AGENDA FOR A REGULAR MEETING OF THE
TRI-VILLAGE REGIONAL SEWAGE SERVICES COMMISSION
TO BE HELD WEDNESDAY JANUARY 14, 2026,
COMMENCING AT 7:00PM, AT ALBERTA BEACH COUNCIL CHAMBERS, 4935-50 AVE ALBERTA BEACH, AND VIA ZOOM

1) Call to Order:

2) Acceptance of Agenda:

Pg. 1-2 a) January 14, 2026 regular meeting agenda

3) Adoption of the Previous Minutes:

Pg. 3-5 a) November 26, 2025 organizational meeting minutes

Pg. 6-8 b) November 26, 2025 regular meeting minutes

4) Appointments/Delegations:

5) Reports:

Pg. 9 a) Administration

Pg. 10 b) Financial: Year-to-Date as of December 31, 2025

c) Operation Managers Report

6) Bylaws & Policies:

Pg. 11-51 a) Request for Decision – Request for Changes to System Fees Bylaw 16-2023

Please see the Request for Decision included in your meeting package.

7) Old Business:

Pg. 52 a) CAO Evaluation Policy TVRSSC-POL-24-3

At the September 2025 regular Board meeting, the Board carried motion 25-068 that CAO Evaluation Policy TVRSSC-POL-24-3 be brought back to the January 2026 Board meeting for review and potential amendments. The timing of the CAO evaluation caused some issues in 2025 due to the municipal elections.

b) Draft 2026 Operating & Capital Budget

Pg. 53-58

Please see the Request for Decision included in your meeting package.

c) Regional Water & Wastewater Assessment Initiative

Pg. 59-65

Please see the Request for Decision included in your meeting package.

8) New Business:

Pg. 66 a) 2027-2031 Draft Capital Plan

Administration has changed the format of the capital plan to assist the Board with financial management and reserve replacement. Included in your package is a draft capital plan for review, discussion, and potential approval.

9) Information Items:

10) Next Meeting Date & Location: March 11, 2026 @ 7:00 p.m., Alberta Beach Council Chambers

11) Confidential Matters:

a) Update regarding external connection to TVRSSC System (ATIA Section 29(1)(a) & 30(1)(c))

b) CAO Evaluation (ATIA Section 22(2))

12) Adjournment:

Minutes of an Organizational Meeting of the Board of the Tri Village Regional Sewage Services Commission In the Province of Alberta, Held on Wednesday, November 26, 2025, at Alberta Beach Council Chambers & via Zoom , Commencing At 7:00 P.M.

IN ATTENDANCE

Gwen Jones, Director
Kelly Muir, Director
Daryl Weber, Director
Rodney Janz, Director
Kent Galusha, Director
Angela Duncan, Chief Administrative Officer
Jason Madge, Manager/Operator

ABSENT

Barrie Ronaldson, Director

CALL TO ORDER

Chief Administrative Officer (CAO), Angela Duncan, called the meeting to order at 7:01 p.m.

ACCEPTANCE OF AGENDA

Res. 25-069

MOVED by Director Daryl Weber that the November 26th, 2025 organizational meeting agenda be approved as presented.

CARRIED

NOMINATIONS

CAO Duncan called for nominations for the position of Chairperson.
Director Kelly Muir nominated Director Gwen Jones.
CAO Duncan called for nominations a second time.
CAO Duncan called for nominations a third time.

Res. 25-070

MOVED by Director Daryl Weber that nominations cease.

CARRIED

CAO declared Director Gwen Jones as Chairperson and turned the meeting over to her.

Chairperson Gwen Jones called for nominations for the position of Vice Chairperson.
Director Daryl Weber nominated Director Kelly Muir.
Chairperson Jones called for nominations a second time.
Chairperson Jones called for nominations a third time.

Res. 25-071

MOVED by Director Kent Galusha that nominations cease.

CARRIED

UNAPPROVED

Minutes of an Organizational Meeting of the Board of the Tri Village Regional Sewage Services Commission In the Province of Alberta, Held on Wednesday, November 26, 2025, at Alberta Beach Council Chambers & via Zoom , Commencing At 7:00 P.M.

Chairperson Jones declared Director Kelly Muir as Vice Chairperson.

FINANCIAL CONFIRMATION

Res. 25-072 **MOVED** by Director Daryl Weber that the signing authority be confirmed as Chairperson Gwen Jones, Vice Chairperson Kelly Muir, and Chief Administrative Officer Angela Duncan, with any two signatures being required.

CARRIED

Res. 25-073 **MOVED** by Director Rodney Janz that the banking authority be confirmed as ATB Financial.

CARRIED

Res. 25-074 **MOVED** by Director Kelly Muir that Member reimbursement be confirmed as $130/meeting for Board Members and $150/meeting for the Chair, plus mileage at the CRA Rate.

CARRIED

CONFIRMATION OF APPOINTMENTS

Res. 25-075 **MOVED** by Director Rodney Janz that the following appointments be confirmed:

a) Secretary-Treasurer / Chief Administrative Officer, Angela Duncan
b) Operations Manager, Jason Madge
c) Engineer, Associated Engineering and / or Bolson Engineering
d) Auditor, Doyle and Company Chartered Accountants

CARRIED

Res. 25-076 **MOVED** by Chairperson Gwen Jones that the Solicitor be confirmed as McLennan Ross LLP and/or Patriot Law.

CARRIED

Res. 25-077 **MOVED** by Chairperson Gwen Jones that the Access to Information Act (ATIA) Coordinator be confirmed as Chief Administrative Officer, Angela Duncan.

CARRIED

MEETING DATES

Res. 25-078 **MOVED** by Director Daryl Weber that regular board meetings be

UNAPPROVED

confirmed as the second Wednesday of every second month, commencing in January, at 7:00 p.m. at Alberta Beach Council Chambers.

CARRIED

COMMISSION OFFICE LOCATION

Res. 25-079 **MOVED** by Director Kelly Muir that the commission office be confirmed as the Wildwillow Enterprises Inc. Administration Office, located at 2317 Twp Rd 545, Lac Ste Anne County.

CARRIED

ADDITIONAL MOTIONS

Res. 25-080 **MOVED** by Director Kent Galusha that the Board acknowledges that it has received the 2025 TVRSSC Orientation Document and FURTHER that the Board acknowledges that it has access at any time to the TVRSSC policies, bylaws, minutes, and agendas through the TVRSSC website.

CARRIED

ADJOURNMENT As all matters have been addressed, Chairperson Gwen Jones declared the meeting adjourned at 7:12 p.m.

These minutes approved this 14th day of January, 2026.

