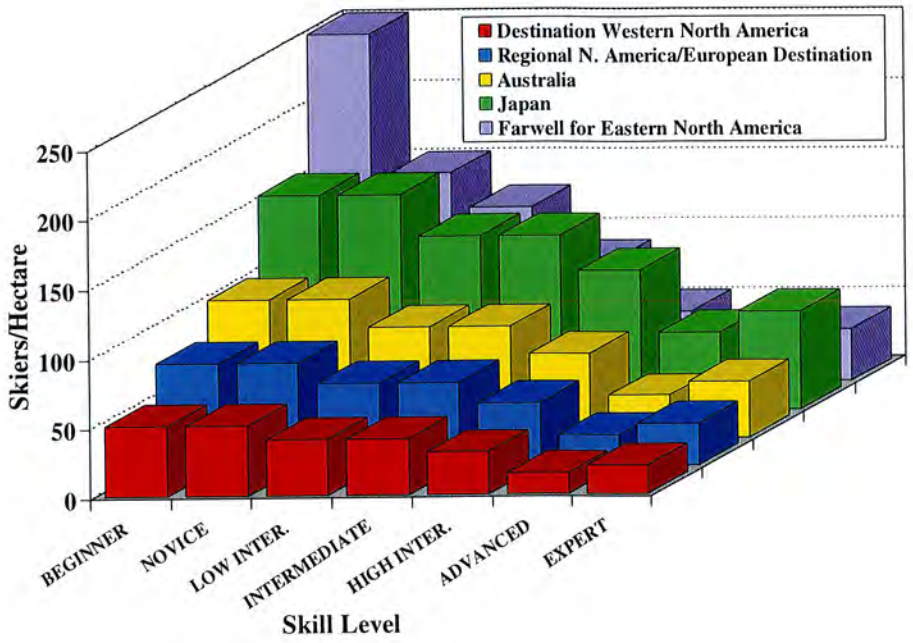


PLATE II.3

Acceptable slope densities tend to decrease as the proficiency of the skier increases. The lower density for better skiers occurs due to their increased speed, and, therefore, longer stopping distances and the general increase in space needed to avoid obstacles and other skiers. The exception to this rule is that slope densities increase slightly on expert terrain since these steep, ungroomed slopes dictate controlled, short radius turns. Under these conditions, expert skiers have slower speeds and require less space for safe skiing/snowboarding. Because the Nitehawk ski area is a local/regional area with snowmaking, we feel that the North American regional slope densities are appropriate.

The determination of an area's Skier Carrying Capacity (SCC) is perhaps the most critical step in ski area planning. Often referred to as the "Comfortable Carrying Capacity" or the "Skiers at One Time", this figure represents the number of skiers that can be safely supported by an area's lift and ski trail system while providing a quality experience to each skier ability level. Skier Carrying Capacity is determined via the integration of lift capacity, operating hours, acceptable slope densities, slope gradients, skier skill classifications and vertical meters of lift-serviced terrain.

Vertical Transport Meters

Each skier ability level places different demands upon an area's lift and ski trail system. Empirical observations have determined that each skier ability level will ski a relatively constant number of vertical meters per day. As the proficiency of the skier increases, the demand for vertical meters also increases.

During the past several years, Ecosign has undertaken and reviewed substantial research dealing with skiing demand, skier skill distribution and skier densities. Table II.6 summarizes the skiing demand by skill classification.

TABLE II.6
NITEHAWK RECREATION AREA
SKIING DEMAND BY SKILL CLASSIFICATION

Skill Classification	Planning Goals	Skier Demand VTM/Day		
		Low	Average	High
1 Beginner	5%	610	705	940
2 Novice	10%	1,370	1,595	2,120
3 Low Intermediate	20%	1,830	2,125	2,825
4 Intermediate	30%	2,440	2,830	3,770
5 High Intermediate	20%	3,290	3,840	5,080
6 Advanced	10%	3,840	4,460	5,935
7 Expert	5%	5,485	6,370	8,475
Weighted Average		**2,582**	**3,001**	**3,988**

In Europe, western Canada and the western United States, we generally use the industry high VTM demand to ensure a quality, uncrowded skiing experience for the better conditioned, more aggressive skiers. The average or even the low level of demand is commonly found in Japan, Australia and Korea. Ecosign feels that the average level of VTM demand is suitable for evaluation and planning at Nitehawk Recreation Area. Table II.7 summarizes the planning parameters which will be used for evaluating and planning at Nitehawk Recreation Area.

TABLE II.7
NITEHAWK RECREATION AREA
PLANNING PARAMETERS

Skill Classification	Skill Mix	Acceptable Terrain Gradients	Skier Demand VTM/Day	Skier Densities Skiers per Ha.	
				At Area	On Slope
1 Beginner	5%	8 - 15%	940	75	30
2 Novice	10%	15 – 25%	2,120	75	30
3 Low Intermediate	20%	25 – 35%	2,825	60	22
4 Intermediate	30%	30 – 40%	3,770	60	22
5 High Intermediate	20%	35 – 45%	5,085	45	18
6 Advanced	10%	45 – 60%	5,935	22	10
7 Expert	5%	60% +	8,475	30	15

.6 Ski Hill Capacity Analysis

Ski Trail Capacity

To accurately portray the terrain balance of the ski area, we computed the terrain available to each of the seven skier skill classifications and then multiplied by the appropriate skier densities to illustrate the distribution of the terrain available to each skier skill level. This exercise is often referred to as "area balancing", and provides management and the planning team with the data necessary to compare the trail development with the apparent proportions of the skier market.

As listed in Table II.8, the Nitehawk Recreation Area facility has a total 11.5 slope hectares of return cycle skiing/snowboarding trails, with a total capacity of approximately 710 skiers per day, based on the North American Regional ski area ski trail densities shown in Table II.7.

TABLE II.8
NITEHAWK RECREATION AREA
TRAIL CAPACITIES - EXISTING AREA

Trail Name	Trail No.	Skill Class	Total Vert. Meters	Slope Dist. Meters	Horz. Area Ha.	Slope Area Ha.	Skiers At Area Density	Total
Lift A - Bauer Express								
Upper Easy Street	A1-I	2	30	324	0.39	0.39	75	30
Lower Easy Street	A1-II	2	106	840	1.51	1.52	75	110
Roller Coaster	A2	4	45	233	0.43	0.44	60	30
Upper Temptation	A3-I	4	31	204	0.55	0.56	60	30
Lower Temptation	A3-II	3	113	437	1.32	1.37	60	80
Slow Poke	A4	3	26	154	0.21	0.21	60	10
The Shoot	A5	3	40	194	0.24	0.25	60	20
Home Run	A6	4	52	181	0.27	0.28	60	20
Freestyle Terrain	A7	3	22	93	0.30	0.31	60	20
Show Off	A8	5	139	679	2.92	2.98	45	130
Connector	A9	4	70	318	0.63	0.65	60	40
	A10	3	26	99	0.22	0.23	60	10
Total Lift A	12			3757		9.19		530
Lift B - Platter								
Will-o-way	B1	2	44	276	0.83	0.84	75	60
Freestyle Terrain	B2	2	44	293	1.39	1.41	75	110
Total Lift B	2			569		2.25		170
Lift C - Wonder Carpet								
C1	C1	1	3	30	0.06	0.06	225	10
Total Lift C	1			30		0.06		10
Total	14			4356		11.5		710

The Cumulative Ski/Snowboard Trail Balance Statement listed in Table II.9 shows the balance of the existing return cycle skiing/snowboarding trails according to the seven skier skill classifications and compares them to the balance of the skier market. Plate II.4 indicates tat the presently developed trails are unbalanced, with respect to the overall North American market distribution. The terrain is skewed to the lower skill levels in that there is a significant surplus of novice ski terrain and shortages of beginner, intermediate, advanced and expert terrain.

TABLE II.9
NITEHAWK RECREATION AREA
CUMULATIVE SKI/SNOWBOARD TRAIL BALANCE STATEMENT

Lift SCC =	530

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	0.1	10	1%	5%
2 Novice	4.2	310	44%	10%
3 Low Intermediate	2.4	140	20%	20%
4 Intermediate	1.9	120	17%	30%
5 High Intermediate	3.0	130	18%	20%
6 Advanced	0.0	0	0%	10%
7 Expert	0.0	0	0%	5%
TOTALS	**11.5**	**710**	**100%**	**100%**

Average Density =	46.1	Skiers/Hectare
Optimum Density =	64.0	Skiers/Hectare
Weighted Demand =	3,064	VTM/Skier/Day

CUMULATIVE SKI/SNOWBOARD TRAIL BALANCE

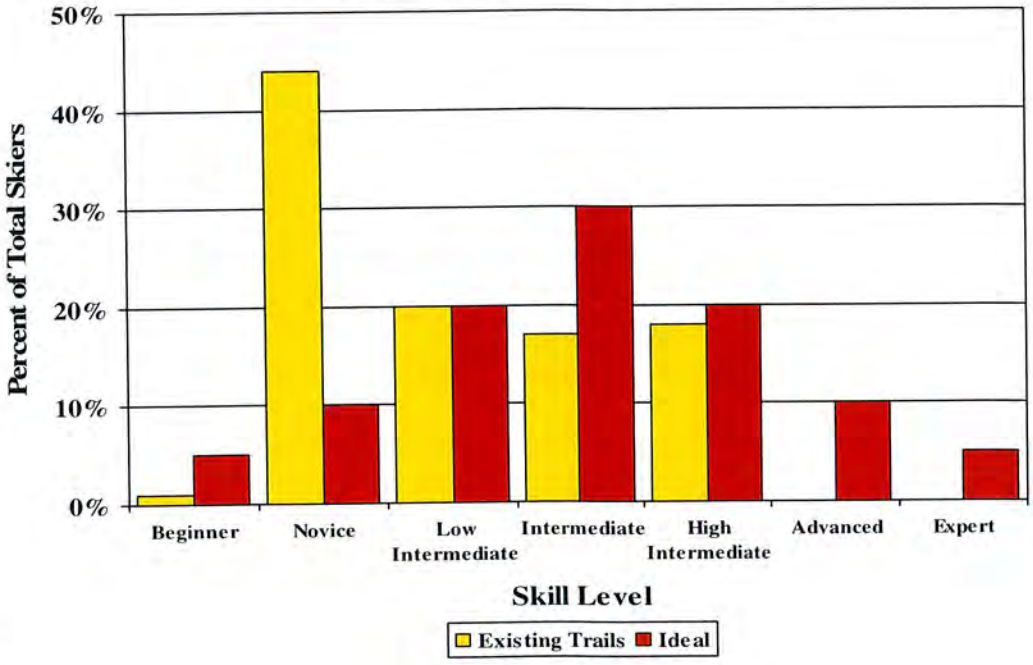


PLATE II.4

Lift Skier Carrying Capacity Analysis

Based upon the design VTM demand, we have calculated the Skier Carrying Capacity (SCC) of Nitehawk Recreation Area's existing lift facilities, as listed in Table II.10. Based upon this analysis, the existing lift system can comfortably accommodate 530 skiers per day.

The capacity analysis assumes that skiers are distributed throughout the mountain, with the waiting time for each lift equal to the lift's ride time except in the case of the high speed detachable quad where the wait time is two times the ride time. The VTM demand on each lift is determined by the terrain balance of the trails serviced by that lift.

TABLE II.10
NITEHAWK RECREATION AREA
SKIER CARRYING CAPACITY

Lift No.	Lift Name	Lift Type	Hourly Capacity	Vertical Meters	VTM/Hr (000)	VTM Demand	Loading Effic.	Access Reduc.	SCC
A	Bauer Express	3C	1,788	144	257	3,404	85%	0%	**450**
B	Platter	P	522	44	23	2,120	80%	0%	**60**
C	Wonder Carpet	MC	1,200	1	1	0	0%	0%	**20**
Total			**3,510**		**282**				**530**

.7 Lift and Trail Balance Statement

The ski/snowboard trail balance by lift system (Table II.11) portrays the relationship between each of the major lift and trail systems, as well as the proportionate amount of terrain available to each skier skill level in each lift system.

In general, the area has a lift capacity of 530 skiers per day compared to a trail capacity of 710 skiers per day. Specifically, Bauer Express triple chair has a capacity of 450 skiers per day compared to a ski trail capacity of 530 skiers per day which results in densities slightly lower than the regional density. The platter lift only supplies about one third of the capacity of the ski trails which it services resulting in very low on-slope densities. Plate II.5 graphically illustrates the relationship between lift and trail capacities for each of Nitehawk lift systems.

TABLE II.11
NITEHAWK RECREATION AREA
TRAIL BALANCE BY LIFT SYSTEM

Lift No.	A	B	C	
Lift Name	Bauer Express	Platter	Wonder Carpet	
Lift Type	3C	P	MC	
Lift Capacity	450	60	20	Skiers/Day
Trail Capacity	530	170	10	Skiers/Day
Trails:Lifts	118%	283%	50%	
Average Density	49.0	26.7	333.3	Skiers/Hectare
Optimum Density	60.3	75.0	75.0	Skiers/Hectare
Demand VTM	3,407	2,120	0	VTM/Skier/Day
Balance				
Beginner	0%	0%	100%	
Novice	26%	100%	0%	
Low Intermediate	26%	0%	0%	
Intermediate	23%	0%	0%	
High Intermediate	25%	0%	0%	
Advanced	0%	0%	0%	
Expert	0%	0%	0%	
Total	100%	100%	100%	

LIFT VS. TRAIL CAPACITY

PLATE II.5

.8 Snow Grooming Equipment

Machine grooming (snow farming) of ski trails is an essential component of mountain operations, with new grooming techniques revolutionizing many aspects of today's ski business. Present industry guidelines recommend the regular grooming of all trails with beginner to high intermediate skill classifications, with the grooming of steeper trails on a less frequent basis using winch equipped snowcats. Swing, or night shift grooming has become the rule in the industry, as it allows a longer period for groomed trails to cure (set up), while eliminating hazardous conflicts between skiers and machines. An effective summer grooming program (seeding and mulching) can save appreciable wear and tear on expensive snow grooming equipment, as well as produce earlier opening dates and lower snowmaking costs. Modern snow grooming machines come with many features and a selection of implements are available for optimizing the quality of grooming, and the time required to groom the slopes. Quick change hydraulic couplings and attachment fasteners have reduced the time and manpower required to change implements, allowing the groomer to use the right implement for the job even in changing snow conditions during a single shift. Grooming requirements change over time due to climatic conditions and the extent of skier traffic on the trail, therefore, a good selection of grooming implements such as all-way blades, power tillers and compactor bars are necessary to increase the efficiency of the grooming fleet and to provide guests with an ideal skiing surface every day.

Nitehawk Recreation Area presently operates a total of 2 over-snow vehicles, as listed in Table II.12. These machines have an average of 7,238 operating hours.

Generally, it is recommended that as snow grooming machines approach the 6,000-hour mark, they be traded in so that the average age of the fleet is just below the 5,000-hour level. As of 2010, it appears that the entire Nitehawk Recreation Area grooming fleet is beyond the serviceable range in terms of the number of hours on the equipment. Under these conditions, we expect that the availability of the front line grooming machines will decrease and the cost of maintenance will increase as the total hours increase.

TABLE II.12
NITEHAWK RECREATION AREA
GROOMING EQUIPMENT INVENTORY

Machine #	Manufacturer	Model	Year	Hours	Implements
1	BR	400+	1994	13,102	Alway blade, Tiller w/ 55 S pump
2	BR	ME Plus-275	2000	8,612	Alway blade, Tiller w/ 65 S pump
Average				**10,857**	

It is recommended that one fully operable grooming machine capable of grooming 20 hectares of terrain in classes 1-5 each nightly shift be available. Based upon this criteria, the number of skiers serviced by the Nitehawk grooming fleet can be calculated as follows:

No. of Machines		Percent Availability		20 Ha. Per Machine		Density Of Area		Grooming Interval (Days)		Skiers Serviced
2	x	90%	x	20	x	46.1	x	1	=	1,660

Based upon this analysis, it appears that the two existing front line grooming machines are more than adequate to service the existing ski terrain every day (based on one shift per night) given that the grooming machines are capable of achieving 90 percent availability. Due to the number of hours on the existing fleet and the area's requirement for extensive snowmaking, we feel that it is prudent that Nitehawk have two grooming machines for slope maintenance and snowmaking.

.9 Snowmaking

All trails at Nitehawk are covered by snowmaking. The water used for snowmaking is obtained from the Wapiti River from a pump house located at the bottom of the ski area just to the west of the bottom terminal of the Bauer Triple Chairlift.

.10 Maintenance Facilities

Normally, an area should have one bay for each snowcat that is approximately 60 square meters (640 square feet) in size, as a rule of thumb. The bays are used for more than just the snowcat fleet and would accommodate lift, vehicle and building maintenance. Snowmaking requires additional space for the maintenance of equipment and hoses, etc.

The Nitehawk ski area currently has a 2-bay maintenance shop with doors on each end that has a total of 297 square meters of floor area. This shop is adequate for the existing grooming fleet.

.11 Skier Service Floorspace Inventory and Analysis

Skier service facilities are those facilities which provide functions specifically related to the operation and management of the ski area. For planning purposes, these services can generally be broken down into three distinct categories:

Staging Facilities - those services that are required as skiers arrive at the area.

Commercial Facilities - those services required throughout the day as skiers are on the mountain and during après-ski hours.

Operational Facilities - those services not directly required by skiers but which are essential for the day-to-day operation of the ski area.

Staging facilities include ticket sales, public lockers, equipment rental and repair, ski school, and children's programs. These facilities are located in the base areas and should be sized in relation to the number of skiers staging through each base area. Equipment rental space can often be provided from leased premises within the resort village, reducing the capital investment costs for the mountain operator.