Chairperson, Gwen Jones

CAO, Angela Duncan

UNAPPROVED

Minutes of a Regular Meeting of the
Board of the Tri Village Regional Sewage Services Commission
In the Province of Alberta,
Held on Wednesday, November 26, 2025, at Alberta Beach Council Chambers & via Zoom,
Commencing immediately after the Organizational Meeting

IN ATTENDANCE

Gwen Jones, Chairperson
Kelly Muir, Vice Chairperson
Daryl Weber, Director
Rodney Janz, Director
Kent Galusha, Director
Angela Duncan, Chief Administrative Officer
Jason Madge, Manager/Operator

ABSENT

Barrie Ronaldson, Director

CALL TO ORDER

Chairperson Gwen Jones called the meeting to order at 7:13 p.m.

ACCEPTANCE OF AGENDA

Res. 25-081 **MOVED** by Director Daryl Weber that the November 26, 2025 regular board meeting agenda be approved with the following addition:
8.b) Cost Distribution.

CARRIED

APPROVAL OF MINUTES

Res. 25-082 **MOVED** by Vice Chairperson Kelly Muir that the minutes of the September 10, 2025 regular board meeting be approved as presented.

CARRIED

DELEGATIONS

REPORTS

Res. 25-083 **MOVED** by Director Rodney Janz that the administration report be accepted for information.

CARRIED

Res. 25-084 **MOVED** by Director Daryl Weber that the year-to-date financial report, as of October 31, 2025, be accepted for information.

CARRIED

Res. 25-085 **MOVED** by Director Daryl Weber that administration contact the Canada Post office in Alberta Beach to inquire about a mailout to local post boxes and the ability to hang an educational banner there.

CARRIED

UNAPPROVED

Res. 25-086 **MOVED** by Chairperson Gwen Jones that the Operation Managers Report be accepted for information.

CARRIED

BYLAWS & POLICIES

OLD BUSINESS

NEW BUSINESS

Res. 25-087 **MOVED** by Chairperson Gwen Jones that the 2026 draft capital and operating budget be accepted for information and FURTHER that amendments be made as discussed at meeting time and that the draft be brought back to the January meeting for final review and approval.

CARRIED

Res. 25-088 **MOVED** by Director Rodney Janz that the discussion regarding cost distribution be accepted for information.

CARRIED

INFORMATION ITEMS

Res.25-089 **MOVED** by Vice Chairperson Kelly Muir that the following information items be accepted for information:

a) Darwell Lagoon Commission Environmental Protection and Enhancement Act Notice of Application
b) October 30, 2025 email from RMA Insurance: Renewal Update for RMA Insurance
c) November 5, 2025 email from Rhonda King, ACE Water Corporation: Update: $500,000 Grant to Support Regional Water & Wastewater System Assessment

CARRIED

NEXT MEETING DATE Confirmed as January 14, 2026 at 7:00 pm at Alberta Beach Council Chambers.

CONFIDENTIAL ITEMS

Res. 25-090 **MOVED** by Chairperson Gwen Jones that pursuant to section 197(2) of the Municipal Government Act the Board goes into closed session at 8:39 p.m. to discuss the following:

a) Update regarding external connection (ATIA Section 29(1)(a) & 30(1)(c))
b) CAO Evaluation (ATIA Section 22(2))

CARRIED

UNAPPROVED

Minutes of a Regular Meeting of the
Board of the Tri Village Regional Sewage Services Commission
In the Province of Alberta,
Held on Wednesday, November 26, 2025, at Alberta Beach Council Chambers & via Zoom,
Commencing immediately after the Organizational Meeting

Present in Closed Session
Gwen Jones, Chairperson
Kelly Muir, Director
Daryl Weber, Director
Rodney Janz, Director
Kent Galusha, Director
Angela Duncan, Chief Administrative Officer
Jason Madge, Manager/Operator

Res. 25-091 **MOVED** by Chairperson Gwen Jones that the Board comes out of closed session at 9:03 p.m.

CARRIED

Res. 25-092 **MOVED** by Chairperson Gwen Jones that administration pursue an external connection agreement as discussed at meeting time.

CARRIED

ADJOURNMENT As all matters have been addressed, Chairperson Gwen Jones declared the meeting adjourned at 9:03 p.m.

These minutes approved this 14th day of January, 2025.

Chairperson, Gwen Jones

Chief Administrative Officer, Angela Duncan

UNAPPROVED

Tri Village Regional Sewage Services Commission

CAO Report

January 14, 2025

i) ACP & W4L/AMWWP Grants – Sewer Masterplan Project

These grant applications have been submitted. We worked with Alberta Beach to submit the ACP application as they are applying on our behalf. I ensured the submission of the W4L/AMWWP grant application.

ii) TVRSSC Flyers and Poster

Flyers were given to the Alberta Beach Post Office who put them in the mailboxes in Alberta Beach. The two banners hung in the post office for the month of December and part of January. The Sunset Point Camp reached out and requested a PDF version of the flyer for them to distribute, which was provided.

iii) Regional Water & Wastewater Assessment Initiative (RWWAI)

Please see Agenda Item 7.c.

iv) Environmental Impairment Liability Insurance

While updating the 2026 draft budget, we noticed that our insurance costs were much lower in 2025 than expected. After a little digging, we realized we had not been invoiced for our EIL insurance and had not received an insurance certificate. I reached out to RMA Insurance about this. We have since received our invoice and certificate. Oddly, another commission we administer did not receive their EIL invoice and certificate until the same time we did, the day after I reached out.

v) External Connection

A brief update will be provided in closed session.

TRIVILLAGE REGIONAL SEWAGE

SERVICES COMMISSION
BOX 277
ALBERTA BEACH, AB T0E 0A0

Profit & Loss [Budget Analysis]

January 2025-December 2025

2026-01-06
3:12:36 PM

	Selected Period	Budgeted	$ Difference	% Difference
INCOME				
OPERATING REQUISITION	$475,484.00	$475,483.00	$1.00	0.0%
SEWER REVITALIZATION	$269,896.70	$271,096.00	-$1,199.30	(0.4%)
DEBENTURE - LAGOON	$135,314.00	$135,314.00	$0.00	0.0%
DEBENTURE - LIFT STN	$117,403.30	$117,404.00	-$0.70	0.0%
INTEREST	$39,142.21	$30,000.00	$9,142.21	30.5%
PERMIT FEES	$0.00	$5,000.00	-$5,000.00	(100.0%)
LAND LEASE/RENT	$4,192.50	$650.00	$3,542.50	545.0%
TSF FROM RESERVES	$284,869.66	$295,000.00	-$10,130.34	(3.4%)
Total INCOME	$1,326,302.37	$1,329,947.00	-$3,644.63	(0.3%)
EXPENSES				
CAPITAL PROJ-'25 MLS AIR HANDL	$61,892.08	$60,000.00	$1,892.08	3.2%
CAPITAL PROJ-'25 MANHOLE LINE	$115,870.06	$125,000.00	-$9,129.94	(7.3%)
CAPITAL PROJ-'25 LAGOON REHAB	$88,875.02	$90,000.00	-$1,124.98	(1.2%)
CAPITAL PROJ-'25 REBUILD PUMP	$18,232.50	$20,000.00	-$1,767.50	(8.8%)
SEWER MASTER PLAN	$20,000.00	$0.00	$20,000.00	NA
CASUAL LABOUR & WCB	$1,741.02	$1,500.00	$241.02	16.1%
ADVERTISING & PROMOTION	$1,200.80	$1,500.00	-$299.20	(19.9%)
AUDIT	$5,500.00	$5,625.00	-$125.00	(2.2%)
LEGAL & PROFESSIONAL FEES	$2,060.00	$2,500.00	-$440.00	(17.6%)
CONTRACTED MANAGEMENT FEES	$31,810.56	$32,319.00	-$508.44	(1.6%)
MGMT FEES SPECIAL PROJECTS	$2,010.00	$2,500.00	-$490.00	(19.6%)
HONORARIA	$4,820.00	$6,400.00	-$1,580.00	(24.7%)
INTEREST & BANK CHARGES	$143.40	$125.00	$18.40	14.7%
MEMBERSHIPS	$309.00	$310.00	-$1.00	(0.3%)
OFFICE & MISCELLANEOUS	$5,418.09	$5,746.00	-$327.91	(5.7%)
CONTRACTED RENTAL SERVICES	$6,000.00	$6,000.00	$0.00	0.0%
TRAVEL	$432.82	$1,000.00	-$567.18	(56.7%)
INSURANCE	$20,497.52	$26,559.00	-$6,061.48	(22.8%)
CONTRACTED MGMT & OPERATIONS	$60,551.16	$61,549.00	-$997.84	(1.6%)
CONTRACTED OPERATOR (HOURS)	$52,681.17	$40,000.00	$12,681.17	31.7%
SUPPLIES & MISCELLANEOUS	$0.00	$500.00	-$500.00	(100.0%)
LAGOON DISCHARGE	$0.00	$16,500.00	-$16,500.00	(100.0%)
REPAIRS/MAINTENANCE LAGOON	$17,302.54	$14,000.00	$3,302.54	23.6%
REPAIRS & SUPPLIES LIFT STNS	$142,044.97	$70,000.00	$72,044.97	102.9%
FLUSH/DISCHARGE LINES	$65,134.46	$65,000.00	$134.46	0.2%
REPAIRS & SUPPLIES SEWER LINES	$26,994.54	$40,000.00	-$13,005.46	(32.5%)
PREVENTATIVE MAINTENANCE	$17,009.80	$16,500.00	$509.80	3.1%
UTILITIES & TELEPHONE	$32,080.20	$45,000.00	-$12,919.80	(28.7%)
INTEREST ON LONG TERM DEBT	$86,859.09	$86,860.00	-$0.91	0.0%
Total EXPENSES	$887,470.80	$842,993.00	$44,477.80	5.3%
Operating Profit	$438,831.57	$486,954.00	-$48,122.43	(9.9%)
Other Expenses				
DEBENTURE COSTS - LAGOON UPGR	$97,381.98	$97,383.00	-$1.02	0.0%
DEBENTURE COSTS - LIFT STNS	$68,475.25	$68,475.00	$0.25	0.0%
TRANSFER TO RESERVE- SEWER REV	$0.00	$271,096.00	-$271,096.00	(100.0%)
TRANSFER TO RESERVE- CAPITAL	$0.00	$50,000.00	-$50,000.00	(100.0%)
Total Other Expenses	$165,857.23	$486,954.00	-$321,096.77	(65.9%)
Net Profit/(Loss)	$272,974.34	$0.00	$272,974.34	NA

TVRSSC - Request for Decision

January 2, 2026

Request for Changes to the System Fees Bylaw 16-2023

Background:

Attached to this RFD is an email received from Board Member Rodney Janz outlining his request for the Board to repeal and replace the System Fees Bylaw 16-2023 to change the way that sewer fees are levied, particularly in relation to the Sunset Point Camp. The information provided below is meant to provide the Board with relevant and additional information to assist with the discussion and decision.

System Fees Bylaw 16-2023

This bylaw determines how the Commission bills its members. It is important to note that the Commission does NOT determine how our members levy their ratepayers, including the camp, to recover these costs. Individual municipalities are responsible for determining how they will levee the charges contemplated in Bylaw 16-2023 within their municipalities.

Upon being appointed to the Commission, Board Members received a copy of the June 30, 2025 Briefing Note entitled *Connection Fees, Revitalization Levy, and Operating Requisitions*. For ease of reference, below are the relevant excerpts from this Briefing Note.

> ***System Revitalization Levy***
>
> *The revitalization levy of $300 per year per serviceable lot was introduced in 2016 to help revitalize and refurbish the system, to build capital reserves, and to pay off the lift station upgrade debenture. The intent is to ensure the long-term viability of the TVRSSC System. We charge our members $300 annually per serviceable lot and they in turn collect this from their property owners in the manner they see fit. There are a few circumstances that the board should note:*
>
> - *The Sunset Point Camp has two physical connections to the system but pays the revitalization fee based on 103 serviceable lots. This is included within the System Fees Bylaw16-2023. The reason for this is to account for the significant amount of effluent that originates from the camp and the associated degradation of the sewer system. The camp has a motel, church, numerous houses and cabins, as well as a campground, it is estimated that this is the equivalent of 103 single family connections.*
> - *The Alberta Beach Campground does not pay a revitalization levy as it is not considered a serviceable lot. When the commission was created, municipally owned properties were exempt from paying for the sewer system. If the Board wishes to review this further, administration will need to review historical documentation to provide the Board advice.*
> - *The Board also recently discussed motels, hotels, and multi-unit buildings. For these properties, a connection has been considered the equivalent of a serviceable lot, so the motel pays the fee twice but multi-unit buildings like four-plexes only pay once.*
>
> ***Operating Requisitions***
>
> *Operating requisitions for our member municipalities are set out in Bylaw 16-2023 – System Fees Bylaw which sees Alberta Beach pay 63.43%, Val Quentin pay 13.04%, and Sunset Point pay 23.53% of the total operating costs as determined in the annual budget. These percentages are generally*

reflective of the amount of wastewater generated by each municipality as per the rate model study undertaken in 2020.

Sewer Rate Model Study (2020)

The purpose of this study was to investigate and prepare methodologies and options for an equitable calculation of fees and levies to be collected from our membership. **This study is the basis for the current System Fees Bylaw 16-2023**. Administration has highlighted relevant information below, however, a copy of this study has been attached to this RFD to provide a more fulsome picture of the study.