Commercial facilities are located both in the base area and on the mountain and include food and bar seating, kitchen and serving areas, restrooms and accessory retail space. Restaurant space in the base area does not always need to be owned by the mountain operator, if the restaurant space in the village and accommodation buildings at the base is located close enough to the lifts to be convenient for skiers to use during the day. Restaurants on the mountain are normally the responsibility of the mountain operator. Restaurant seats should be planned relative to the number of skiers circulating in the vicinity of the proposed restaurant sites. Kitchens and restrooms must be sized in proportion to the amount of seating proposed for each restaurant.

Operational facilities are generally "back of the house" services and include administration, employee lockers and ski patrol facilities. These facilities are located both on the mountain and in the base areas.

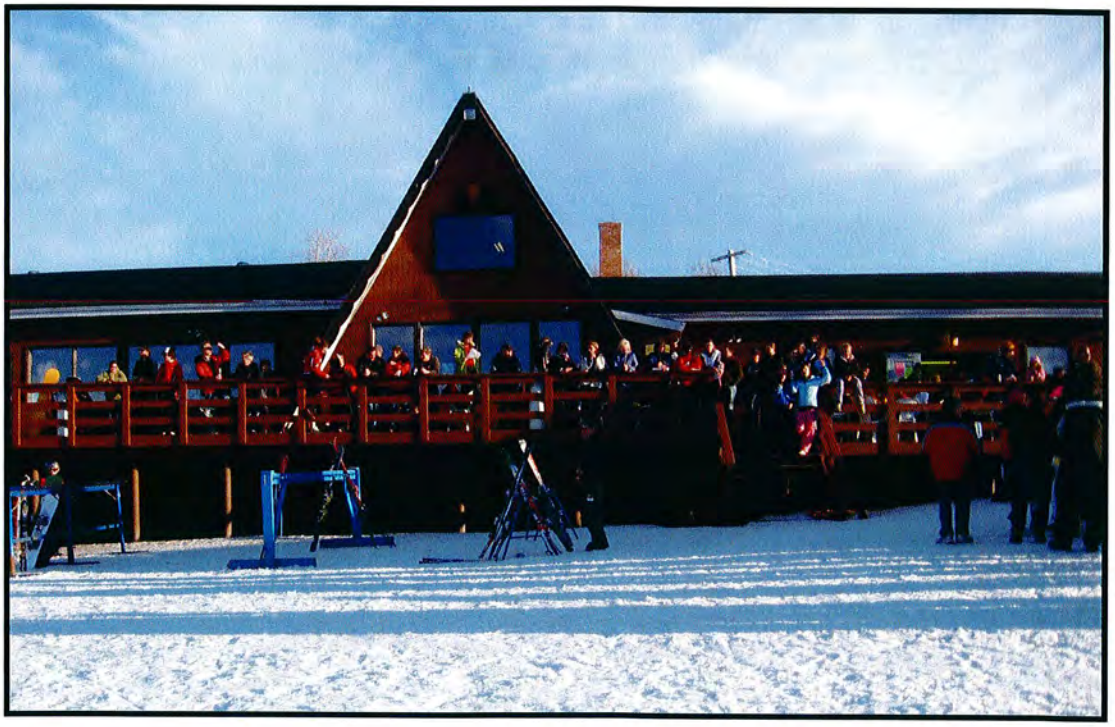
Skier Service Space Inventory

An inventory of the buildings and structures providing skier service facilities for Nitehawk was performed in June 2010 by Nitehawk personnel. Ecosign has summarized this information in Table II.13. The Nitehawk skier service floorspace is contained within the existing day lodge and four modular structures that have been added onto and connect to the Main Chalet with a hallway. The ski school is in a separate modular building. The modular buildings, also known as "portables", are made up of four units and contain functions such as the C.S.P.S. first aid room, washrooms, public lockers, brown room, cafeteria seating expansion, storage and mechanical areas. The Main Chalet has a cafeteria, lounge, guest services, ticket sales, rentals and a mechanical room.

TABLE II.13
NITEHAWK RECREATION AREA
EXISTING SKIER SERVICE SPACE INVENTORY

	Total Space
Guest Service Function	(m^2)
Staging Facilities	
Ticket Sales	14.4
Public Lockers	83.3
Equipment Rental & Repair	116.4
Ski School	70.8
Subtotal Staging Facilities	***284.9***
Commercial Facilities	
Food Service Seating	203.3
Kitchen & Scramble	60.0
Bar/Lounge	108.0
Restrooms	30.0
Subtotal Commercial Facilities	***401.3***
Operational Facilities	
Administration	36.0
First Aid & Ski Patrol	83.3
Subtotal Operations Facilities	*119.3*
Subtotal all Facilities	**805.5**
Storage @ 10%	80.6
Circ./Walls/Waste/Mech. @ 15%	120.8
Total (Sq.m.)	**1,006.9**

1006.9 x 10.89 = 10,965.1



Skier Service Space Analysis

Table II.14 lists Ecosign's planning standards for the amount of skier service space recommended per skier for the skier service functions at a day skier area and a destination resort and also shows the average of these two standards. These standards have been developed over the last 25 years and incorporate data from local, regional and destination resorts in Europe, North America and Asia. The standards are used as a benchmark to evaluate the amount of existing skier services provided at a resort. It should be noted that these planning standards are average requirements and specific conditions at a resort may dictate skier service space requirements, substantially different from these guidelines. We are generally comfortable with a 50 percent variance above or below the recommended standards depending on local market conditions and the type of facility being offered.

TABLE II.14
SKIER SERVICE SPACE
ECOSIGN PLANNING STANDARDS

	Square Meters		
Skier Service Function	Ski Area	Average	Resort Area
Staging Facilities			
Ticket Sales	0.009	0.012	0.014
Public Lockers	0.065	0.088	0.111
Equipment & Repair	0.074	0.084	0.093
Guest Services/Ski School	0.023	0.035	0.046
Children's Programs	0.033	0.039	0.046
Subtotal Staging	**0.204**	**0.258**	**0.311**
Commercial Facilities			
Food Service Seating	0.300	0.325	0.3716
Kitchen & Scramble	0.150	0.163	0.1858
Bar/Lounge	0.046	0.070	0.093
Restrooms	0.075	0.081	0.093
Accessory/Retail Sales	0.037	0.053	0.070
Subtotal Commercial	**0.609**	**0.692**	**0.813**
Operational Facilities			
Administration	0.056	0.074	0.093
Employee Facilities	0.028	0.037	0.046
First Aid & Ski Patrol	0.023	0.028	0.033
Subtotal Operational	**0.107**	**0.139**	**0.172**
Total Functional Space	**0.920**	**1.089**	**1.296**
Storage @ 10%	0.092	0.109	0.130
Circ./Walls/Waste/Mech. @ 15%	0.138	0.163	0.194
Total Built Space	**1.150**	**1.362**	**1.620**

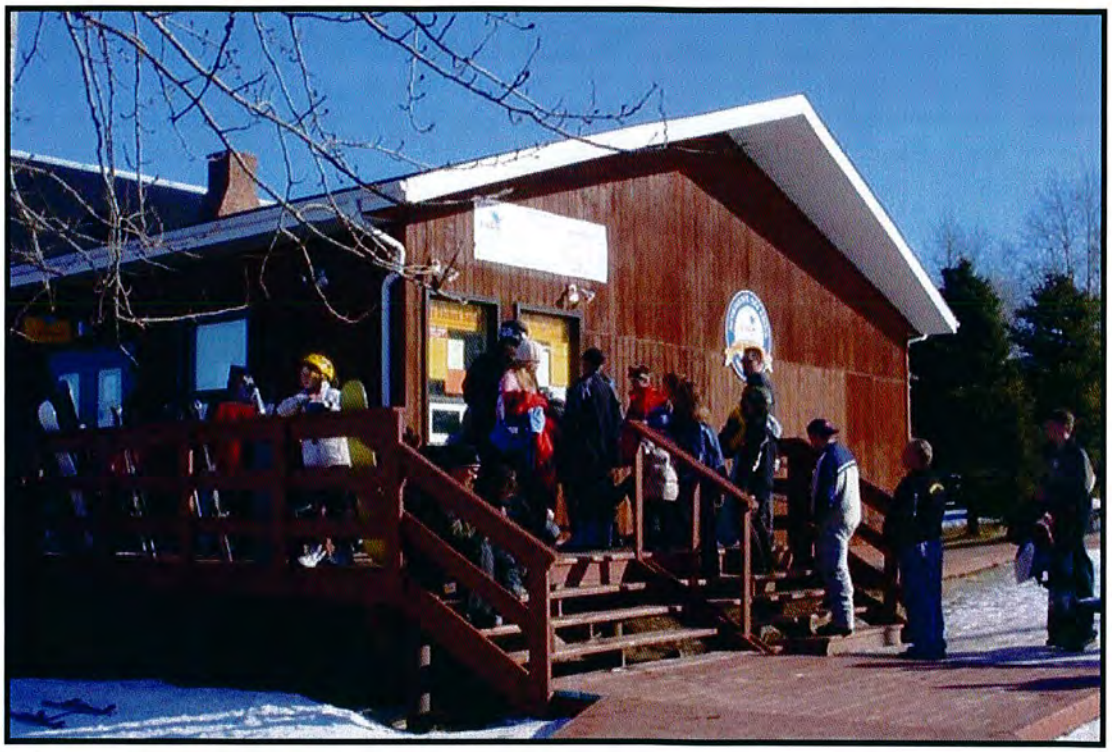


Table II.15, the Existing Skier Service Floorspace Analysis, compares the existing skier service space at Nitehawk with Ecosign's planning standard. This analysis assumes a design day of 424 skiers, which is 80% of the SCC.

As listed in Table II. 15, Nitehawk recreation area provides approximately 170 percent of the recommended functional space based on Ecosign's standard. The table indicates fairly balanced food service seating and administration. However, there appears to be an over supply in ticket sales, public lockers, equipment rental & repair, ski school, bar & lounge, and First aid & ski patrol. Kitchen & scramble and rest rooms are in a shortage. Plate II.6 provides a graphic illustration of the Skier Space Use Balance.

The bar/lounge seating can also be used for food service seating during busy periods. It should also be noted that a significant amount of Nitehawk's floorspace is contained within portable, modular type structures that have be installed at the site. Unfortunately, these types of buildings, while meeting the current need for additional skier service floorspace, are not a permanent solution for the long term needs of the recreational facility and are generally inefficient on the layout and utilization of the space. The life span of the portable buildings is relatively short compared to purpose built skiers service buildings and over time, will tend to look run-down and worn out.

TABLE II.15
NITEHAWK RECREATION AREA
EXISITING SERVICE FLOORSPACE ANALYSIS

	Design Day (80% of SCC) =		424 Skiers			
Guest Service Function	**Total Existing Floorspace**	**Recommended Standard Floorspace**	**Existing Floorspace**	**Average Ski Area Standard**	**+/- Ski Area Standard**	**Percentage of Standard**
Staging Facilities	**(m^2)**	**(m^2)**	**(m^2/Skier)**	**(m^2/Skier)**	**(m^2)**	
Ticket Sales	14.4	4.9	0.034	0.012	9.5	292%
Public Lockers	83.3	37.4	0.196	0.088	45.9	223%
Equipment Rental & Repair	116.4	35.5	0.275	0.084	80.9	328%
Guest Services/Ski School	70.8	14.8	0.167	0.035	56.0	479%
Children's Programs	0.0	16.7	0.000	0.039	-16.7	0%
Subtotal Staging Facilities	**284.9**	**109.3**	**0.672**	**0.258**	**175.6**	**261%**
Commercial Facilities						
Food Service Seating	203.3	142.5	0.479	0.336	60.8	143%
Kitchen & Scramble	60.0	71.2	0.142	0.168	-11.2	84%
Bar/Lounge	108.0	29.5	0.255	0.070	78.5	366%
Restrooms	30.0	35.6	0.071	0.084	-5.6	84%
Accessory/Retail Sales	0.0	22.6	0.000	0.053	-22.6	0%
Subtotal Commercial Facilities	**401.3**	**301.5**	**0.946**	**0.711**	**99.8**	**133%**
Operational Facilities						
Administration	36.0	31.5	0.085	0.074	4.5	114%
Employee Facilities	0.0	15.8	0.000	0.037	-15.8	0%
First Aid & Ski Patrol	83.3	11.8	0.196	0.028	71.5	705%
Subtotal Operations Facilities	**119.3**	**59.1**	**0.281**	**0.139**	**60.2**	**202%**
Subtotal all Facilities	**805.5**	**469.9**	**1.900**	**1.108**	**335.6**	**171%**
Storage @ 10%	80.6	47.0	0.190	0.111	33.6	171%
Circ./Walls/Waste/Mech. @ 15%	120.8	70.5	0.285	0.166	50.3	171%
Total (Sq. m.)	**1,006.9**	**587.4**	**2.375**	**1.385**	**419.5**	**171%**

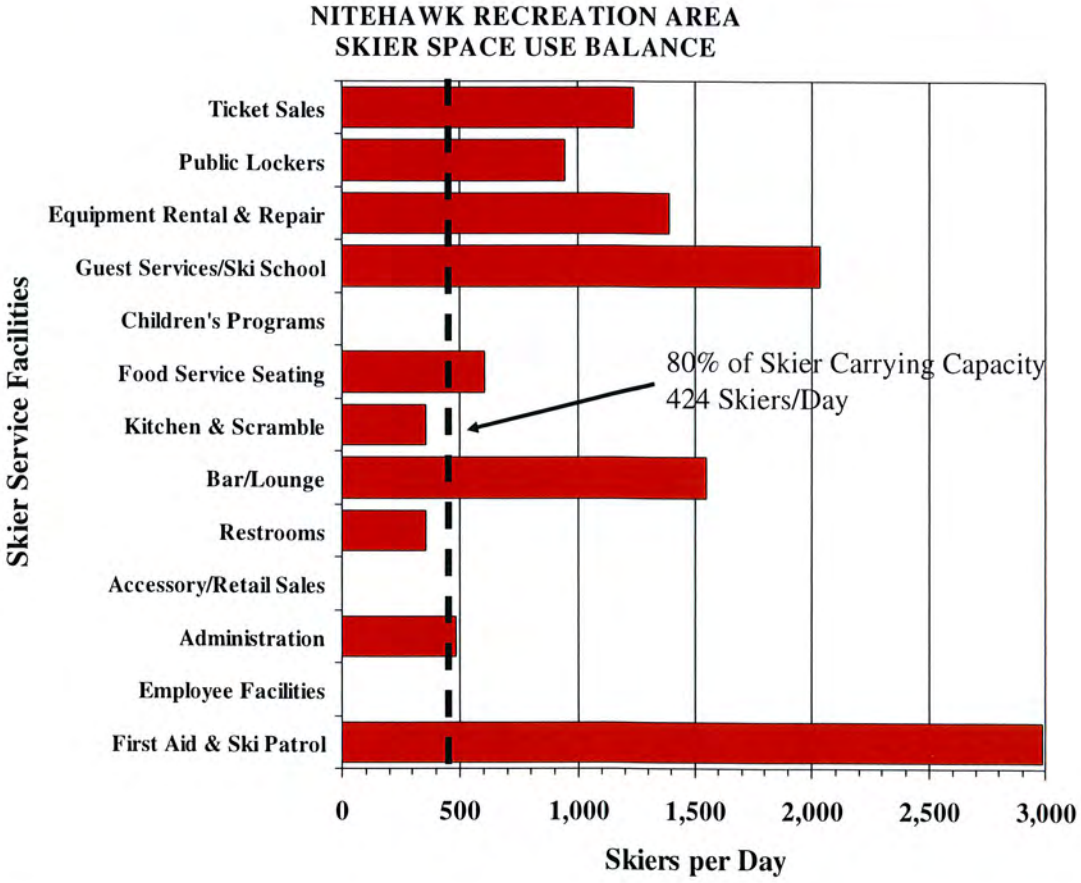

NITEHAWK RECREATION AREA
SKIER SPACE USE BALANCE
Skier Service Facilities
Ticket Sales
Public Lockers
Equipment Rental & Repair
Guest Services/Ski School
Children's Programs
Food Service Seating
Kitchen & Scramble
Bar/Lounge
Restrooms
Accessory/Retail Sales
Administration
Employee Facilities
First Aid & Ski Patrol
80% of Skier Carrying Capacity
424 Skiers/Day
0
500
1,000
1,500
2,000
2,500
3,000
Skiers per Day

PLATE II.6

Food Service Seating

To estimate the theoretical comfortable capacity of these restaurants to provide lunch to skiers, an average "turns per seat" over the typical 2-hour lunch period has been assigned to Nitehawk food service seating. The Existing Day Lodge Cafeteria has approximately 100 seats and the Cafeteria in the Portable has seating for 80. The Brown Bag area has seating for 25 people and the Bar/Lounge has seating for 60 resulting in a total of 265 indoor seats. There are a total of 70 outdoor seats on the Chalet's west deck. Based on 3 turns per indoor seat, the indoor seating can accommodate about 795 guests during the lunch break, as shown in Table II.16. During periods of good weather the outdoor deck can service up to 280 guests, based on 4 turns per seat for the outdoor seating.

TABLE II.16
NITEHAWK RECREATION AREA
EXISTING RESTAURANT SEAT INVENTORY AND ANALYSIS

Food Service Area	Indoor Seats	Outdoor Seats	Total Seats	Turns per Seat		Skiers Seated		
				Indoor	Outdoor	Indoor	Outdoor	Total
Cafeteria 1	100		100	3.0		**300**		**300**
Cafeteria 2 (Portable)	80		80	3.0		**240**		**240**
Brown Room	25		25	3.0		**75**		**75**
Bar / Lounge	60		60	3.0		**180**		**180**
Chalet West Deck		70	70		4.0		**280**	**280**
Total	**265**	**70**	**335**			**795**	**280**	**1,075**

.12 Circulation and Parking

The existing skier parking lot inventory is listed in Table II.17, utilizing parking lot attendants to achieve maximum parking densities.

Parking capacities have been calculated assuming a density of 330 cars per hectare, which is the standard used for paved parking. This number can be achieved when the parking lots are well designed and parking attendants are used to ensure that people park closely together. Assuming that 95% of the total visitors are skiing or snowboarding, and each car has 2.5 people on average, the existing parking area is capable of accommodating approximately 846 skiers.

TABLE II.17
NITEHAWK RECREATION AREA
DAY SKIER PARKING - 2008/2009

Parking Lot	Area Ha.	Cars per Ha.	Total Cars	Percent Skiers	Skiers per Car	Total Skiers
Main Parking	0.58	330	191	95%	2.5	455
Overflow Parking	0.5	330	165	95%	2.5	392
Total	**1.08**		**356**			**846**

.13 Area Facilities Balance

Throughout the previous sections, we have prepared an inventory of all existing facilities for the winter operation at Nitehawk. We have subsequently analyzed the Skiers/Snowboarder Carrying Capacity (Skiers At One Time) and daily capacity of the following operational elements: lifts, trails, grooming, food service and parking. A graphic representation of the overall balance of these facilities is show in Plate II.7.

To easily compare these diverse facilities, all capacities have been calculated in terms of the number of skiers that can be accommodated in one day. All of the operational components exceed the design day, 80% of the lift Skier Carrying Capacity. The surplus in trail capacity can contribute to a comfortable, un-crowded guest ski/snowboard experience. The grooming capacity appears to be more than adequate for the existing ski trail systems, but considering the number of hours on the existing fleet and the area's requirement for extensive snowmaking and terrain park, the grooming fleet appears to be adequate. The food service seating is comprised of cafeteria seating, brown bag seating and outside seating. This seating capacity appears to be more than adequate for the existing skier carrying capacity. Additional food service seating can be realized from the bar/lounge during busy periods.

NITEHAWK RECREATION AREA
AREA FACILITIES BALANCE

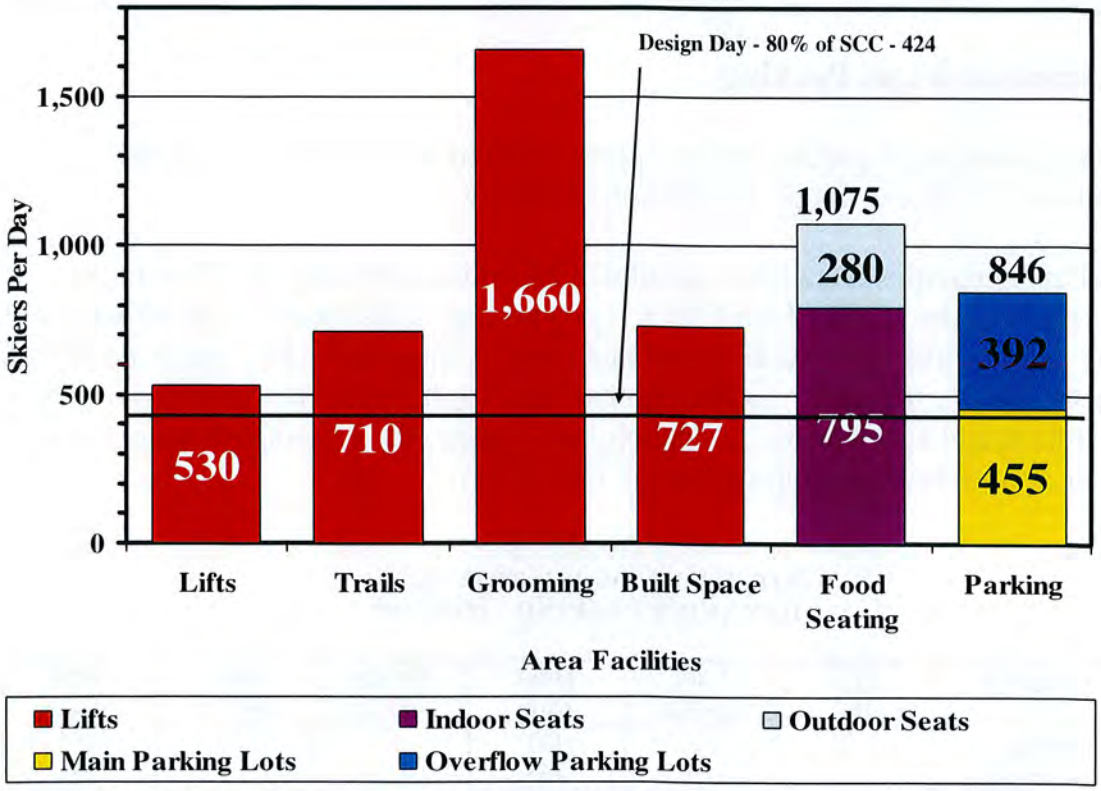


PLATE II.7

As previously discussed, the built space is contained within the existing Chalet and several portable buildings. The potable buildings, while meeting the current need for additional skier service floorspace, are not a permanent solution for the long term needs of the recreational facility and are generally inefficient on the layout and utilization of the space. Additionally, the life span of the portable buildings is relatively short compared to purpose built skiers service buildings and over time will tend to look run-down and worn out. A "purpose built" day lodge chalet would be more efficient for the operation of the recreational facilities and provide a higher level of comfort to the guests.

The parking has capacity of 846 skiers which is greater than the Skier Carrying Capacity of the lift system. However, since the area has other winter recreational activities the current amount of parking is needed.

III. DEVELOPMENT ANALYSIS

The purpose of the Development Analysis section is to blend the information and/or constraints identified in the Inventory section with acceptable ski industry planning and design parameters. Specifically, the constraints imposed by climate, surficial geology, topographic features, natural hazards, forest cover, existing development and visual quality objectives have "shrunk" the overall size and development potential of the area.

.1 Mountain Planning Parameters

In order to determine the potential skier carrying capacity of the terrain within the Nitehawk study area, we will utilize the planning parameters established in the Inventory section of this report, and listed in Table III.1.

TABLE III.1
NITEHAWK
PLANNING PARAMETERS

Skill Classification	Skill Mix	Acceptable Terrain Gradients	Skier Demand VTM/Day	Skier Densities Skiers per Ha. At Area	On Slope
1 Beginner	5%	8 - 15%	940	75	30
2 Novice	10%	15 – 25%	2,120	75	30
3 Low Intermediate	20%	25 – 35%	2,825	60	22
4 Intermediate	30%	30 – 40%	3,770	60	22
5 High Intermediate	20%	35 – 45%	5,085	45	18
6 Advanced	10%	45 – 60%	5,935	22	10
7 Expert	5%	60% +	8,475	30	15

.2 Ski Hill Design Analysis

Accurate topographic mapping is a prerequisite for good mountain planning. During the technical assessment phase, the planning team utilized new topographic mapping at a scale of 1:1,000 with 1-meter contour intervals of study area. The slope map encompasses approximately 395 hectares.

Utilizing the provided topographic mapping, the most critical analysis map for the ski area design and evaluation process was prepared: the Ski Slope / Terrain Capacity Analysis Map (Figure 5). The Slope Analysis Map delineates the areas that can be negotiated by the various skier ability levels, as well as areas that are considered too flat or too steep for skiing and snowboarding.

The natural slope gradients were carefully measured and color-coded into the following five classifications:

Slope Gradients	Color	Type of Skiing
0 - 8%	white	flats, marginal skiing
8 - 25%	green	beginner and novice skiing
25 - 45%	yellow	intermediate skiing
45 - 70%	blue	advanced and expert skiing
70% +	red	unskiable, safety zones

These maps were then utilized in the evaluation of the terrain and play a critical role in developing conceptual alternatives.

.3 Ski Hill Terrain Capacity Analysis

We have analyzed the natural terrain within the study area which possesses good ski/snowboard potential, to accurately establish the area's overall development potential. The Terrain Capacity Analysis Map (Figure 5) graphically illustrates major terrain "pods" within the study area on the mountain which possess good potential for development. The pods were selected by consulting the Slope Analysis Map and observing the following criteria:

- continuous fall line skiing/snowboarding from top to bottom
- suitable upper and lower lift terminal locations (e.g., 0.2 hectares less than 25 percent slope)
- good slope continuity to allow interesting sliding from top to bottom for one or more skier ability levels
- natural slope gradients primarily greater than eight percent and less than 70 percent

Within each terrain pod, the upper and lower points are joined to establish the total vertical rise, horizontal distance, straight line slope and steepest 30-meter vertical pitch. The total pod area was calculated. The above data comprises the inputs to our ski terrain capacity computer program. The final program input is a judgment which identifies the "primary" skier skill classification for each terrain pod. The program outputs are as follows:

SKI/BOARD TERRAIN - net developable terrain within the pod. Set between 35 and 90 percent of the useable terrain, depending on the existing level of development and the skill level of the terrain. This percent development is based on the amount of development currently in place within the study area.

TOTAL SKIERS - in pod at acceptable skier densities for a regional winter sports facility.

DEMAND VTM (000) - vertical transport meters required to service the total skiers.

LIFT CAPACITY/HR. - the net hourly lift capacity necessary to maximize the development of each pod.

The Terrain Capacity Analysis Map and program printouts provide a reliable indication of the maximum development potential of each pod and the lift capacity necessary to balance with the terrain.

The terrain within the study area is comprised of 10 pods suitable for ski development, covering 64.6 hectares, as shown in Table II.2. If fully developed, these pods have a potential of supporting approximately 1,270 skiers on 23.5 hectares of developed terrain at the design densities previously shown in Table III.1.

Pods D through G are located on the presently developed ski trails. These four pods are capable of comfortably accommodating 720 skiers on 12 hectares of ski trails based on a 35 percent development factor for Pods E, F and G and a 60 percent development factor on Pod D where the platter lift is located. Currently, there are 8.5 hectares of developed ski trails within these four pods, resulting in 26.6 percent development. The four pods within the existing ski area will require 1.1 hectares of parking and about 810 meters of built skier service floorspace.

The remaining six pods (A, B, C, H, I and J) are located in zones to the west and east of the existing ski terrain. The West Zone consist of 3 pods (A, B and C) that are primarily beginner and novice terrain located between the upper portion of the escarpment and a flat bench mid-way on the escarpment. These three pods can support about 270 beginner and novice skiers on 3.7 hectares of ski trails, based on 35 percent development of the pods. The 3 pods in the western zone will require 0.4 hectares of parking and about 300 meters of built skier service floorspace.

There are also 3 pods to the east of the existing ski terrain, Pods H, I and J. These 3 pods encompass as total of 22 hectares and if developed, could result in about 7 to 8 hectares of ski trails with the capacity to accommodate 280 skiers at one time. The 3 pods in the eastern zone will require 0.43 hectares of parking and about 320 meters of built skier service floorspace.

TABLE III.2
NITEHAWK
TERRAIN CAPACITY ANALYSIS

	WEST ZONE			EXISTING TRAILS				EAST ZONE			
Terrain Pod	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**TOTAL**
Top Elevation m.	659	662	668	670	669	671	639	673	671	668	
Bottom Elevation m.	630	629	628	627	534	529	523	527	525	557	
Total Vertical m.	29	33	40	43	135	142	116	146	146	111	941
Horizontal Distance m.	249	287	316	287	492	561	555	466	410	383	
Slope Distance m.	251	289	319	290	510	579	567	488	435	399	4,126
Average Slope %	12%	11%	13%	15%	27%	25%	21%	31%	36%	29%	
Skill Class	1	1	1	2	5	4	4	5	5	6	
Skier Density/Ha.	75	75	75	75	45	60	60	45	45	23	
VTM Demand/Day	940	940	940	2,120	5,085	3,770	3,770	5,085	5,085	5,935	
Total Area Ha.	3.1	3.6	3.9	3.5	6.3	10.6	11.6	7.9	6.4	7.8	64.6
% Ski Terrain Available	35%	35%	35%	60%	35%	35%	35%	35%	35%	35%	
Available Ski Terrain	1.1	1.3	1.4	2.1	2.2	3.7	4.1	2.8	2.2	2.7	23.5
Total Skiers	**80**	**90**	**100**	**160**	**100**	**220**	**240**	**120**	**100**	**60**	**1,270**
Demand VTM (000)	12	13	15	54	81	132	144	97	81	57	
Lift Capacity.Hr.	412	407	373	1,252	598	927	1,238	663	553	509	5,207
Shelter Sq. Meter	90	100	110	180	110	250	270	140	110	70	1,110
Parking Area Ha.	0.12	0.14	0.15	0.25	0.15	0.34	0.37	0.18	0.15	0.09	1.5
Staging Area Ha.	0.14	0.16	0.18	0.28	0.18	0.39	0.42	0.21	0.18	0.11	1,702.3
Cumulative Total	0.1	0.3	0.5	0.8	0.9	1.3	1.7	2.0	2.1	2.2	

The Terrain Pod Balance Statement for the terrain within the existing developed area is shown in Table III.3 and graphically illustrated in Plate III.1. Plate III.1 illustrates that the skill level distribution of the natural terrain is concentrated in the lower skill levels.

TABLE III.3
TERRAIN POD BALANCE STATEMENT
EXISTING SKI TERRAIN - PODS D THROUGH G

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	0.0	0	0.0%	5%
2 Novice	2.1	160	22.2%	10%
3 Low Intermediate	0.0	0	0.0%	20%
4 Intermediate	7.8	460	63.9%	30%
5 High Intermediate	2.2	100	13.9%	20%
6 Advanced	0.0	0	0.0%	10%
7 Expert	0.0	0	0.0%	5%
Total	**12.0**	**720**	**100%**	**100%**

Optimum Density =	61.3	Skiers/Hectare
Weighted Demand =	3,586.0	VTM/Skier/Day

NITEHAWK
TERRAIN POD BALANCE
EXISTING SKI TERRAIN - PODS D THROUGH G

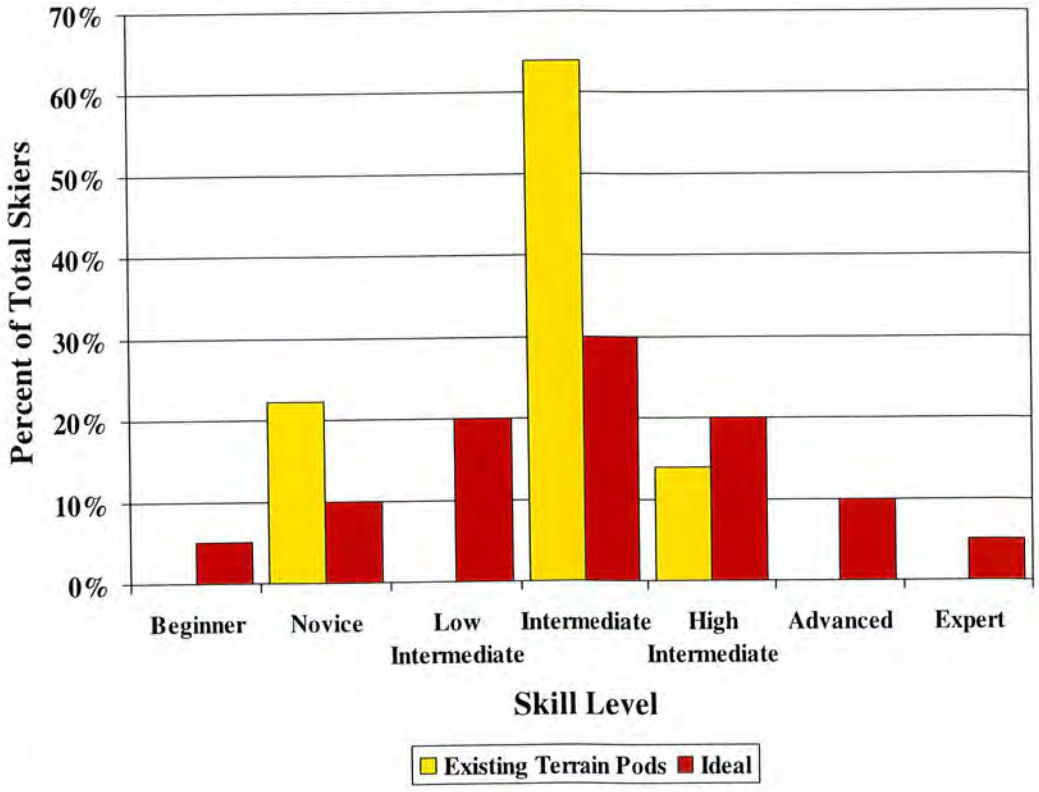


PLATE III.1

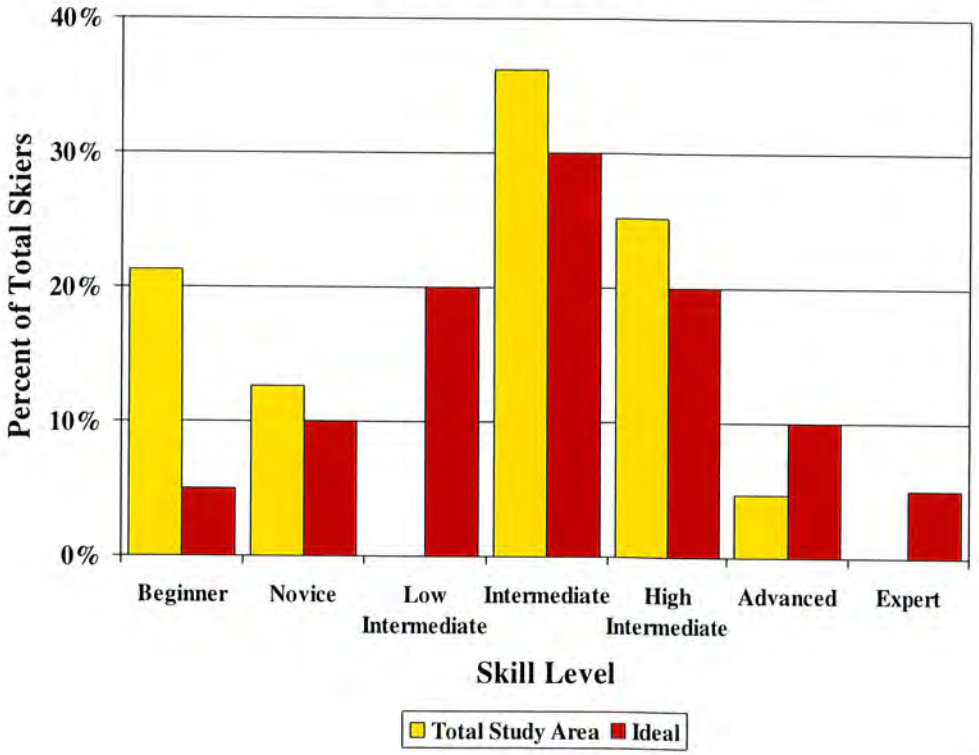
Pods A, B, C and H, I and J are located to the west and east of the 3 existing development pods. When theses 6 pods are added to the 4 pods which encompass the existing ski trails, the skill level distribution of terrain remains unbalanced, with a surplus of beginner terrain and shortage of low intermediate and expert terrain. The Terrain Pod Balance Statement for all the pods at Nitehawk is shown in Table III.4 and illustrated in Plate III.2.