The study considered residential (improved and vacant) lots, commercial (improved and vacant) lots, industrial (improved and vacant) lots, Municipal/public lots, the Sunset Point Camp, and farmland. At the time it was determined that Alberta Beach had 819 hook ups (currently being levied for 809 hook ups), Val Quentin had 187 hook ups (currently being levied for 185 hook ups), Sunset Point had 191 hook ups – not including the camp (currently being levied for 191 hook ups), and the Camp had 103 hook ups (currently being levied for 103 hook ups). Change in numbers are likely attributed to lot consolidations and tax forfeitures that went to the municipality. Additional information can be found in the report. **The methodology that was used to determine the 103-lot count for the Sunset Point Camp is included in the report.**

Using industry norms, the study assigns an estimated volume of wastewater generated per day for each property use. This was then used to determine the approximate amount of sewage originating annually from each municipality. Page 25 of the report concludes that the 2021 proposed rate structure was acceptable with a less than 1% differential between the study and amounts being requisitioned from each municipality.

Conclusion

Board Member Janz is requesting that the definition of serviceable lot be amended to reduce the number of serviceable lots in the church camp from 103 to 64. Additionally, he is requesting that a new definition be added "additional surcharge" which would outline that a surcharge be levied for properties that produce more wastewater than a residential unit. Additional information can be found in the attached email.

The 2020 Sewer Rate Model Study was used as the basis for the current System Fees Bylaw 16-2023. This study took into consideration connections within the Sunset Point Camp as well as the commercial and industrial properties in the 3 member municipalities. The Board should consider if the Rate Model Study is still relevant today. If it is, then the Board should determine if adjustments should be made to the calculations using the rate model calculator. If the study is no longer relevant, then the Board should determine if a new study should be commissioned. Administration recommends that if the Board wishes to make significant changes to the number of connections contemplated within the camp that the Commission Operator be granted access to the camp for the purposes of determining what buildings are currently discharging into the sewer system.

Further, any changes to the System Fees Bylaw should not be implemented until 2027. By the time we would be able to pass a new bylaw, our members would be well into their 2026 Budget cycles and it would not be fair to them to make changes without providing adequate notice.

Financial Implications:

There are no financial implications to minor revisions to the bylaw. If significant amount of work is needed to study connections within the three members there will be additional costs for the operation and administration time in determining connections. There will be costs, currently unknown, for a new study should the Board determine that is appropriate.

There are notable financial implications if changes are made to the revitalization levy. Currently this levy is used to build the revitalization reserve and to pay off the Lift Station Upgrade Debenture. $91.15 of this levy per property goes towards the debenture with the remaining $208.85 going into the reserve. The draft 2026 budget proposes to collect $268,996 for the revitalization reserve. If the number of lots decrease, we will either need to increase the per property levy or decrease the amount of money we are transferring to reserves, or both. Our estimate is that we would need to increase the per lot levy to $309 to make up the difference based on the proposal. It would be prudent to consult our members on this. Owing to our aging infrastructure, we often spend as much or more on capital upgrades annually as we collect from the levy and are proposing to continue this trend over the life of our 5-year capital plan.

Recommendation:

1. Using the rate model calculator and information in the 2020 Sewer Rate Model Study, direct administration to draft an updated System Fees Bylaw to potentially be implemented for 2027.
2. Direct Administration and Operations to work with the Sunset Point Camp to confirm which buildings discharge into the TVRSSC system and then use the rate model calculator and 2020 Sewer Rate Model Study to draft an updated System Fees Bylaw for potential implementation in 2027.
3. Commission a new rate model study to determine an updated rate model for the Commission.
4. Accept the RFD and accompanying information as information.
5. Draft an amended System Fees Bylaw based on direction from the Board.
6. Some other direction as determined by the Board.

Encl: December 22, 2025 email from Board Member Rodney Janz
System Fees Bylaw 16-2023
Sewer Rate Model Study (2020)

Wildwillow Enterprises

From: Rodney Janz <rodney.janz@sunsetpoint.ca>
Sent: December 22, 2025 9:57 PM
To: Wildwillow Enterprises
Subject: Amendment to Bylaw 16-2023

HI Angela and Merry Christmas

At our last board meeting, I had requested possible changes to the way the charges for sewage fees were distributed to all the constituents of our Tri village community in the name of fairness.
The board was so kind and suggested that I could submit a proposal to amend the sewer fees bylaw.
It was further suggested that the procedure to do this was to submit my request to you as soon as possible so that you could send this out to the board members in advance to study the proposal.

So below is my written submission to the board. I am asking you, if possible, to formalize this and then send this out.

Thanks Rod Janz

Dear Board Members

I would like to propose changes to bylaw 16-2023.

Preamble:

What I would like to see is that sewer commission fees get distributed based on two factors. Serviceable lots as before . Plus, an estimated amount of usage applied to properties that are deemed to not being treated fairly under the old definition.

This new definition would only impact the bible camp, commercial properties, and those residences that have more than one sewage emitting structure on their premises. The board of the Tri village sewer committee could possibly appoint a person to report back to us on what is fairness for those units that don't fall into the old definition of serviceable lots.

The old definition would still apply to those single dwelling lots within the Tri village.

For example the car wash could have 10 units assigned to it or whatever the person appointed to advise us suggests.

The church camp is a very difficult property to assess. Most of the cabins on the lake side are nice(similar to other lake front properties that are on the waterfront front with the exception that the Leased lots size is extremely small).

Perhaps 75 percent of the non-lake front properties can be described as part of a slum. There is only power. There is no water or sewer. The infrastructure(roads, power, sewer(if it does exist) are in poor shape and will need some major capital. Most of these cabins are built pre-1960. This capital will have to come from these cabin owners. They do not have that type of money.
I mention the above because some of these cabins are being bulldozed each year and not replaced.

A much fairer way to assess the camp is based on how much liquid waste that the bible camp puts into the sewer.
The camp does monitor how much water it uses from the well system but that doesn't help us because we don't monitor the rest of the properties not on the church camp.
Perhaps the fairest comparison calculation is based on the solid waste that the camp produces compared to the solid waste that the rest of the village of sunset point produces. When adding the totals up for the entire village of sunset point including the bible camp and then dividing that number by the dollar amount that the bible camp paid.
The bible camp produces 23.7 percent of the total garbage that the entire sunset point village produces. (Perhaps a little inaccurate because the bible camp has dumpsters not individual weekly pick up like the rest of the village does)
When we talk about liquid waste the Summer village of Sunset point has 193 units, and the bible camp has 103.
The bible camp pays a total of about 34.8 percent of the total liquid waste fees when compared to the entire village of sunset point.

If we use a calculation assuming that the bible camp produces the same percentage of liquid and solid waste, then the bible camp should be charged a unit figure based on a figure of approximately 25 percent of the entire units of wastewater assigned to the entire village of Sunset point.
Therefore, this number of units that the bible camp should be charged on is 64 using this formula. The Summer Village of sunset points number would still be 193.
Then the total units of the summer village of sunset point including the bible camp would be 257.

At present now the church camp has only two connections to the sewer system. The church camp is charged for 103 units. The definition of a serviceable lot when applied to the camp is completely unfair. The church camp needs to be charged based on an estimated usage, not on an arbitrary figure.

New Amendments:

I would like to introduce a motion to amend Bylaw No. 16 -2023.
The segment I would like to amend is under Definitions segment 2d and then add an additional segment 2e.
This will also affect Rate Calculations.

Right now, Section 2d. States that
"Serviceable Lot" means the number of parcels in the municipality that have a tap off and are, or could be connected to the sewer system (not including exempt properties), or, in the case of the Sunset Point Church Camp, it shall be the number of connections to the internal connection system. The number of "serviceable lots" shall be provided annually by member municipalities, except in the case of the Sunset Point Church Camp, which will be 103.

The new proposed section 2d would read "Serviceable Lot" means the number of parcels in the community that have a tap off and are, or could be connected to the sewer system (not including exempt properties). but in the case of The Sunset Point Church Camp the number of serviceable lots will be calculated on usage instead of the number of connections to the internal connection system. The number of "serviceable lots" shall be provided annually by member municipalities, except in the case of the Sunset Point Church Camp, which will be 64.

A new section under Definitions labeled 2E shall be added.

E. "Additional Surcharge" An additional surcharge shall be levied for those properties that are commercial in nature and produce a lot more wastewater than an average residential unit. This additional surcharge will also be applied to residential lots that have more than one wastewater producing structure located on their premises. (For Example. Two residences on one lot) The Tri village commission shall appoint an individual to collect data and provide a recommendation based on the recommended additional surcharges assigned to specific properties.

Rate Calculations.
To be determined once we receive and implement the recommendations of the individual assigned to provide fairness to the distribution of the sewer charge levies.

Another factor to consider when trying to decide fairness is that each cabin owner on the church property has a lot that they lease from the church camp.
Any damages to the sewer lines that occur on their leased lot they must pay for it. This is identical to non-church camp properties.
When there is damage to a sewer line that leads from the cabin owners' lot to the main sewer line on sunset drive but not on the individual cabin owners' lots, the cabin owners must pay the entire bill for the collapsed lines.
The church is nonprofit and definitely has no money for this.
Comparing this to the rest of the Tri village lots, every bit of damage to the sewer system that is not on the individual property owners' lot is paid for by the sewer commission.
The church camp is not asking to change and fund this inequity but only asking the Tri village commission to consider this when addressing fairness.

Thank you for considering this
Rod Janz

BYLAW NO. 16 -2023
TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION

A Bylaw of the Trivillage Regional Sewage Services Commission of the Province of Alberta to establish fees for the delivery of sewage services from the Trivillage Regional Sewage Services System to Members of the Commission

WHEREAS the Commission has, within the Commission's annual Budget, calculated and set out the fees for sewage services to be charged to Members, and

WHEREAS, pursuant to the *Municipal Government Act* c. M-26, R.S.A. 2000, s. 602.07(1), the Commission must pass a bylaw governing the fees to be charged for services provided, and

NOW THEREFORE the Board of the Commission Enacts as follows:

Short Title:

1. This Bylaw may be referred to as the "**System Fees Bylaw**"

Definitions:

2. In this Bylaw:
   a. "Commission" shall mean the Trivillage Regional Sewage Services Commission.
   b. "Customer" shall mean those parties that receive the services from the Commission.
   c. "Member" shall mean a municipality that is a member of the Commission.
   d. "Serviceable Lot" means the number of parcels in the municipality that have a tap off and are, or could be, connected to the sewer system (not including exempt properties), or, in the case of the Sunset Point Church Camp, it shall be the number of connections to the internal collection system. The number of "serviceable lots" shall be provided annually by member municipalities, except in the case of the Sunset Point Church Camp, which will be 103.

Rate Calculations

3. Members shall be charged within each calendar year on the following basis; The expenses in the annual operating budget, as approved by the Commission, shall be divided amongst the members on the basis of the established agreement.

4. The established agreement is as follows; Alberta Beach 63.43%, Sunset Point 23.53%, and Val Quentin 13.04%.

5. The Commission bills each member quarterly on March 15, June 15, September 15, and December 15.

6. The annual Lagoon Debenture payment of $135,314 is split on the same basis as the operating expenses and billed semi-annually on March 15 and September 15, until such time as the final debenture payment is made on March 15, 2032.

7. In addition to the above, an annual Revitalization Levy of $300.00 per serviceable lot will be charged. The Lift Station Upgrade Debenture payment of $117,404 shall be paid using funds from the annual Revitalization Levy, until such time as the final debenture payment is made on December 15, 2041.

Bylaw in Effect

8. This Bylaw shall take effect on November 8th, 2023 and repeals Bylaw 9-2015.

READ A FIRST TIME this 30th day of October, 2023

CARRIED

READ A SECOND TIME this 8th day of November, 2023

CARRIED

READ A THIRD TIME AND DULY PASSED this 8th day of November, 2023

CARRIED

DATED this 8th day of November, 2023.

Chairperson, Elwen Jones

Chief Administrative Officer
Angela Duncan

SEWER RATE MODEL (2020)

Tri-Village Regional Sewer Services Commission



CONFIDENTIAL

Submitted by:

SV Planning & Development

2020

SEWER RATE MODEL (2020)

Tri-Village Regional Sewer Services Commission (TRSSC)

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ACKNOWLEDGEMENTS

The Authors thank Dennis Evans (TRSSC Commission Manager) and Jason Madge (Utilities Operator) for their assistance – and patience – in the preparation and delivery of this new Rate Model. He also thanks the Commission members as well as the elected Council members of the Village of Alberta Beach as well as the Summer Villages of Sunset Point and Val Quentin.

This Rate Model has been possible with the participation, contribution and research, by Kessie Govender P.Eng and Paul Hanlan.

AUTHORS

Paul Hanlan RPP MCIP CMML

Kessie Govender P.Eng

1.0 INTRODUCTION

TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION (TRSSC) requested SV Planning & Development (the "Consultant") to investigate and prepare a methodology for an equitable calculation and collection of operating fees/levies for residential and non-residential customers of the TRSSC. Specifically; a methodology for the fair calculation of non-residential customers (i.e. Hotels/ campgrounds/and the Sunset Point Bible Camp), as well as a review of the current rate for residential customers.