TABLE III.4
NITEHAWK
TERRAIN POD BALANCE STATEMENT - ALL PODS

Skill Classification	Hectares	Skiers	Balance	Ideal
1 Beginner	3.7	270	21.3%	5%
2 Novice	2.1	160	12.6%	10%
3 Low Intermediate	0.0	0	0.0%	20%
4 Intermediate	7.8	460	36.2%	30%
5 High Intermediate	7.2	320	25.2%	20%
6 Advanced	2.7	60	4.7%	10%
7 Expert	0.0	0	0.0%	5%
Total	**23.5**	**1,270**	**100%**	**100%**

Optimum Density =	59.5	Skiers/Hectare
Weighted Demand =	3,394	VTM/Skier/Day

NITEHAWK
TERRAIN POD BALANCE



ALL PODS

PLATE III.2

.4 Base Area Design Analysis

The objectives of the Base Area Design Analysis are to illustrate the suitability of the Nitehawk base lands to support further base and recreational development, and to formulate guidelines for the upgrading and redevelopment of these resort lands.

There are two distinct, but key components of the design analysis. The first component is to identify the base area facilities and service functions required to support the snow sliding activities. The second is to determine the ultimate development potential of the resort base lands to support these facilities. The results of this analysis will determine the configuration for the Nitehawk base area land use, visitor access, circulation, parking and skier staging development concepts.

Figure 7, the Base Area Design Analysis and Development Capability Plan, illustrates the preliminary day use visitor development capacity of the total amount of base land available within the permit boundary. This base area capacity will ultimately determine the potential for developing recreational amenities and resort infrastructure such as ski lifts, trails, lodges, parking, access roads, trail networks and recreational activity zones.

While people are attracted to a mountain resort primarily for the purpose of skiing/snowboarding, sightseeing and participating in activities in a mountainous, alpine environment, a large majority of their time will be spent at the base of the mountain in the resort center. A carefully achieved balance between the natural environment, the developed sliding area and base lands will optimize the quality of the resort, while maintaining the natural beauty of the surrounding mountain environment.

Development potential of the base area depends on the biophysical limitations and opportunities of the site and the proposed location of lifts and trails. The biophysical analysis process for the Nitehawk Recreation Area will include the following issues:

- A detailed slope analysis of the "base" lands, from which the area, size and location of developable terrain is determined (Figure 6)
- Access potential to the resort
- Accessibility of the developable terrain in relation to the base of the lifts, parking and skier zones
- The location of streams and watercourses
- Opportunities to preserve scenic views

- The geological composition of the ground and its geotechnical ability to support structures
- Solar Analysis

Base Area Goals and Objectives

The primary goal for the Nitehawk Recreation Area is to create a well balanced facility that is capable of offering a positive visitor experience with a range of year-round recreational opportunities. In order to optimize the potential of the resort, the design team have identified seven general goals which provide common guidelines for the planning and design process.

1. To create a high quality, year-round recreational environment.
2. To balance all base area development with the mountain's lift and trail capacity.
3. To respect the site's existing and natural attributes including unique and sensitive flora and fauna.
4. To create a development which contributes to the local economy and provides employment opportunities.
5. To create a unique, recreational resort environment which minimizes pedestrian and vehicular conflicts by separating mechanized and non-mechanized recreational activities.
6. To provide a diverse resort environment which is attractive to a wide spectrum of clientele and meets the growing recreational demand of the surrounding region.
7. To provide facilities and amenities which meet or exceed the industry accepted quality and standards.

Base Area Design Criteria

The Base Area Slope Analysis, as illustrated on Figure 6, was produced utilizing mapping with a 1-meter contour interval, which was supplied by the client. Slope gradients within the base area were analyzed in order to determine the size and location of developable land parcels, parking areas and lift staging zones. The development potential for each class of slope gradient is listed below.

0 - 8%	**White** - considered essentially "level" for roads, parking and larger structures, recreational activities such as snow play and "never-ever" zones, snow tubing areas, beginner mountain bike parks, bike pump tracks, events and festival gathering areas, beach volleyball and multi-use courts, mini-golf
8 - 15%	**Green** - usable for roads, parking and larger structures but with major terrain modification, suitable for snow play and beginner ski zones, snow tubing areas, beginner mountain bike parks and recreational trail networks
15 - 25%	**Yellow** - best suited for recreational trail network development with some terrain modification
25 - 40%	**Blue** - marginal for development, suitable for short lengths of recreational trails with significant terrain modification. Basically it is too steep for development.
40% +	**Red** - too steep for development

Figure 6, the Base Area Slope Analysis map, provides a graphic portrayal of the aforementioned slope gradients as they relate to the base lands. In Figure 7, the Design Analysis and Development Capability Plan, land areas with an average slope gradient of 0 - 15 percent have been delineated as having the best development potential for skier service facilities, parking and recreational activities with some terrain modifications. Areas with slopes between 15 - 25 percent and greater are usually designated for recreational trail networks with terrain modification. However, these gradients are normally too steep for the development of day skier staging facilities, parking and major structures associated with a recreational area such as Nitehawk.

Beginner Terrain

It should be noted that gently sloping terrain at the base of the mountain is not only suitable for base area development but also is very important as potential novice or beginner ski terrain. This terrain can be serviced with lifts that are within walking distance from accommodation and the day skier parking. Therefore, the need for base area facilities must be carefully weighed against the opportunities for developing important teaching terrain.

Geotechnical Information

At this time, there is no evidence that soil instability is an issue. Further geotechnical study will be required once specific building sites are defined and construction is planned.

Existing Natural System and Vegetation

The preservation of terrestrial and aquatic wildlife habitat, natural drainage courses, wetlands and forest cover will be given high priority in the planning process. The existing drainages outlined on Figure 7 shall be respected and will be taken into account in the design process.

.5 Base Area Development Potential

The Base Area Design Analysis and Development Capability Plan (Figure 7) illustrates the total base lands potential for ski and recreational development. The base lands are divided into an upper zone at the 672-meter elevation, which includes the existing Nitehawk day lodge and parking areas and a lower zone situated at the 528-meter elevation and adjacent to the Wapiti River. The upper zone extends to the west past the existing campground and the lower zone extends about 1.5 kilometers to the east past the day lodge and parking area. In addition to exploring the recreational development potential for the gentle terrain at the top and bottom of the river valley, the same land also needs to be assessed for its potential as beginner skier/snowboarder terrain, as it can be serviced with lifts that are within walking distance from day use parking areas.

Comfortable Walking Distance

The Nitehawk Recreation Area staging and day skier facilities in the base area should be easily accessible by car and bus. These services should also be located on the circulation route from the main guest drop-off area and parking lot(s), and near to the slopes. The distance from parking lots to the staging lifts and skier service facilities should be such that guests in ski or snowboard boots, carrying equipment, will be able to negotiate this distance comfortably in approximately 10 minutes. Ecosign uses the standard distance of 450 meters on flat ground, which is reduced in length by 4 meters for every 1 meter of vertical grade change. This "Comfortable Walking Distance" (CWD) is a major determining factor for the location of the day lodge, parking and recreational activities, as these elements relate to the main staging lifts. If the recreation area is to be truly pedestrian oriented, all parking and development should be within a comfortable walking distance of the ticket windows and lifts. The comfortable skier walking distance is shown on Figure 7, and is represented with color coded "necklace" wrapping around an asterisk representing each staging area.

Potential Development Sites

Ecosign has conducted a base area slope analysis and a base area design and land development capability analysis using mapping with 1-meter contour intervals. As a result of our analysis, we have identified 18 potential sites within the Nitehawk Recreation Area Base with slope gradients mainly between 0 and 15 percent offering good potential for resort services and day skier parking development. Some of these development parcels have small bands of slightly steeper slopes in the 15 - 25% range that we assume could be graded out if selected as future development sites. The 18 potential development sites at the Nitehawk Recreation Area are identified on Figure 7. In consideration of the existing facilities, lifts and other site conditions, the specific areas have attributes that lend themselves to certain types of development. A description and explanation of possible development scenarios is outlined below and summarized in Table III.5.

Parcel 1

Parcel 1 is situated directly to the west of the existing RV Campground and contains a total of 14.6 hectares. The parcel has gentle slopes mainly in the 0 – 15% range and could be considered for increased recreational offerings, such as snow tubing, golf driving range, paintball course, cross-country trails, a staging area for snowmobile access and/or dog sledding, or a network of other recreational trails. This parcel area includes the existing tent camping area.

Parcel 2

Parcel 2 is located adjacent to the summer ski jump facility and encompasses a total of 3.7 hectares of relatively gentle sloping land. This parcel is easily accessible, as it is located next to the existing access road. Parcel 2 could be used for parking and staging areas and recreational activities such as mountain biking, a BMX or mountain bike pump track, snow tubing and beginner skiing but would require some terrain modification.

TABLE III.5
NITEHAWK RECREATION AREA
POTENTIAL RECREATIONAL DEVELOPMENT PARCELS

Land Use Area	Potential Land Use Designation	Parcel Area (Ha.)	Percent Developable	Developable Area (Ha.)
Nitehawk Recreation Area				
1	Recreational Activities	14.6	70%	10.0
2	Recreational Activities	3.7	70%	2.6
3	Recreational Activities/ Parking	2.1	90%	1.9
4	Recreational Activities	0.7	80%	0.6
5	Rec. Activities/ Camping/ Events	8.5	80%	6.8
6	Beginner Slider Zone/ Rec. Activities	1.7	70%	1.2
7	Recreational Activities/ Parking	1.6	90%	1.4
8	Recreational Activities/ Parking	1.5	90%	1.4
9	Recreational Activities/ Parking	7.3	90%	6.6
10	Recreational Activities	3.3	70%	2.3
11	Recreational Activities	0.9	70%	0.6
12	Recreational Activities	3.3	80%	2.6
13	Recreational Activities	2.7	70%	1.9
14	Rec. Activities/ Camping/ Events	4.6	90%	4.1
15	Recreational Activities	3.2	80%	2.6
16	Recreational Activities	4.1	70%	2.9
17	Recreational Activities	3.5	70%	2.5
18	Rec. Activities/ X-Country Skiing	19.2	80%	15.4
Total		**86.5**		**67.4**

Parcel 3

Parcel 3 is located on the north side of the access road below Parcel 2 and contains the existing storage area or "boneyard". The parcel has good access and contains a total of 2.1 hectares of relatively flat land. This site could be used for a variety of recreational activities, parking and staging areas.

Parcel 4

Parcel 4 is one of the smallest potential development parcels and is situated next to the existing access road on the way down to the Wapiti River. The parcel contains a total of 0.7 hectares of moderately sloping land.

Parcel 5

Parcel 5 encompasses a total area of 8.5 hectares and is located on a large bench of land on the south side of the Wapiti River bank. The western most portion of the development parcel could be susceptible to flooding in spring and summer, and we recommend that it be studied further before proceeding with development. The eastern portion of Parcel 5 is made up of a long, narrow piece of land extending along the water front and is located about 4 meters above the river. This parcel could be the location of a variety of recreational activity zones such as walk-in camping sites, outdoor festival grounds and gathering area, jet boat launch and beach volleyball courts.

Parcel 6

Parcel 6 is located on the east side of the existing Platter Lift (B) and contains a total of 1.7 hectares. The slopes within this parcel range from 0 - 20%, with some short steep sections of 20 - 30% slope. Since this parcel is located near the existing day lodge and parking and close to the Platter Lift, it could be a good location for the expansion of some beginner ski and snowboard terrain. The site would however, require some fairly major terrain modification in order to bring the slopes into an acceptable beginner zone slope category of 8 - 15%.

Parcel 7

Parcel 7 contains 1.6 hectares of flat land and is located on the south side of the main access road directly across from the top station of the existing Bauer triple chairlift (A). Since this parcel is located within comfortable walking distance to the lodge and the lifts, this parcel could be the location of future parking expansion or additional recreational activities.

Parcel 8

Parcel 8 contains 1.5 hectares of flat land situated on the north side of the main access road next to the ski slopes, top of the triple chair and the existing day lodge. Since this potential parcel is located within comfortable walking distance to the lodge and slopes, it is ideal for the future development of guest parking. Additionally, it could be used for other recreational activities or a staging area.

Parcel 9

Parcel 9 is probably one of the largest potential parcels identified on the site. This parcel encompasses a total of 7.3 hectares stretching from the western edge of Parcel 8 along the ridge top all the way to the most eastern edge of the potential development site. This parcel is almost completely flat and depending on the location of the ski area expansion, could be suitable for base area facility and parking expansion or could be an excellent area for a network of non-mechanized trails for cross-country, shoe shoeing and horseback riding trails.

Parcel 10

Parcel 10 is landlocked between several steep bands of terrain and contains 3.3 hectares of land with slopes in the 8 - 30% range making it less desirable for any substantial form of recreational development. The parcel could be used for recreational trail extensions or for ski trail development.

Parcel 11

Parcel 11 is one of the smallest parcels of land containing 0.9 hectares and has moderate slopes in the 0 - 20% range with several steep bands of terrain. This parcel is situated next to the eastern ski and mountain bike slopes and could be used as a mountain bike park, or as an expansion area for the mountain biking and skiing.

Parcel 12

Parcel 12 is large parcel that is also landlocked and has ski and mountain bike trails currently bisecting it. This parcel has a variety slopes ranging from 0 - 25% and could be a potential area for the development and expansion of a beginner or intermediate mountain bike and terrain park. Parcel 12 contains a total of 3.3 hectares.

Parcel 13

Parcel 13 is located next to the beginner ski slope near the bottom of the existing triple chairlift. The parcel contains 2.7 hectares and has a variety slopes ranging from 0 - 25%. Parcel 13 could also be a potential area for the development and expansion of a beginner or intermediate mountain bike and terrain park.

Parcel 14

Parcel 14 is a large parcel containing 4.6 hectares of gentle sloping land located on the south bank of the Wapiti River. This parcel stretches from the bottom of the existing triple chair lift and extends about 600 meters to the east. This parcel could be the location of a variety of recreational activity zones such as walk-in camping sites, outdoor festival and gathering area, jet boat launch and beach volleyball courts.

Parcel 15

Parcel 15 is a relatively large parcel of flat land containing 3.2 hectares and is situated next to the northeast end of Parcel 14 and is bordered by the Wapiti River. This development parcel could be susceptible to flooding in spring and summer, and we recommend that it be studied further before proceeding with development. This parcel could be an excellent site for a "beach" or area for river camping and fishing.

Parcel 16

Parcel 16 is a very long, narrow piece of land that is landlocked about halfway up the embankment. The parcel contains 4.1 hectares and has a wide variety of slopes ranging from 8 - 25%. Since this parcel is located a long distance from the base area and because of its linear nature, it is probably best suited for the development and expansion of recreational trails or for ski trail development.

Parcel 17

Parcel 17 is located in between Parcels 9 and 16 and encompasses a total of 3.5 hectares. The potential development site has moderate slopes and since it is landlocked between several steep bands of terrain, it is likely best suited for the development or expansion of ski slopes and other recreational trails.

Parcel 18

Parcel 18 is located on the south side of the main access road leading to the ski area. This parcel is the largest potential development parcel in the entire study area, containing 19.2 hectares of relatively flat land. Without having conducted a site inspection, this area could be wet or have marshlands located throughout. Since it is located on the south of the access and is outside of the main recreation area, we feel it could be a good location for the development of a cross-country trail network and staging area. The trails could also be used for shoe shoeing in the winter and for hiking and horseback riding in the summer.

IV. RECREATIONAL DEVELOPMENT CONCEPTS

Ecosign has prepared two different development concepts for the Nitehawk Ski Hill and Recreational Facility. The purpose of the Recreational Development Concept section is to present two diverse concepts for the long term development of the Nitehawk recreational facility that can be reviewed by the stakeholders including the management, Board of Directors and the membership.

.1 Goals and Objectives

A Recreational Master Plan involves planning the removal or replacement of existing equipment, integrated with the addition of new facilities over time. Modern recreational facilities require the most efficient and user friendly lift and ski trail systems possible, with a good balance of terrain type and variety. Additionally, a complete range of other winter and summer activities are required so that the facility can cater to a wider range of users. Ultimately, a Master Plan will be constructed over an extended period of time, therefore it is necessary to have a complete understanding of the total project at build-out to ensure that facilities can be balanced and capital invested effectively.

As outlined in Section I of this report, the Nitehawk stakeholders supplied Ecosign with a "shopping" list of activities that they would like to see at the facility.