The Authors (through discussions with TRSSC staff/consultants and the three elected Councils) herein provide an interim rate model, and future recommendation(s) consistent with the results of these investigations and "Trivillage Regional Sewage Services Commission Municipal Utilities Acquisition Regulation, Alta Reg 368/92".

1.1 Background and Scope

The TRSSC operates and maintains the sewer infrastructure for Val Quentin, Alberta Beach and Sunset Point communities. A flat rate sewer levy is being applied to the parcels within each of these communities which is appropriated to the operation, maintenance and rehabilitation of the sewer system when required. During the preparation of this Report the consultant met with representatives from each of the respective communities.

1.2 Information Collected

All available information secured/provided (as follows) was utilized to prepare this Report:

Table 1.0 (below) identifies the number of subdivided lots in each of the three (3) member communities. Following - Table 2.0 provides the agreed summary of the Sunset Point Bible Camp.

Table 1.0 Subdivided lots in each community

Lots	**Alberta Beach**	**SV of Val Quentin**	**SV of Sunset Point**
Residential Improved	731	177	169
Residential Vacant	58	10	21
Commercial Improved	23	0	0
Commercial Vacant	6	0	0
Industrial Improved	3	0	0
Industrial Vacant	0	0	0
Municipal/Public	29	6	11
Bible Camp	0	0	2
Farmland	1	0	0

While it is understood that there are more than 103 buildings on the Sunset Point Bible Camp lands it is agreed that the table below summarizes those structures which currently actually benefit from sanitary hookups for collection and treatment within the TRSSC system.

Table 2.0 Sunset Point Bible Camp (2020-2021)

	Cabins	Other Improvements	Total Improvements (2021)
Sunset Point Bible Camp	96	7	103

The TRSSC collects (through its municipal partners) an annual "Sewer Revitalization Levy" of $300 per subdivided municipal property (whether improved or vacant) and $150 per agreed improvement (i.e. 103 benefiting structures) in the Sunset Point Bible Camp. Subject to change as development may occur the anticipated levy for 2020 is shown in Table 3.0 below.

Table 3.0 TRSSC Sewer Revitalization Levy (2020)

Community or Area	Levy Amount (per lot)	# of levied Lots	Total Levy Collected (2021)
Alberta Beach	$300.00	819	$245,700
Val Quentin	$300.00	187	$56,100
Sunset Point	$300.00	191	$57,300
Sunset Point Bible Camp Increasing to $300.00 in 2021	$150.00 (2021)	103 (hookups)	$15,450

Non-residential Users

The majority of TRSSC wastewater system customers are residential. However; this Report investigated the following non-residential users that are understood to reflect different wastewater generation (as opposed to residential wastewater generation):

- Municipal Campground
  - 93 sites with 22 sites that have sanitary service connections and a sani-dump
- Car Wash
- Laundromats
- Hotels
- Restaurants; and
- Other uses that may generate more – or less - wastewater

Other Documents and Information

- Alberta Beach District Map and Land-use Bylaw
- Val Quentin Land-use Bylaw
- Sunset Point Land-use Bylaw

Current Breakdown of Operating Requisition

- 63.43% Alberta Beach
- 13.04% Val Quentin
- 23.53% Sunset Point (including Sunset Point Bible Camp)

Infrastructure

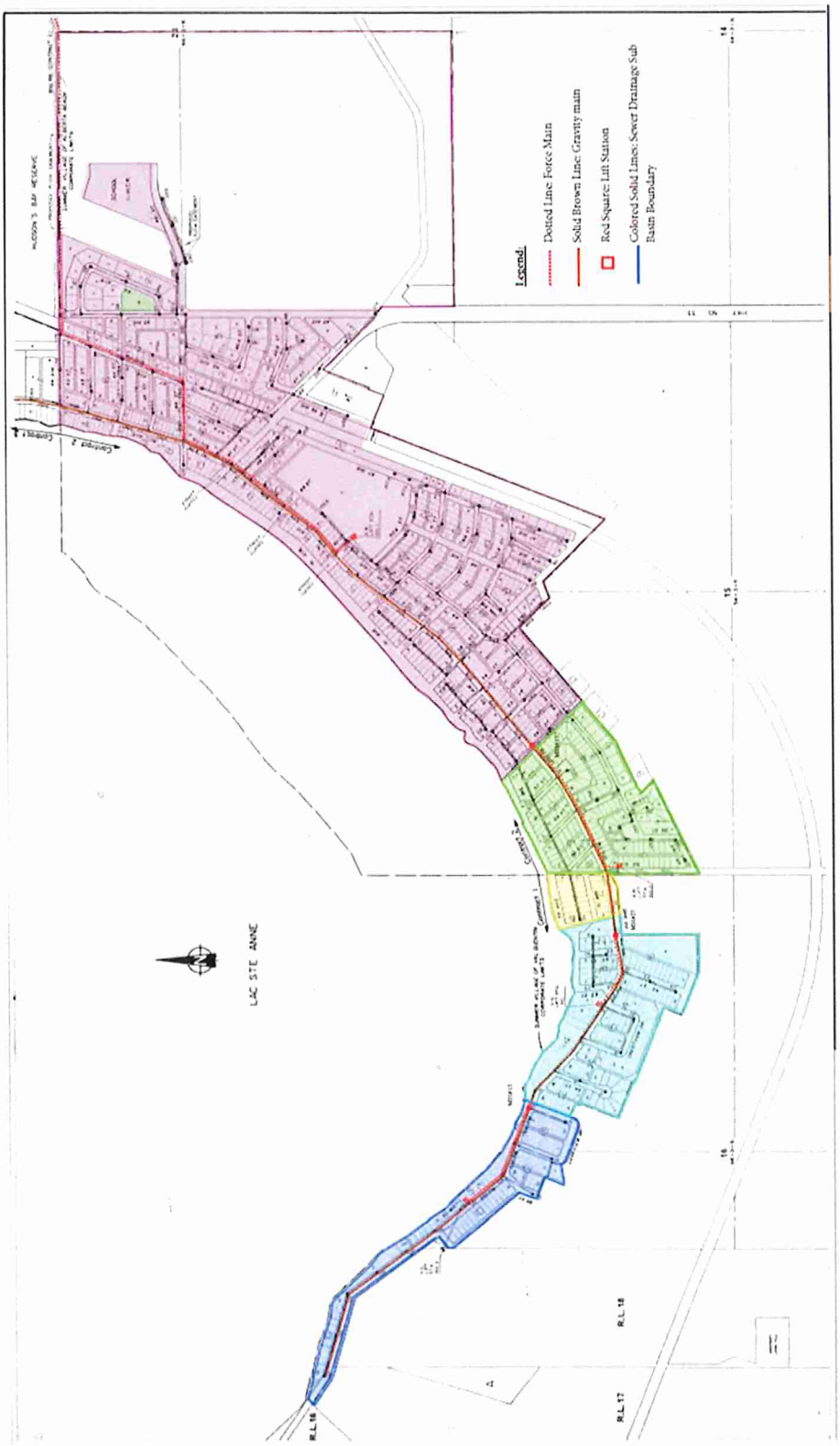
- Sewer collection system drawings by Siemens Engineering Services Ltd (layouts via email) and pan/profile drawings
- 6# Secondary Lift Stations + 1 Main Lift Station (3 pumps) with a Force main that pumps to the Lagoon. $90,000 per pump (replacement).
    - Currently no back up pumps on hand.
- 6 Secondary Lift Stations (2 pumps), $35,000 per pump (replacement).
    - Currently no back up pumps on hand
- Control Panels (6 panels) for the main and secondary pump stations.
    - $40,000 per panel
    - May require replacement in 2025 or 2026
- Annual discharge of Lagoon through Alberta Environment between 197,000 and 202,000 m3 ever year to year and a half depending on weather. These volumes are from a flow meter on the discharge line.

Water and Wastewater Metering

- No centralized water distribution systems owned or maintained by any of the three (3) municipal partners.
    - Just private wells or cisterns
- No metered water (other than the exception)
    - The exception being the Sunset Point Bible Camp which owns and maintains a private water distribution system (3 wells).
        - The Bible Camp meters and tracks its own water use over the past decade; and;
        - Is prepared to share this date with the TRSSC.

The TRSSC currently has the theoretical capacity to meter wastewater moving through its main lift station and to its lagoon. However; they are not currently equipped to capture this flow and amount information.

MAP 1 - **The Summer Village of Val Quentin's (VQ) sewer drainage infrastructure**



2.0 EXISTING SEWAGE COLLECTION SYSTEM

TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION (TRSSC) collection sewer system is made up of sewer infrastructure that consist of the gravity mains, pump stations, force mains that's drains to a main lift station in Alberta Beach which is pumped to the wastewater lagoon for treatment to the east of Sunset Point and outside of the Alberta Beach Village municipal boundary.

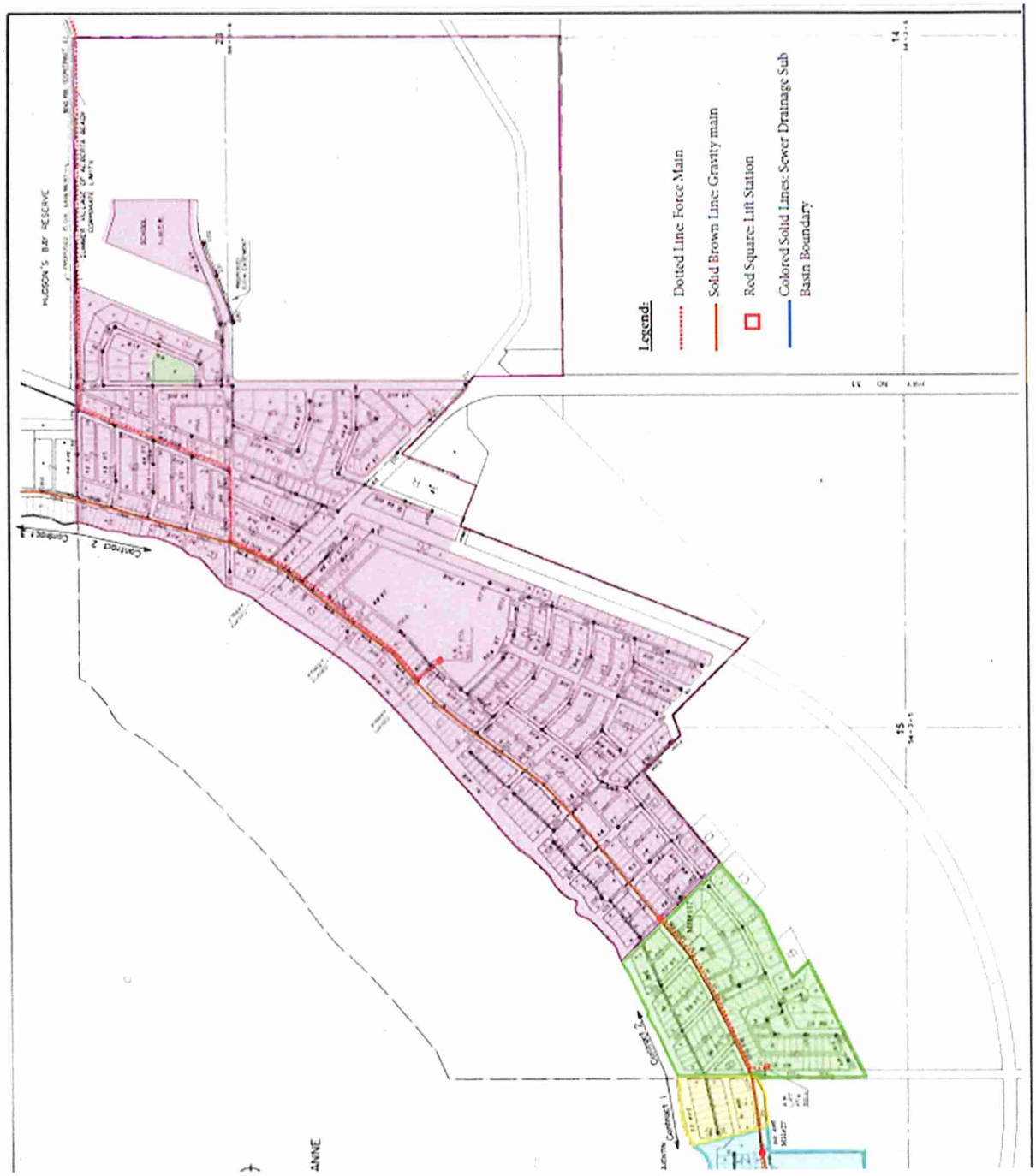
The Summer Village of Val Quentin's (VQ) sewer drainage infrastructure consists of:

- Please see Map 1 (on preceding page).
- 200 diameter gravity mains.
- Two (2) pump stations and two (2) 100 diameter force mains.
- Three (3) Sewer Drainage Sub Basins which drain into Alberta Beach Pump Station #2. The overall sewer drainage basin is made of lots/parcels that primarily service existing residential zoning and properties.
    - Sewer Drainage Sub-basin #1 **(shown in purple)** gravity feeds to the VQ Lift Station #1 and is then pumped via 100 diameter force main to manhole 27.
    - Then Sewer Drainage Sub-basin #2 **(shown in blue)** gravity feeds to VQ Lift Station #2 and is then pumped via 100 diameter force main to manhole 13.
    - Finally, Sewer Drainage Sub-basin #3 **(shown in yellow)** gravity feeds into the Alberta Beach collection system at MH 101 which then gravity drains into AB Lift Station #2.