Objectives

- Optimize the use and operational efficiency of the physical plant and area layout
- 5 to 25-year plan to renovate and expand the existing ski resort to current industry standards
- Continue upgrades and improvements to increase skier visitation
- Upgrade Terrain Park to increase visits
- Install new lifts where needed
- Provide, or expand on year-round recreational activities for families and visitors of all ages. Summer activities, including mountain biking and bike park, alpine slides or coasters, concerts and festivals, hiking, zip treks, stargazing, Euro-bungee, river based activities with boat launch, etc. Winter activities, such as tubing, Mini-Z, snowshoeing, climbing wall, etc.
- Broaden the revenue base of the resort area through new developments
- Balance lift and trail capacity to maintain quality skiing and snowboarding conditions and meet the requirements of the market
- Balance mountain capacity with guest services base staging areas and parking

- Replace and modernize existing run down skier service buildings
- Increase capacity of all operational components to meet the increasing recreational demand from Grande Prairie and surrounding areas

The two development concepts for Nitehawk are described in detail as follows.

.2 Concept 1

Ski Facilities

Concept 1 proposes the installation of two fixed grip quadruple chairlifts to the east of the existing ski terrain. These two quad chairs, Lift G and H, would have an hourly capacity of 1,800 passengers per hour each and service intermediate and high intermediate terrain. Some terrain modification will be required to soften and reduce the grades of some of the steep sections within each lift pod. Figure 8a graphically illustrates the Nitehawk Recreation Area Concept 1.

Beginner terrain would be expanded with the installation of 3 moving carpet lifts between the existing platter lift and the snowboard half-pipe.

Table IV.1 lists the technical specification for the Concept 1 lift systems. We estimate that the lift system will have a skier carrying capacity of approximate 1,510 skiers per day.

TABLE IV.1
CONCEPT 1
LIFT DEVELOPMENT SPECIFICATIONS

Lift Number	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**		
Lift Name	**Bauer Express**	**Platter**	**Wonder Carpet**							
Lift Type	**3C**	**P**	**MC**	**MC**	**MC**	**MC**	**4C**	**4C**	**TOTAL**	
Year Constructed	**1994**	**1987**	**2005**							
Top Elevation m.	673	670	671	648	667	646	673	671		
Bottom Elevation m.	529	626	670	631	651	638	528	526		
Total Vertical m.	144	44	1	17	16	8	146	145	521	
Horizontal Distance m.	598	285	30	90	90	56	490	439		
Slope Distance m.	615	288	30	92	91	57	511	463	2,147	
Average Slope %	24%	15%	3%	19%	18%	14%	30%	33%	25%	Mean
Rated Capacity	1,788	522	1,200	1,200	1,200	1,200	1,800	1,800	10,710	
V.T.M./Hr.(000)	257	23	1	21	19	10	262	262	855	
Rope Speed m/sec.	2.3	2.0	0.8	0.8	0.8	0.8	2.0	2.0		
Trip Time min.	4.48	2.40	0.63	1.91	1.90	1.18	4.26	3.86		
Drive Output (KW)	110	14	22							
Operating Hr./Day	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	
V.T.M. Demand/Day	3,407	2,120	0	940	940	940	4,021	4,397		
Loading Eff. %	85%	80%	0%	80%	80%	80%	80%	80%		
Access Reduction	0%	0%	0%	0%	0%	0%	3%	0%		
SCC Skiers/Day	**450**	**60**	**20**	**120**	**120**	**60**	**350**	**330**	**1,510**	
Cumulative Total	**450**	**510**	**530**	**650**	**770**	**830**	**1,180**	**1,510**		

.3 Concept 2

Ski Facilities

Concept 2 proposes the installation of two fixed grip quadruple chairlifts to the east of the existing ski terrain, similar to that proposed in Concept 1, except with different alignments. The two quad chairs, Lifts D and E, would have an hourly capacity of 1,800 passengers per hour each and service intermediate and high intermediate terrain. Some terrain modification will be required to soften and reduce the grades of some of the steep sections within each lift pod. Figure 8b graphically illustrates the Nitehawk Recreation Area Concept 2.

Table IV.1 lists the technical specification for the Concept 2 lift systems. We estimate that the lift system will have a skier carrying capacity of approximate 1,120 skiers per day.

TABLE IV.2
CONCEPT 2
LIFT DEVELOPMENT SPECIFICATIONS

Lift Number	**A**	**B**	**C**	**D**	**E**		
Lift Name	**Bauer**	**Platter**	**Wonder Carpet**				
Lift Type	**Express 3C**	**P**	**MC**	**4C**	**4C**	**TOTAL**	
Year Constructed	**1994**	**1987**	**2005**				
Top Elevation m.	673	670	671	673	669		
Bottom Elevation m.	529	626	670	528	556		
Total Vertical m.	144	44	1	145	113	447	
Horizontal Distance m.	598	285	30	475	389		
Slope Distance m.	615	288	30	496	405	1,835	
Average Slope %	24%	15%	3%	31%	29%	25%	Mean
Rated Capacity	1,788	522	1,200	1,800	1,800	7,110	
V.T.M./Hr.(000)	257	23	1	261	203	746	
Rope Speed m/sec.	2.3	2.0	0.8	2.0	2.0		
Trip Time min.	4.48	2.40	0.63	4.14	3.37		
Drive Output (KW)	110	14	22				
Operating Hr./Day	7.0	7.0	7.0	7.0	7.0	7.0	
V.T.M. Demand/Day	3,407	2,120	940	4,377	4,460		
Loading Eff. %	85%	80%	0%	80%	80%		
Access Reduction	0%	0%	0%	3%	0%		
SCC Skiers/Day	**450**	**60**	**20**	**330**	**260**	**1,120**	
Cumulative Total	**450**	**510**	**530**	**860**	**1,120**		

.4 Other Winter Activities

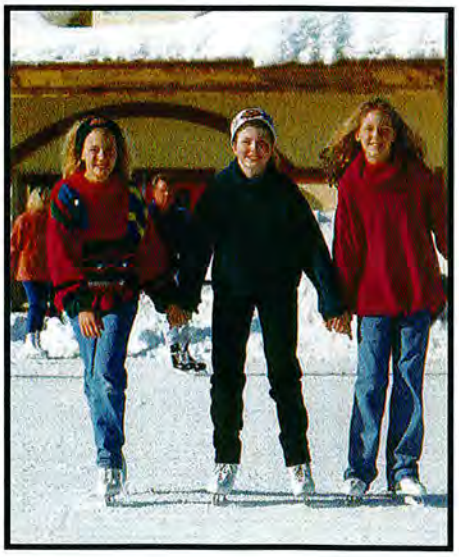
To ensure that Nitehawk Recreation Area becomes an attractive and diverse recreational facility with year-round activities that are appealing to many residents and visitors to the region, it is necessary to provide a wide range of recreational and social activities. During the winter, these activities should be designed to supplement skiing and snowboarding, as well as provide alternatives for those guests who do not ski/snowboard, or choose not to ski/snowboard on any particular day.

Some activities which are offered by other four-season resorts and could be provided at Nitehawk are listed and described below. Ecosign has prepared two diverse concepts (Figures 8a and 8b) which graphically illustrate potential locations for these other winter activities.

- Outdoor Natural Ice Skating
- X-Country Skiing
- Snowshoeing
- Snow Tubing
- Zip Trekking
- Snowmobiling/Children's Mini Z's

Ice Skating

Natural, outdoor ice skating can be offered at Nitehawk by constructing a rink surface for free skating and possibly ice hockey on the multi use courts proposed in each concept. If a tennis court or basketball court is designed with a center drain, temporary boards can be place around the edge of the fencing and the court can be flooded to create an ice surface. If the courts are not used for tennis or basketball, this surface can be used for ball hockey during the summer season.



In Concept 1, the ice skating is proposed for the northeast side at the River's edge as part of the Multi Use Courts. Concept 2 locates the ice skating at the Sports Area and to the east of the existing and proposed parking.

Cross-Country Skiing/Snowshoeing

In Concept 1, a network of cross-country skiing trails is proposed on the southeast side of the recreation area (Lots SW and SE 16 70-6-6). These trails can be used for hiking, biking and horse back riding during the summer season. A parking area is centrally located along with a rest hut and ticket services.

In Concept 2, the cross-country trails extend to the north and south sides of the highway, with the tickets, rentals and a rest hut located next to the proposed main parking area.

Snow Tubing

Other than skiing and snowboarding, snow tubing is becoming a very popular activity at winter resorts. Kids of all ages will enjoy the thrill of snow tubing. Tubing requires no special skills or athletic abilities to participate, making it suitable for almost everyone. Tubes and riders are transported uphill by a mechanical lift, whereupon they choose a tubing lane and begin their ride. Lanes are groomed for various experiences and skill levels.

At the top of the tubing lanes there is a start area where tubers prepare themselves for launching down the tube lanes. Normally, a starter attendant gives the signal for the tubers to start when the lane is clear of tubers below. The starting/acceleration zone is usually around 25 percent slope gradient for approximately 5-9 meters (15 to 30 feet) of vertical drop. Each lane is shaped with a slight depression in the center and a berm on each side to keep the tubes within their respective lanes.

As the tube rider progresses down the tube lane, the slope gradient decreases. The bottom of the lane has a flat run-out and deceleration zone that may even include a slight counter-slope area to slow down and then stop the tubes. The average gradient between the start zone and the stopping point of the tubes is approximately 11-12 percent, depending on the types of tubes used and the snow conditions.

In Concept 1, an 8-10 lane snow tubing area with a length of 285 meters is proposed to be located to the northwest of the existing RV and Camping Ground. Lift I, a magic carpet is installed to service the tubing area. This lift should be able to service approximately 1,200 riders per hour and between 200 and 300 tube riders at one time. Concept 1 requires very little grading, as it is located on a slope that has a good natural run-out at the bottom. The site would also have a dedicated Tube service building with concessions, ticketing and tube storage. This site would also have its own dedicated parking and would be access via the RV park road system.

Carpet Tubing Lift and Tube Slope

The snow tubing in Concept 2 is located slightly closer to the existing base facilities with the tube launch, or start area, located near the summer aerial jump hill extending down to the switchback corner of the access road on the flats. Tube riders would access the start area by way of a path from the existing day lodge down to the start area.

In order to achieve the correct slope gradients for safe tubing, a significant amount of earthwork is required to bench the tube hill into the steeper slop of the natural terrain. Because of this significant grading work, this tubing area is proposed as a 4-lane facility with a length of 300 meters to be serviced by Lift F, a magic carpet. This tube hill would only be able to service 100 to 150 tube riders at one time.

Zip Trek/Zip Rider

In Concept 1, there are a series of 5 Zip Lines proposed starting at the top of the existing platter lift. These lines are of varying lengths and zig zag through the terrain, ending near the bottom of the Bauer triple chairlift. This type of zip line is known as the "Zip Trek" system. Normally, 2 guides accompany a group of riders from each station to the next station and supervise the launch and landing at each zip line section. Riders are suspended from a pulley on the line and sit in a climbing harness. This type of system also has a nature interpretive component as each guide talks about the flora and fauna of the area. A ride on this system might take 1 to 2 hours with a ticket price of $30 to $60. The Bauer chair is used to transport riders back to the top of the mountain.

Zip Trek

Concept 2 proposes a Zip Rider type of zip line, which consists of either two or four parallel cables that run through the forest in one long span. The Zip Rider uses a completely different type of seating arrangement; more like a boatswain's chair. The riders are launched from the top station with gates that resemble a boarder cross start. This type of zip line system has a high turnover and rides are usually priced in the $10 to $15 range each. Rides are usually less than a minute and speeds of up to 80 km. can be reached. Tickets for this type of ride are usually sold in books of 5 or 10. The Zip Rider is proposed to be located to the east of the existing Bauer triple chairlift beside the Temptation ski trail. The Bauer chair is used to transport riders back to the top of the mountain.

Children's Mini-Z's

It is proposed that a Mini-Z snowmobile track for children and families be constructed at the southwest side of the tubing area. The mini-z's only require the area equivalent to two tennis courts for a "closed circuit" track for children.

Children's Mini Z's

.5 Other Summer Activities

Summer activities are extremely important to the success of the area's year-round recreational potential. These activities can make use of the infrastructure and facilities already in place for winter recreation, as well as other improvements which add diversity to the overall recreation potential. There should be a wide range of activities to attract guests to the ski area and provide them with a full and enjoyable holiday visit. Figures 8a and 8b graphically illustrate two concepts for the existing and other potential activities at Nitehawk.

The following is a list which describes some of the existing and proposed on-mountain summer activities for Nitehawk.

- Mountain Biking
- Lift Accessed Sightseeing and Hiking / Nature Interpretive Hikes
- Conference Retreats and Seminars, Weddings, Family Reunions
- Mountain Music Concerts and Art Festivals
- Evening Star Gazing
- Adventure Zone / Climbing Wall / Bungee Trampoline

- Paintball Course
- Horse Back Riding
- Beach/Grass Volleyball
- Zip Trek/Zip Rider
- Alpine Slide/Coaster
- Tennis/Multi Use Courts
- Disc/Frisbee Golf
- Mini Golf and Driving Range
- Off Road & ATV/Hummer Tours
- BMX Course
- Go Carts
- Water Activities

Mountain Biking

The existing mountain bike trails extend throughout the area from the base area down the slopes on both sides of the existing lift.

In both Concepts 1 and 2, a Beginner/Intermediate mountain bike park is proposed for the terrain to the northeast side of the existing triple chairlift between the Easy Street and Roller Coaster ski trails.

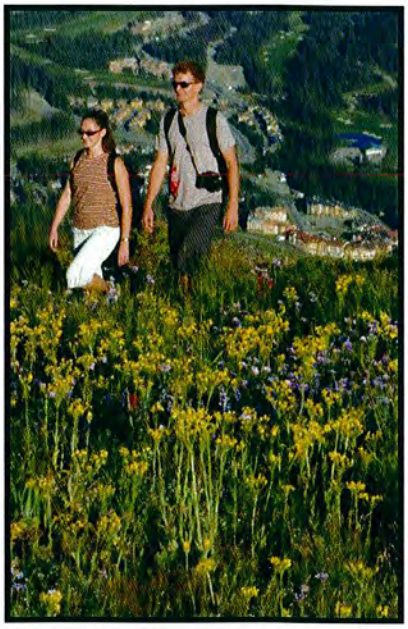
Downhill Mountain Biking Single Track Trail

Mountain Bike Park Feature

Lift Accessed Sightseeing and Nature Interpretive Hikes

Summer sightseeing and hiking trails are proposed all along the Wapiti River shore in Concept 1, extending from the multi-use courts at the east end of the area to the proposed Riverside tenting and camping area to the west.

The hiking program can be expanded to include nature interpretive hikes, with mountain staff assisting in the interpretive hikes. Highlights of the tours will include the identification of local wildlife, flora and fauna. Indoor and outdoor interpretive displays can also be installed in and around the mountain top facilities.



Hiking in Mountain Meadows

Conferences/Seminars/Weddings/Family Reunions

The Chalet is ideal for hosting conferences, seminars, retreats, family reunions, weddings and other group dinners associated with these gatherings. For example, the opportunity to meet and have a meal in a unique setting for one day of a multi-day conference will provide a unique attraction for groups coming to the recreation area.

Mountain Music Concerts and Events/Festivals

A natural amphitheater on the hillside at the northeast side of the area is proposed in Concept 1. A stage could be set up for musical concerts, festivals and other special events. An events parking area is located just to the east. In Concept 2, the Events/Festivals/Concert area and amphitheatre is situated at the riverfront on the western edge of the area.

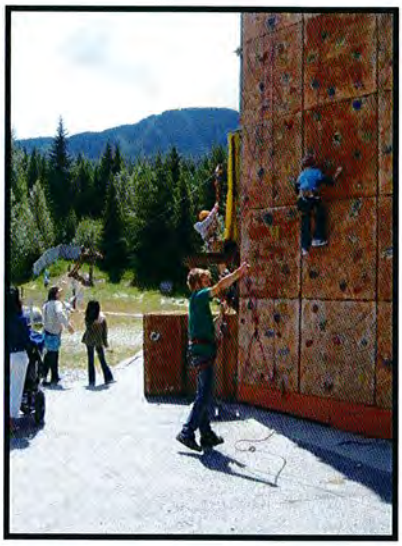
Natural "Amphitheatre" setting for Music Concerts on the Mountain

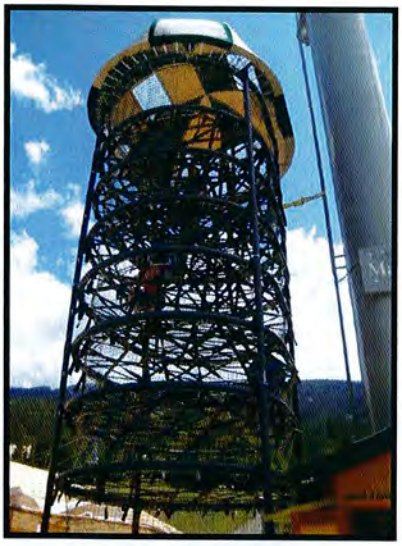
Evening Star Gazing

Several evenings per season could be centered around stargazing, with telescopes for optimal viewing, far away from the bright lights of the city. Special events can also be planned for observation of astronomical displays such as northern lights, meteor showers, etc. The Events/Festival area would be ideal for this activity.

Adventure Zone /Climbing Wall

The Kid's Adventure Zone can include climbing walls, euro bungee jumping and other activities such as the "spider web" climbing tower, bouncy castles, etc. Some climbing walls are modular and can be set up for the summer in the base area near the day lodge. In Concept 1, the Adventure Zone is proposed to be located at the top and to the west of the existing chairlift and Chalet. In Concept 2, the Adventure Zone is located further to the west and behind the existing Chalet.





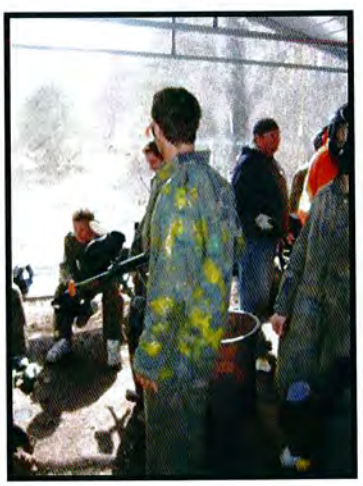
Bungee Trampoline

The Bungee Trampoline has become very popular at ski and snowboard resorts around the world and can be used both during the summer and winter. The Slingshot Trampoline Bungee Jump provides a safe and fun way for the entire family to experience "big air" in the mountains.

Jumpers are able to reach heights that would be impossible using a trampoline alone. Secured and safe in an adjustable purpose built harness, jumpers are free to experiment with acrobatic movements or simply jump as high as they can. This exciting activity combines the adrenaline rush of a trampoline and bungee jumping in a safe and controlled environment and is very popular for spectators. This piece of equipment could be located on the skier plaza or snow apron at the Kid's Adventure Zone.

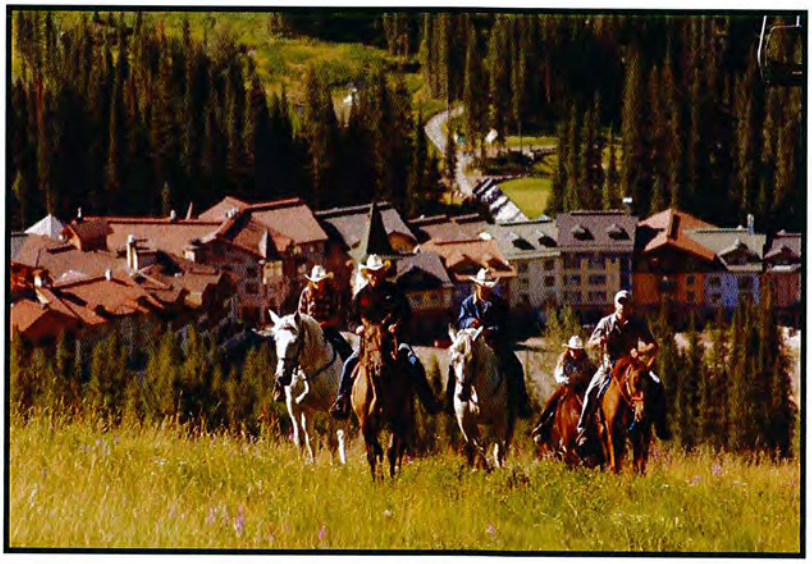
Paintball Zone

The paintball course proposed in Concept 1 is located on the far southwest side of the recreation area along with the ATV/dirt bike and Go Cart zone. In Concept 2, a larger paintball course is located a little further north of the ATV/dirt bike course.



Horse Back Trail Riding

A network of horse back riding trails is proposed in several locations in Concept 1 including the far northwest side of the area, as well as the southeast area, south of the existing highway. In Concept 2, this trail network extends throughout the entire recreation area from the mountain top, down to the shores of the Wapiti River.



Beach Volleyball

Beach volleyball can be played either in the traditional way in sand with teams of two, or adapted to be played on grass with several courts and teams of six, as illustrated below. The beach volleyball courts in both Concepts are located at the northeast side of the area at the river front, as part of the Multi-use courts.

"Beach Volleyball" Grass Tournament

Zip Trek/Zip Rider

Resorts all around the world are now installing Zip Trek or Zip Riders for both summer and winter use. Zip Trekking involves moving from treetop to treetop while attached to the cable via a full-body climbing harness. The harness attaches to a zip pulley via two tethers (one main and one backup). The cable trail is connected to both a launch and landing platform. The series of cable zip lines and suspension bridges move riders over gaping gorges and ice framed rivers (in winter).

The Zip Trek has also evolved into a nature interpretive activity with zip line staff acting as guides who answer questions and provide relevant information about the area's ecology, wildlife and the surrounding forests. Riders can achieve speeds of up to 80 kilometers per hour over some of the longer spans.

Zip Trek

Zip Riders consists of tow or four parallel cables that run through the forest in one long span.

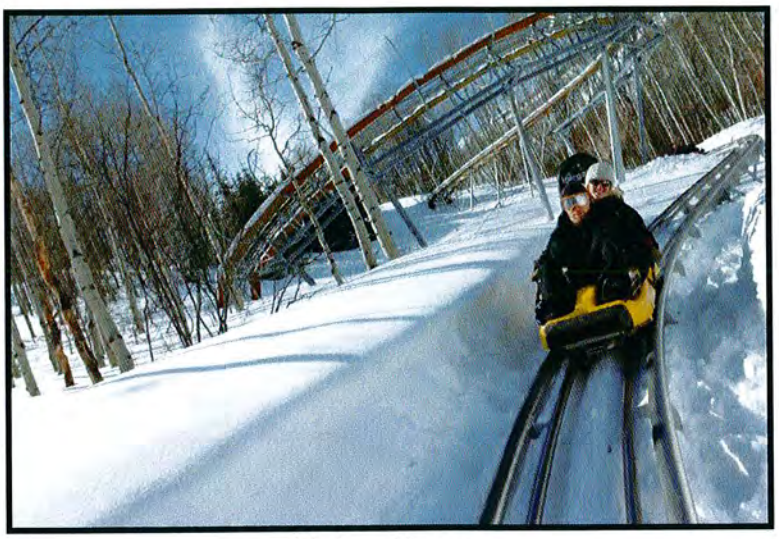
Park City "ZipRider"

Alpine Slide/Coaster

A full range of "Alpine Slide" devices are available. The "Toboggan Run" has small carts that are gravity powered and run in a stainless steel flume set into the ground. The track is made up of sharp curves, gradual bends and straight sections. The cart can accommodate up to two passengers. Track lengths vary between 250 and 2,000 meters.

Alpine Slide

The "Alpine Coaster" is a high-tech version of other gravity slides that runs on a steel tubular track. The Alpine Slide/Coaster is proposed to wind along beside Lift A, paralleling the existing luge track. This type of Alpine Coaster now has a lift system for the carts so the chairlift is not required. Additionally, it can be used in both the summer and the winter

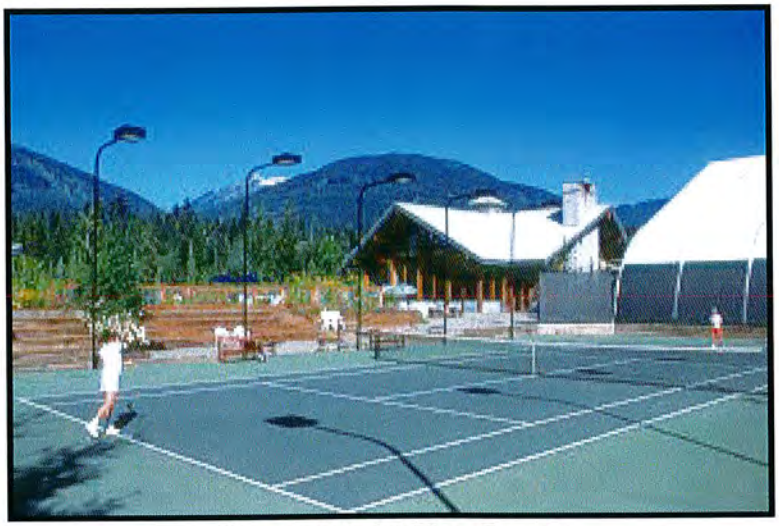


Alpine Coaster

Tennis/Multi-Use Courts

The multi use courts can be used for volleyball, tennis, basketball or hockey, during both winter and summer. In Concept 1, these multi-use courts are located at the river front to the east of mountain bike park.

In Concept 2, the courts are proposed to be located near existing base area and beside the proposed Mini Golf and parking areas.

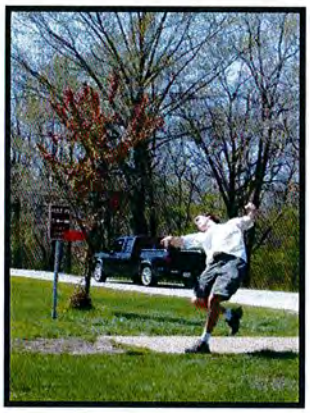


Tennis/Multi Use Courts

Disc (Frisbee) Golf

Disc golf is played in a similar manner as ball golf. The initial "drive" is taken from a designated tee area. Each subsequent throw is taken from just behind the spot where the disc came to rest. Each throw is added to a player's score. As with ball golf, each hole is given a par rating. A common strategy for a par-three hole, as in golf, would be to drive (long throw toward the basket), approach (mid-range throw to the "green") and then putt (short throw into the basket). The hole is scored when the disk has come to rest in the target basket, or when it hits the designated part of an object if there are no baskets and it is an object course.

Disc golf is played during the summer with "tee" zones and "holes" (a pole mounted metal basket about 1 meter in the air) placed in strategic parts of the ski trails. The disc golf is proposed in Concept 1 at the tubing site.



Mini Golf/Driving Range

A mini golf area is proposed to be located in the base area adjacent to the sports area and multi use court area. A driving range with mats can also be set up in this area.

Off-Road Vehicle Course – ATV and Hummer

Off-road tours can be offered on the surrounding mountain roads utilizing ATVs. These all-terrain vehicles can be operated by individual riders or in pairs with a guide. The ATV courses are proposed to be located at the southwest end of the recreation area.

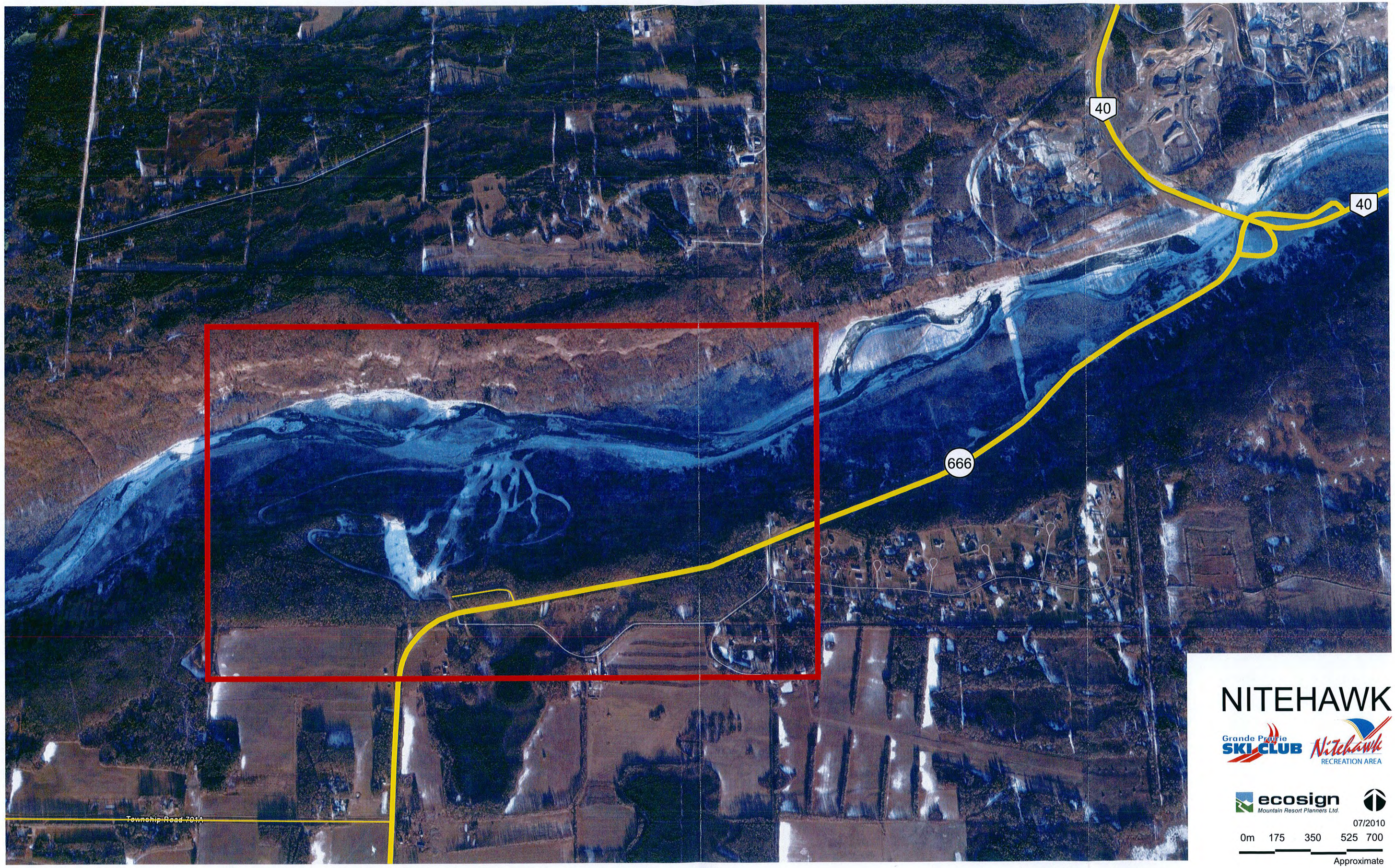
Hummer tours have riders holding onto their seats tightly as they venture up the mountain terrain and through the forest and alpine meadows. Hummers can carry up to twelve passengers and navigate over all types of extreme mountainous terrain. Hummer tours often include a barbecue meal, or sunset dining on top of the mountain at the end of the tour.

Go Carts

The Go Cart track is proposed to be located to the west of the existing base area amongst the ATV/dirt bike park and Paintball Course.

Water Activities

Jet boating canoeing and kayaking are popular summer activities that can be enjoyed on the Wapiti River. The water based activities at the river shore can also include walking and hiking trails, walk-in riverside camping, as well as kayaking, canoeing and fishing.



NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

ecosign Mountain Resort Planners Ltd.

07/2010

0m 175 350 525 700

Approximate

THE STUDY AREA 2

LEGEND

Ski Trail Ability Level

Easier

More Difficult

Most Difficult

Existing Lifts.....

Existing Trails.....

Existing Building.....

Mountain Bike Trails...

Luge .....

Existing Road.....

Existing Campground / RV Park.....

Existing Storage Area...

Existing Parking.....

Mountain Restaurant.....

Ski Patrol.....

NITEHAWK

Grande Prairie SKI CLUB

Nitehawk RECREATION AREA

ecosign Mountain Resort Planners Ltd.

Box 63 Whistler, B.C. Canada V0N 1B0 (604) 932-5078 Fax: 932-1897
www.ecosign.com email: info@ecosign.com

Contours: 1m

Date: 08/2010

0 40 80 120 160 200

WAPITI RIVER

WAPITI RIVER

Existing Access Road

Pump House

Luge Finish

Half Pipe

SE17 70-6-6

SW16 70-6-6

LIFT A (3C)

LIFT B / P

LIFT 5 (MC)

Existing Campground

Existing Storage Area

Ski Jump Summer Practice Area

Luge Start

Existing Chalet
Tickets, Rental / Repair, F&B,
Bar Lounge, W.C., Admin., Deck

Portable / Skier Services
Public Locker, First Aid, Storage,
W.C., F&B(Brown Bag / Cafeteria)

Ski School

Main Access Road to Grand Prairie

Existing Campground / RV Park

Main Parking
0.58Ha. 190Cars

Maintenance Shop

Overflow Parking
0.5Ha. 165Cars

6445 LZ

Nitehawk Regular Maintenance Costs Report

Below are the costs associated with carrying out regular maintenance on the one kilometer of roadway into the Nitehawk Recreation Area:

Gravelling, grading and dust control

- $1,320.00 – Gravel
- $852.00 – Trucking gravel
- $420.00 – Grader
- $240.00 – Water truck
- $4,214.00 – Dust Control (19,600 Litres x $0.215/L (Supply and Apply)
- Total cost of gravelling, grading and dust control = $7,046.00

Mowing the roadway

- This will take two tractors/mowers two hours to complete.
- Hourly rate is $25.00 for mowers and $90.00 for tractors. The total for both is $115.00.
- 2 hours x $115.00 = $230.00 per tractor/mower.
- Total cost of mowing roadway ditches = $460.00

Cost for roadside vegetation management

- The truck, equipment and staff cost is approximately $95.00/hr.
- 4 hours of driving time and 1 hour for set up and spray time = (5 hours x $95.00 = $475.00)
- Chemical required for spraying is 1Ha (2000m x 5m ROW = 10,000 square m = 1Ha)
    - Milestone = 76.00
    - 2,4-D = 18.70
- Total cost of roadside vegetation management = $569.70

The total cost for maintaining the roadway into the Nitehawk Recreation Area is $8,075.70 annually if all of the above items are required.

4806 – 36 Avenue, Box 1079, Valleyview AB T0H 3N0
T 780.524.7600 F 780.524.4307 Toll Free 1.866.524.7608

SUBJECT:	**100th Anniversary of the Railway – Letter of Support**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 17, 2015	ACTING CAO:	DM	MANAGER:	
DEPARTMENT:	Community Services	GM:	DM	PRESENTER:	DM
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVENT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council authorize Administration to submit a letter of support to the Grande Prairie and District Oldtimers' Association, for their proposal to celebrate the 100th Anniversary of the Railway in Grande Prairie, Alberta in the summer of 2016.

BACKGROUND / PROPOSAL:

The Grande Prairie and District Oldtimers' Association is requesting a letter of support for their proposed plan to bring an old locomotive and cars to Grande Prairie, Alberta for the 100th Anniversary of the railroad in the summer of 2016. The group may be assisted in this task by the Alberta Railway Museum near Edmonton. The proposed plan includes providing passenger rides from Grande Prairie to Hythe and Grande Prairie to Sexsmith and perhaps Rycroft. The alternative plan is to have the train stop at the communities along the railroad to permit people to see the displays as a mobile museum.

The museum people are volunteers working on a donation basis, therefore, it is undetermined what the cost will be for this event. Additionally, the event date and schedule are not available at this time.

The Grande Prairie and District Oldtimers' Association was founded in 1928 with members who are descendants of the pioneers in the Grande Prairie area prior to the railroad. The Oldtimers' Association district is from the Valleyview area west to the B.C. border and from Peace River to the Wapiti River.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council has the option to approve or deny the request to provide a letter of support to the Grande Prairie and District Oldtimers' Association.

Benefits – A letter of support to the Grande Prairie and District Oldtimers' Association may assist them with their plan to celebrate the 100th Anniversary of the railroad in Grande Prairie, Alberta during the summer of 2016.

Disadvantages – The disadvantage of not providing a letter of support to the Grande Prairie and District Oldtimers' Association, is that they may not have sufficient support to acquire permission to bring the old locomotive and cars to Grande Prairie for the 100th Anniversary of the railroad celebration.

COSTS / SOURCE OF FUNDING:

- N/A

ATTACHMENT(S):

- Letter of Support Request Letter – Grande Prairie and District Oldtimers' Association

Grande Prairie and District Oldtimers' Association
Box 21028
Grande Prairie, Ab T8V 6W7

February 23, 2015

To: City of Grande Prairie
County of Grande Prairie
MD of Greenview
MD of Spirit River
Town of Spirit River
Village of Rycroft
Town of Sexsmith
Town of Wembley
Town of Beaverlodge
Village of Hythe

To Whom It May Concern:

The Grande Prairie and District Oldtimers' Association was founded in 1928 and is made of up members who are descendants of those who pioneered in the Grande Prairie area prior to the railroad. Our district covers from the Valleyview area west to the B.C. border, and from the Peace River to the Wapiti River.

March 2016 will be the 100th anniversary of the railroad into Grande Prairie. It will also be the theme for the Oldtimers' banquet for 2016.

We are proposing and investigating the feasibility of bringing an old locomotive and cars for the 100th anniversary in 2016 with the help of the Alberta Railway Museum near Edmonton. They have on display the last passenger and work train that used to run the

railroad under the old Northern Alberta Railways (NAR) banner before becoming solely CN in 1982.

We would like to have the train come in the summer of 2016 and hopefully be able to provide passenger rides from Grande Prairie to Hythe, and Grande Prairie to Sexsmith, and perhaps Rycroft. If not, then to at least be able to have the train stop at the communities along the railroad so people could have the opportunity to see the displays as a mobile museum.

We will have to check with the folks at the Alberta Railway Museum as well as CN about it all coming together. The museum folks are all volunteers, and work on a donation basis. We are not sure what the donation would entail, but the hope is that between the Grande Prairie Oldtimers' Association, the County of Grande Prairie, the City of Grande Prairie and the towns along the railway, if everyone would jump on board (oh, the pun!) and chip in, we folks in the Grande Prairie area could all celebrate the 100 years of the railroad in a very special way.

At this time we do not have a date or a schedule of events or a cost.

What we are asking for at this time is a letter of support from your respective council.

For more information call Bob Patterson at 780-814 -7317.

Thank you for your consideration.

Bob Patterson
Chair

Request for Decision

SUBJECT:	**Donation of Surplus Computer Equipment to Non-Profit Organizations.**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2014	ACAO:	DM	MANAGER:	SG
DEPARTMENT:	Corporate Services	GM:	RO	PRESENTER:	SG
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – MGA, R. S. A. 2000, Chapter M-26, Section 180 (1) A council may act only by resolution or bylaw.

Council Bylaw / Policy (cite) – Policy AD 26

RECOMMENDED ACTION:

MOTION: That Council direct administration to dispose of the attached listing of used computer equipment by means of donating to non-profit organizations or waste recycling options.

BACKGROUND / PROPOSAL:

The Municipal District of Greenview has a Surplus Assets Policy (AD 26). This policy allows the disposal of computers and other IT equipment. Administration ensures the equipment is cleaned up and donated to non-profit organizations that request the equipment. Equipment with hard drives in them will be donated. However the hard drive has been erased in such a manner that retrieval of MD data is not possible.

Administration will be advertising the used computer and IT equipment available to non-profit organizations through the Meadows to Mountain Newsletter May/June edition and they must apply prior to August 31st, 2015.

The disposal of used surplus computer equipment will ensure storage space is not taken up with inactive equipment.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council has the option accept or alter administrations recommendation.

Benefits – The used equipment could be utilized by non-profit organizations or the equipment could be recycled in the waste stream.

Disadvantages –There would be a lack of storage space for future computer equipment should Council choose not to accept administrations recommendation.

COSTS / SOURCE OF FUNDING:

There are no costs associated with the disposal of this equipment.

ATTACHMENT(S):

- Spreadsheet showing list of computer equipment to be disposed of or donated.
- Copy of Policy AD 26

ASSETS FOR DISPOSAL 2015

Serial Number	Tag	Category	Manufacturer	Model	Condition	Description	HD Status	Notes
8CKSA44441	00233	Toughbook	Panasonic	CF-19	Ok	XP Operating System only	To be wiped	
7BKSA17012	2015-01	Toughbook	Panasonic	CF-19	Ok	XP Operating System only	To be wiped	
G5F000567	2015-02	LCD Projector	Hitachi	CP-X445	Ok	No remote control	N/A	
3CSPZK1	2015-03	Laptop	Dell	Latitude E5500	Ok	XP Operating System only	To be wiped	
9XDC2B1	2015-04	Laptop	Dell	Latitude D820	Ok	XP Operating System only	To be wiped	Fomerly used at Debolt FireHall
0CKSA60297	2015-07	Toughbook	Panasonic	CF-19KHRCXPM	Ok	Windows 7 Pro only	To be wiped	Formerly used by Development
F5QMGM1	2015-09	Printer	Dell	1355cnw	Ok	N/A	N/A	
C2MT6L1	2015-10	Printer	Dell	5350dn	Ok	N/A	N/A	
37LT6L1	2015-11	Printer	Dell	5350dn	Ok	N/A	N/A	
FQ1VTH1	2015-12	Printer	Dell	mfp 3115cn	Ok	N/A	N/A	
HQ1VTH1	2015-13	Printer	Dell	mfp 3115cn	Ok	N/A	N/A	
8HGCQM1	2015-14	Printer	Dell	3130cn	Ok	N/A	N/A	
MD16-00200	2015-15	Printer	Dell	5310n	Ok	N/A	N/A	
13FV4B1	2015-16	Printer	Dell	5310n	Ok	N/A	N/A	
J69V4B1	2015-17	Printer	Dell	5310n	Ok	N/A	N/A	
792CLC6	2015-18	Printer	Dell	5350dn	Ok	N/A	N/A	
6ZPHGN1	2015-19	Printer	Dell	2350dn	Ok	N/A	N/A	
9HGCQM1	2015-21	Printer	Dell	3130cn	Ok	N/A	N/A	
2D37VG1	2015-24	Printer	Dell	5350dn	Ok	N/A	N/A	
GPB9991	2015-25	Printer	Dell	3110cn	Ok	N/A	N/A	
6XDC2B1	2015-26	Laptop	Dell	Latitude d820	Ok	XP Operating System only	to be wiped	
NNTMJL4800G9	2015-31	Switch	Nortel	WLAN 2380	Ok	WLAN Security Switch	N/A	
TW433MZ0DG	2015-32	Switch	HP	Procurve 2650	Ok	Network Switch	N/A	
CN741TR203	2015-33	Switch	HP	Procurve 7102dl	Ok	Secure Router	N/A	
CN741TR305	2015-34	Switch	HP	Procurve 7102dl	Ok	Secure Router	N/A	
US522TS105	2015-35	Switch	HP	Procurve 7103dl	Ok	Secure Router	N/A	
CN741TR339	2015-36	Switch	HP	Procurve 7102dl	Ok	Secure Router	N/A	
CN741TR314	2015-37	Switch	HP	Procurve 7102dl	Ok	Secure Router	N/A	
CN741TR021	2015-38	Switch	HP	Procurve 7102dl	Ok	Secure Router	N/A	
10G87 00182	2015-39	Audio	TOA	P-912MK2	Ok	TOA 900 Series II Amplifier	N/A	
26T8FD1	2015-40	SAN	Dell	EMC KTN-STL4	Ok	SAN equipment	To be wiped	Disks to be wiped.
JMS8FD1	2015-41	SAN	Dell	EMC KTN-STL4	Ok	SAN equipment	To be wiped	Disks to be wiped.
FGDXR71	2015-42	Switch	Dell	Silkworm 200E	Ok	Fiber Channel Switch	N/A	
2KBXR71	2015-43	Switch	Dell	Silkworm 200E	Ok	Fiber Channel Switch	N/A	
IN842TI199	2015-44	Switch	HP	Procurve 5406zl	Ok	Network Switch	N/A	
IN734TI01K	2015-45	Switch	HP	Procurve 5406zl	Ok	Network Switch	N/A	
IWY7XD1	2015-46	Backup	Dell	TL2000	Ok	Backup Tape Vault	N/A	Tapes to be removed and destroyed.
H5F6GN1	2015-47	Printer	Dell	2350dn	Ok	N/A	N/A	
C680TH1	2015-48	Server	Dell	Power Edge 1950	Ok	N/A	To be wiped	Disks to be wiped.
7CYKGF1	2015-49	Server	Dell	Power Edge 2950	Ok	N/A	To be wiped	Disks to be wiped.
9CYKGF1	2015-50	Server	Dell	Power Edge 2950	Ok	N/A	To be wiped	Disks to be wiped.
MJWCDPV	2015-51	Desktop	Lenovo	Thinkstation E31	Ok	Windows 7 Pro only	To be wiped	
MJWCDPT	2015-52	Desktop	Lenovo	Thinkstation E31	Ok	Windows 7 Pro only	To be wiped	
1GKSA71201	2015-53	Toughbook	Panasonic	CF19AMUCXDM	Ok	Windows 7 Pro only	To be wiped	
9JRBNL1	2015-05	Desktop	Dell	Vostro 220S	Not working	N/A	To be disposed	Motherboard failure
9JNCNL1	2015-06	Desktop	Dell	Vostro 220S	Not working	N/A	To be disposed	Harddrive failure
SG6AGH900D	2015-08	Printer	HP	Designjet 4500ps	Not working	N/A	To be disposed	end of life, requires extensive repairs
KQMZN3M	2015-20	Server	IBM	XSERIES 260	Not working	N/A	To be disposed	

8M8TB71	2015-22	Desktop	Dell	Dimension 3000	Not working	N/A	To be disposed	
J3K8BP1	2015-23	Desktop	Dell	Vostro 230	Not working	N/A	To be disposed	
4BMTA02473	2015-27	Toughbook	Panasonic	CF-50	Not working	XP Operating System only	To be disposed	
4BMTA02482	2015-28	Toughbook	Panasonic	CF-50	Not working	XP Operating System only	To be disposed	
05489	2015-29	Audio	Beyerdynamic	MCWD200	Not working	Wireless Microphone Controller	N/A	Equipment not guaranteed to work.
05489	2015-30	Audio	Beyerdynamic	Wireless Microphone	Not working	Wireless Microphone x 13 and 3 cases	N/A	Equipment not guaranteed to work.

	M. D. OF GREENVIEW NO. 16 *POLICY & PROCEDURES MANUAL*	Section: ADMINISTRATION

POLICY NUMBER: AD 26

POLICY TITLE: SURPLUS ASSETS	**Page 1 of 2**
Date Adopted by Council / Motion Number:	**10.03.824**

PURPOSE:

To provide a process for disposal of surplus assets held by the Municipality.

POLICY:

1.0 In February of each calendar year, the Directors will compile a list of all surplus equipment, fixed assets, furniture, machinery and vehicles from their respective departments. This surplus list will be forwarded to the Manager of Finance prior to March 31st of each year.

2.0 Council will declare by resolution those items from the fixed assets list that will be declared as surplus, and the disposal method.

3.0 Council may establish a reserve bid, where deemed appropriate.

4.0 The C.A.O. will be responsible to ensure that the declared surplus items are disposed of, within six months of declaration, by either public tender or public auction.

5.0 If an employee submits a tender for surplus items, the employee will not be involved in the opening of tenders.

6.0 All tender awards must be approved by Council.

7.0 Proceeds from the sale of surplus items will be deposited into the related capital reserve.

8.0 Upon the surplus items tender being awarded, they will be removed from the M.D. premises, or acceptable arrangements made with the C.A.O. or his designate, within seven (7) business days from the tender award date. Prior to removal, the account must be paid in full, and the purchaser must sign a 'Receipt of Goods' form. A member of the M.D. staff must be present when the asset is picked up and will verify that the purchaser has a paid receipt.

9.0 If a surplus item is not picked up within the seven (7) day time limit, the C.A.O. or his designate may dispose of the item.

(Original signed copy on file)
REEVE

C.A.O.

POLICY NUMBER: AD 26

TITLE: PROCEDURES FOR SURPLUS ASSETS **Page 1 of 1**

PROCEDURE:

1.0 The C.A.O. will direct staff to identify all items declared as surplus to be cataloged, listed and marked as clearly as possible for general public viewing.

2.0 Employees compiling inventory of surplus items will document, sign, and have a senior staff official sign under their signature, verifying items to be sold.

3.0 Surplus items will be removed from the inventory list and their depreciated costs removed from the Fixed Assets Ledger and the General Ledger by the Manager of Finance.

(Original signed copy on file)
C.A.O.

Request for Decision

SUBJECT:	**2015 Organizational Chart**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	ACAO:	DM	MANAGER:	
DEPARTMENT:	Corporate Services/Human Resources	GM:	RO	PRESENTER:	TH
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – N/A

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council accept the March 2015 Organization Chart as information.

BACKGROUND / PROPOSAL:

During the March 10th, Regular Council meeting; Council requested an updated Organizational Chart. The attached Organizational Chart was updated by Human Resources based on the 2015 approved budgeted positions.

As was noted in the December 9, 2014 budget memo, the 2015 budget included a staff increase of approximately 14.35 FTEs. Many of these positions were new and some positions were expanded from part-time to full positions as well as additional seasonal positions.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – N/A

Benefits – Presenting an updated Org Chart keeps Council apprised of the number of FTEs within the organization.

Disadvantages – N/A

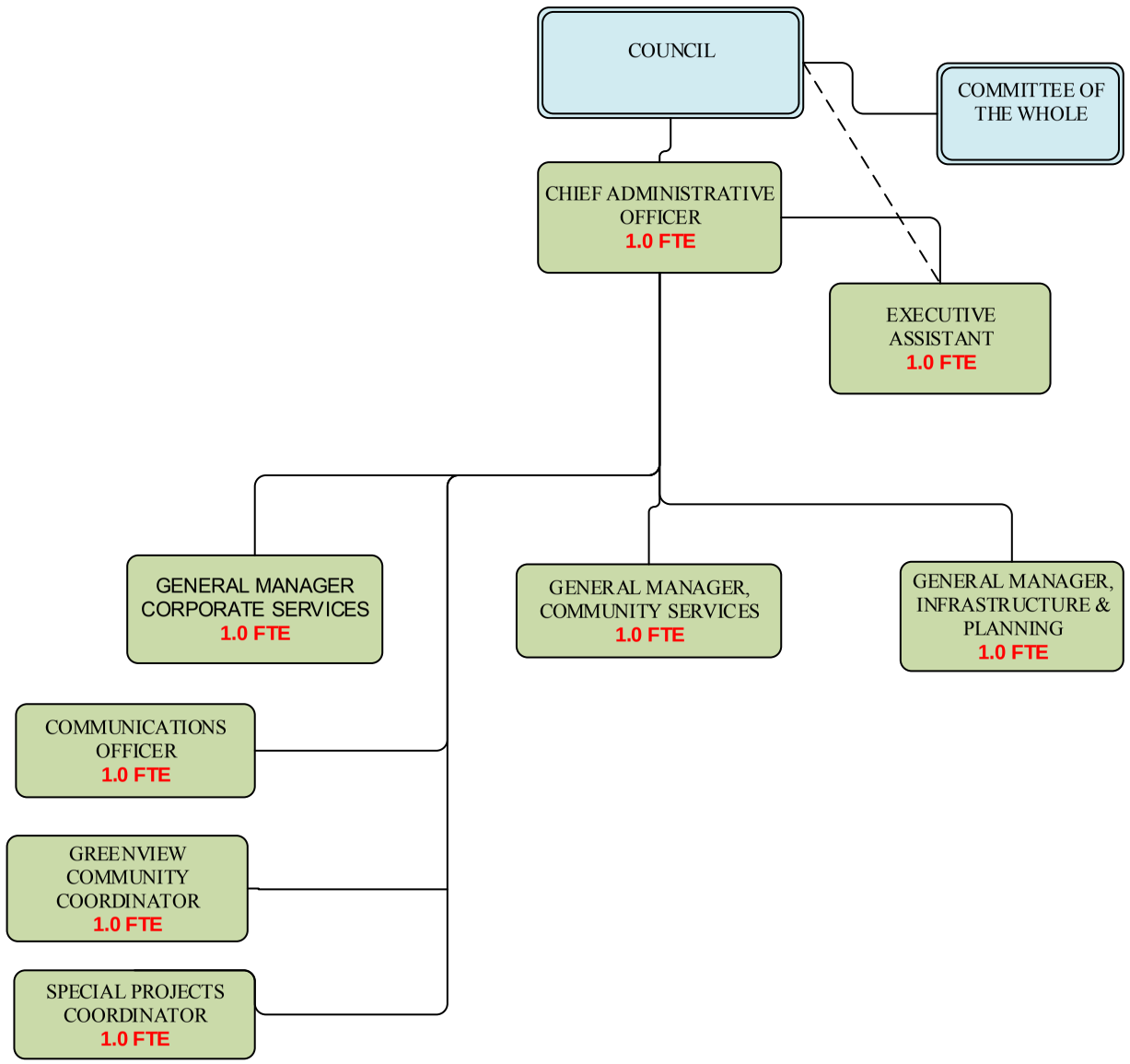
COSTS / SOURCE OF FUNDING:

All positions are covered within the 2015 Operational Budget.

ATTACHMENT(S):

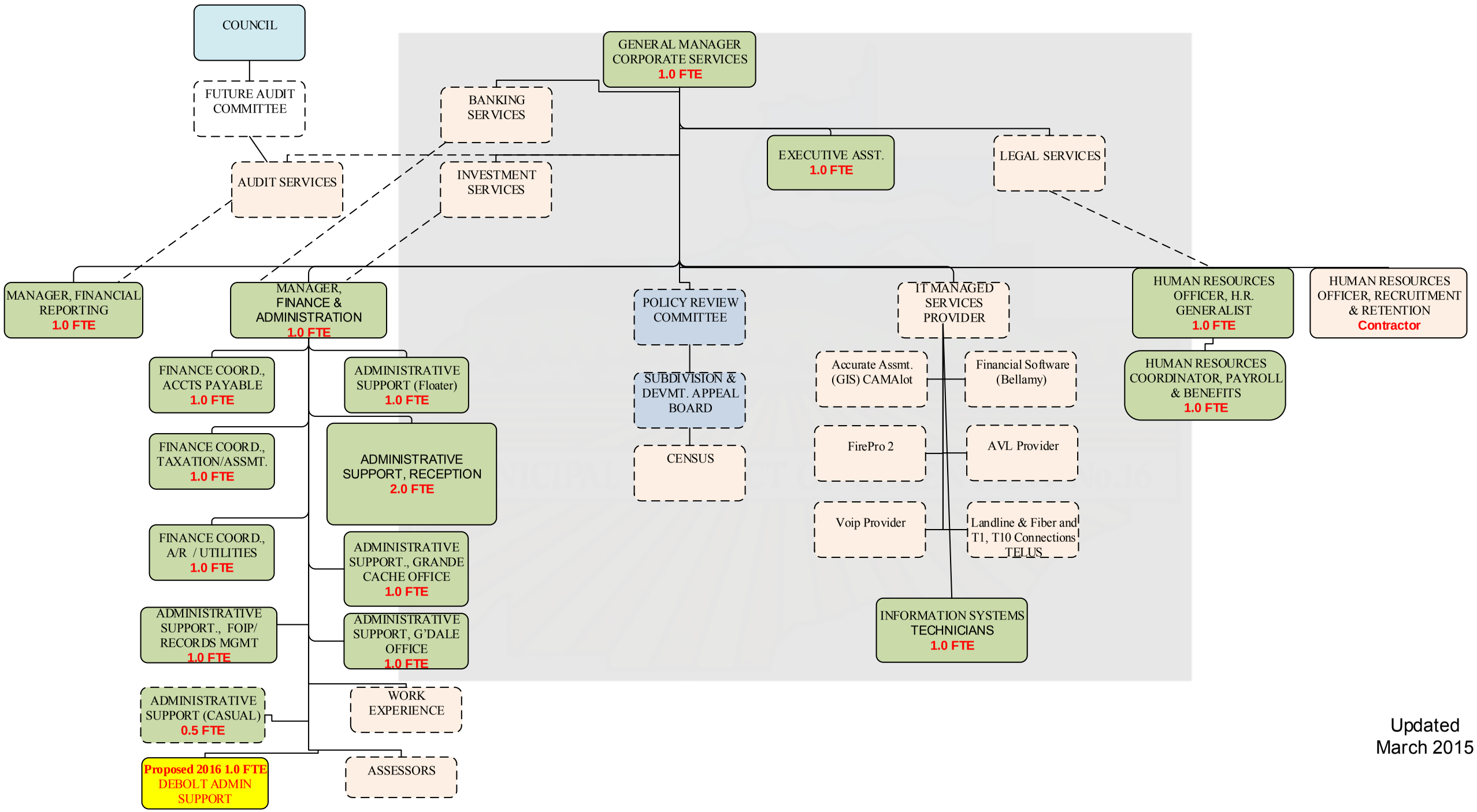
- March 2015 Organizational Chart

MUNICIPAL DISTRICT OF GREENVIEW
ORGANIZATIONAL CHART
As at March 17, 2015



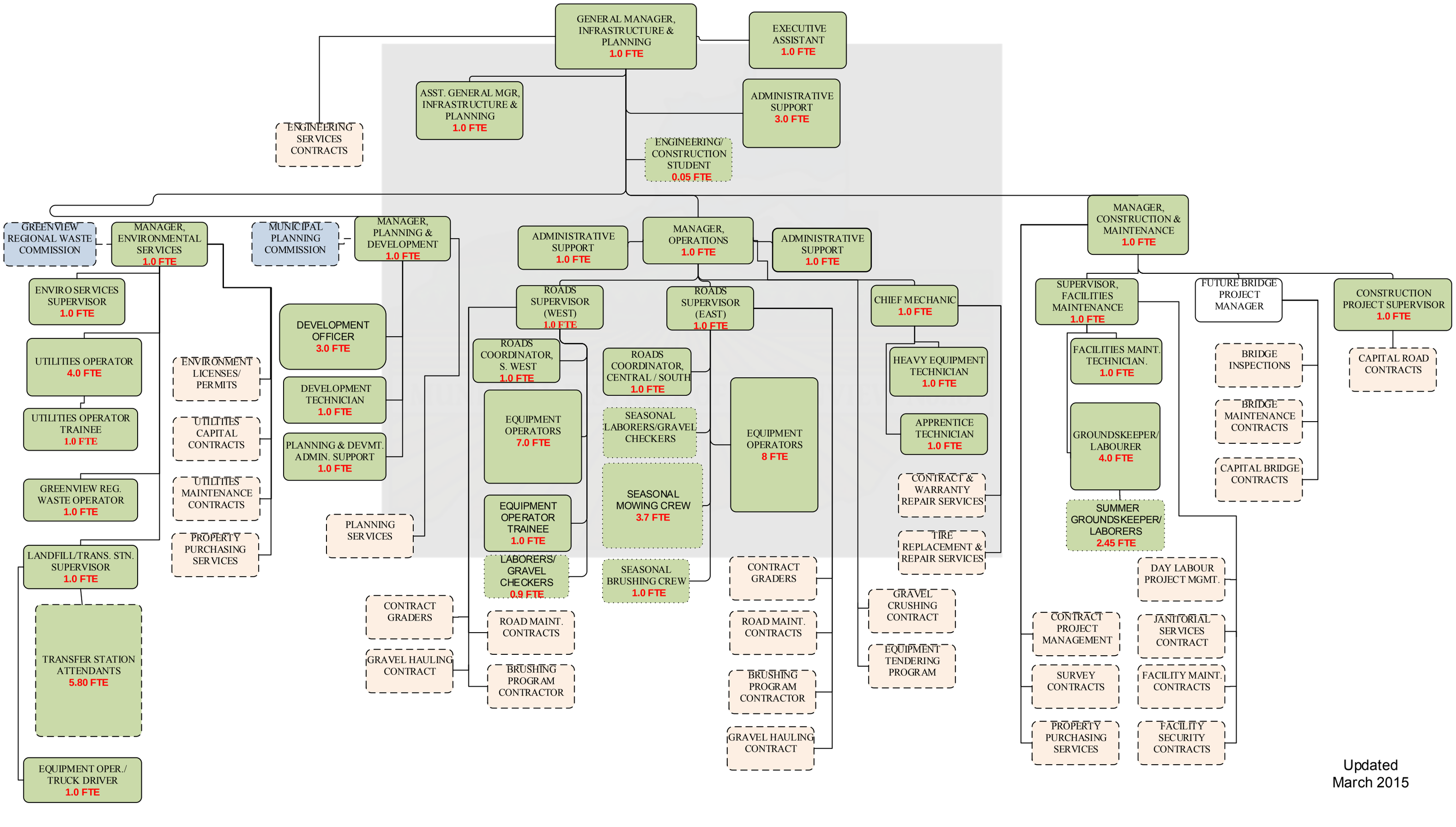
Updated
March 2015

MUNICIPAL DISTRICT OF GREENVIEW
CORPORATE SERVICES
As at March 17, 2015

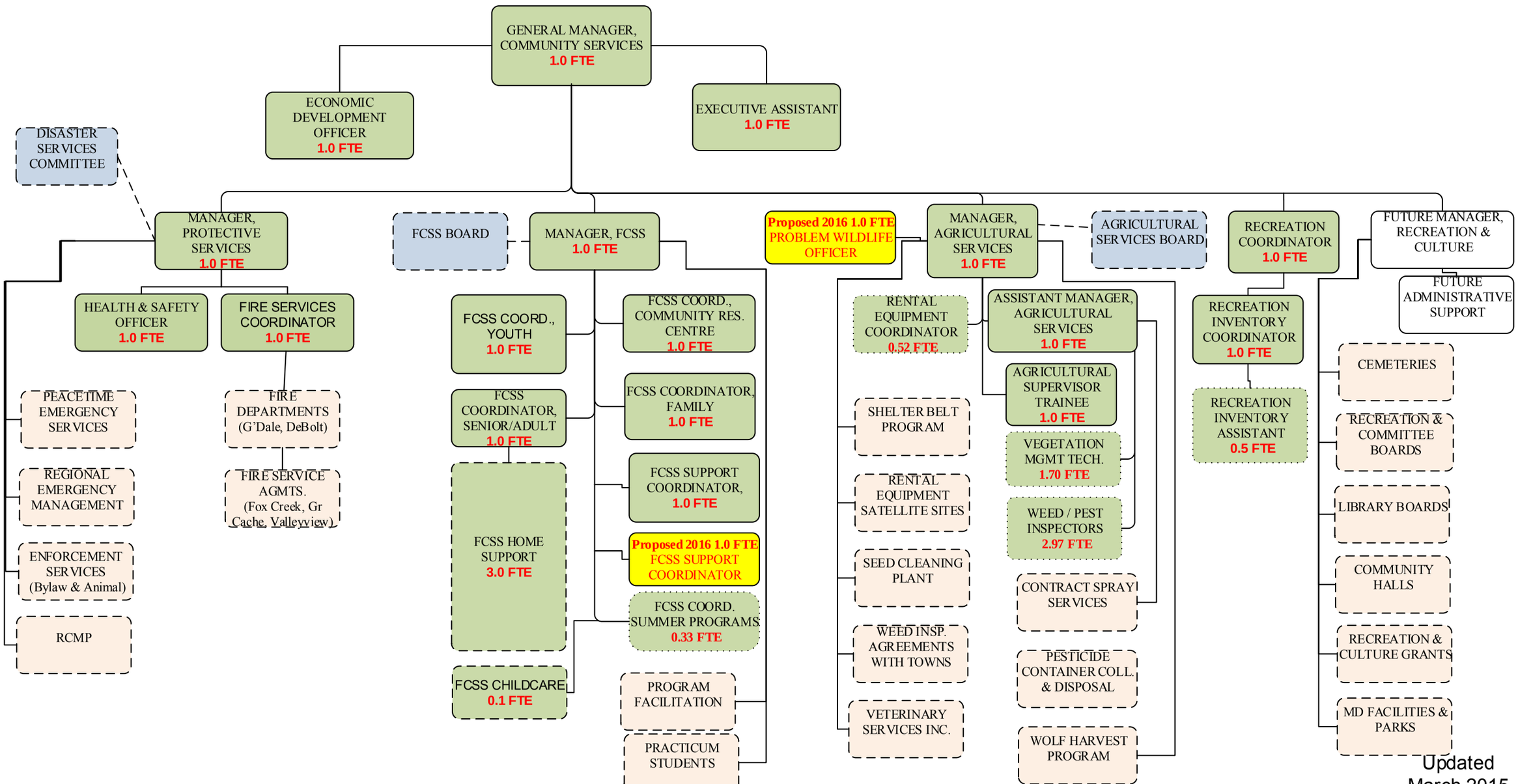


Updated
March 2015

MUNICIPAL DISTRICT OF GREENVIEW
INFRASTRUCTURE & PLANNING
As at March 17, 2015



MUNICIPAL DISTRICT OF GREENVIEW
COMMUNITY SERVICES
As at March 17, 2015



Updated March 2015

Request for Decision

SUBJECT:	**Fire Guardian Appointment 2015**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	CAO:	MH	MANAGER:	JF
DEPARTMENT:	Community Services/Protective Services	GM:	DM	PRESENTER:	JF
FILE NO./LEGAL:	N/A			LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial – Alberta Forest and Prairie Protection Act

Council Bylaw / Policy (cite) – N/A

RECOMMENDED ACTION:

MOTION: That Council appoint Jeff Francis and Derian Rosario Fire Guardians as Greenview Fire Guardians.

BACKGROUND / PROPOSAL:

The annual appointment of municipal Fire Guardians is a requirement under the Alberta Forest and Prairie Protection Act.

A Fire Guardian is charged with the issuance and enforcement of fire permits, as well as enforcement of the Act to ensure all functions of the Act are adhered to.

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council has the option to appoint only one Fire Guardian or alternate Fire Guardians.

Benefits – The benefit of appointing two Fire Guardian's is that adequate coverage will be available during absences.

Disadvantages – N/A

COSTS / SOURCE OF FUNDING:

N/A

ATTACHMENT(S):

- N/A

Request for Decision

SUBJECT:	**Young's Point Road Tender Results**				
SUBMISSION TO:	Regular Council Meeting	REVIEWED AND APPROVED FOR SUBMISSION			
MEETING DATE:	March 24, 2015	CAO:	MH	MANAGER:	KS
DEPARTMENT:	Infrastructure & Planning/Construction & Maintenance	GM:	GG	PRESENTER:	GG
FILE NO./LEGAL:				LEGAL/ POLICY REVIEW:	
STRATEGIC PLAN:				FINANCIAL REVIEW:	

RELEVANT LEGISLATION:

Provincial (cite) – New West Partnership Trade Agreement.

Council Bylaw / Policy (cite) – Expenditure Control Policy – AD 12

RECOMMENDED ACTION:

MOTION: That Council award Young's Point Road Chip Seal Coat and Other Work to ACP Applied Products from Acheson, AB for $731,910.00 funded through the 2015 Capital Budget.

BACKGROUND / PROPOSAL:

The estimated project price in the approved 2015 Capital budget is $950,000.00

Two sealed tenders were received by the closing date of March 11, 2015.

Contractors	**Bid**
ACP Applied Products	**$731,910.00**
West-Can Seal Coating INC	**$734,792.00**

The lowest tender was submitted by ACP Applied Products with a bid of $731,910.00. Amec, Foster, Wheeler Environment & Infrastructure has reviewed the bid and found they have met the contractual requirements at the bid stage. Amec, Foster, Wheeler Environment & Infrastructure design estimate including site occupancy was $741,321.60.

Construction Costs	**Totals**
Modified Tender Price	**$706,010.00**
Contingency (10%)	**$70,601.00**
Potential Site Occ. Bonus (2 Days)	**$3,700.00**
Engineering	**$54,929.28**
Totals	**$835,240.28**

OPTIONS - BENEFITS / DISADVANTAGES:

Options – Council could choose to defer the project.

Benefits – The benefit of chip sealing the Young's Point Road will be to improve the condition and increase the life of existing pavement.

Disadvantages – By not proceeding with the crack sealing program on Young's Point Road will cause increased asphalt failure and higher costs of repair.

COSTS / SOURCE OF FUNDING:

2015 Capital Budget

ATTACHMENT(S):

- Recommendation Letter.

17 March 2015
File: Tender Award

Mr. Kevin Sklapsky, Manager, Construction and Maintenance
M.D. of Greenview No. 16
P.O. Box 1079
Valleyvew, Alberta
T0H 3N0

Dear Mr.Sklapsky,

RE : Tender Award
Young's Point Road
Chip Seal Coat and Other Work
M.D. of Greenview No. 16

Sealed tenders received for the above project were opened in public at 11:01 a.m. on March 11, 2015, at the M.D. of Greenview office in Valleyview.

Enclosed is a complete summary of all tenders received on the project. A total of 2 tenders were received. The lowest tender was submitted by ***ACP Applied Products*** with a bid of $731,910.00 which includes 14 days for site occupancy for $25,900.00. The tendered amount minus the site occupancy is $706,010.00. All necessary documentation has been provided with the tender. The estimated cost for construction of this project prior to tendering was $741,321.60.

The low bid submitted by – ***ACP Applied Products*** meets all requirements of the tender.

CONSTRUCTION COSTS	
Construction	$706,010.00
10% Contingency	$70,601.00
Potential Site Occupancy Bonus (2 days @ $1,850.00 per day)	$3,700.00
Engineering	$54,929.28
TOTAL	**$835,240.28**

Upon receipt of formal approval, we will proceed to execution of the contract by the Contractor and the M.D. of Greenview.

We trust this information is in order. If you have any questions or require further information please contact our office.

Sincerely,

Amec Foster Wheeler

Glenn Newman
Manager, Peace River Division

AMEC Foster Wheeler
Environment & Infrastructure
5681 – 70th Street
Edmonton, Alberta
T6B 3P6
Tel (780) 436-2152
Fax (780) 435-8425
www.amecfw.com

CAO's Report

Function: **CAO**

Date: **March 24th, 2015**

Submitted by: **Mike Haugen**

AAMDC Convention

I attended the Alberta Association of Municipal Districts and Counties with Council last week. The conference provided a great venue to meet with colleagues from other municipalities, provincial staff and politicians, as well as agencies such as the RCMP.

I attended the breakout session on unrestricted reserves and will be using some of the learnings from that session when Greenview's Reserves Policy is reviewed.

AAMDC – RCMP Meeting

Myself and several Councillors, along with the Mayors of Grande Cache and Fox Creek met with personnel from RCMP K Division and the Solicitor General department. The group lobbied for increased RCMP enforcement in all areas of Greenview. The report prepared by Special Projects Coordinator Craig Barry for the presentation was complimented by the Solicitor General's representative.

LGAA Discussion

As Council is aware I gave a presentation on retention and recruitment at the recent Local Government Administrators' Association conference. At AAMDC several people, including municipal affairs staff commented that they had heard very good things about the presentation and that many of the audience found it very useful. I consider this to be a very positive advertisement for the Municipal District of Greenview.

On March 13th I attended the Reynolds Mirth Richard Farmer law session in Grande Prairie with a number of Council members. It is difficult for the organizers to tailor their presentation to both Council and Administration simultaneously, but I felt they found did will and found the session useful.

Upcoming Dates:

Federation of Canadian Municipalities: June 5th – 8th