The Village of Alberta Beach's (AB) sewer drainage infrastructure consists of:

- Please see Map 2 (on following page).
- Collection through 200, 250 and 375 diameter gravity mains.
- A secondary pump station with 150 diameter force main and onto main lift station.
- Alberta Beach Main Pump Station with a 300 diameter force main that discharges into the Commission's wastewater lagoon.
- Two (2) Sewer Drainage Sub Basins. These 2 sewer drainage basins service a mixture of land uses and in addition receives sewer flows from Val Quentin and Sunset Point communities.
    - Sewer Drainage Sub-basin #1 **(shown in purple)** gravity drains to AB Lift Station #1 and is pumped via 300 diameter Force Main to the Commission's wastewater lagoon.
    - Sewer Drainage Sub-basin # 2 **(shown in green)** gravity drains to AB Lift Station #2 via MH 202 and is pumped via 150 diameter Force Main to MH 117 which then gravity drains to AB Lift Station #1.

Map 2 - **The Village of Alberta Beach's (AB) sewer drainage infrastructure**



The Summer Village of Sunset Point's (SP) sewer drainage infrastructure consists of:

- Please see Map 3 (on following page)
- Collection through 200 diameter gravity mains
- Three (3) pump stations and Three (3) 100 diameter force mains
- A total of five (5) Sewer Drainage Sub Basins that drain to MH 135 at the municipal boundary of Alberta Beach and Sunset Point which then gravity drains to Alberta Beach Pump Station #2. The overall sewer drainage basin is made up made of lots/parcel that primarily service residential and direct control zoning of which Sunset Bible Camp forms part of an approved Direct Control District under the authority of the Summer Village.

    - Sewer Drainage Sub-basin #1 **(shown in light blue)** gravity drains to SP Lift Station #3 and is pumped via a 100 diameter Force Main to MH 321.
    - Sewer Drainage Sub-basin #2 **(shown in purple)** gravity drains to MH 320 which drains to SP Lift Station #2 located within the Sunset Bible Camp.
    - Sewer Drainage Sub-basin #3 **(shown in yellow)** gravity drains to SP Lift Station #2 is pumped via a 100 diameter Force Main to MH 313.
    - Sewer Drainage Sub-basin #4 **(shown in green)** gravity drains to SP Lift Station #1 via MH 308 and is pumped via a 100 diameter Force Main to MH 302.
    - Sewer Drainage Sub-basin #5 **(shown in blue)** gravity drains to MH 135.

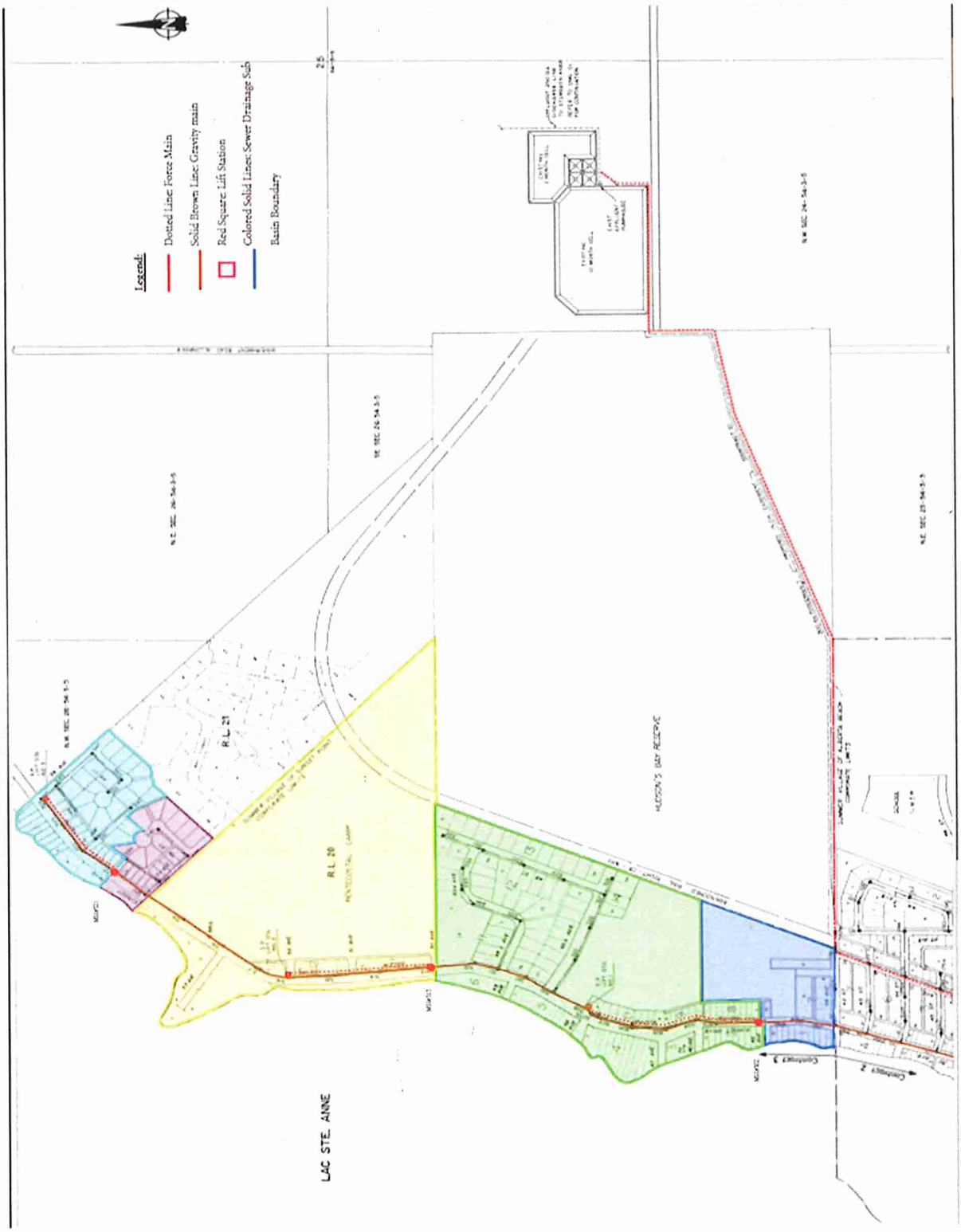
3.0 APPROACH TO THE PROJECT

The approach outlined in the Infraguide document "Water and Sewer Rates: Full Cost Recovery" was used as a reference to prepare this Report as a basis for the establishment of the sewer rate structure. The Infraguide document outlines a nine (9) step process for rate establishment, that encompasses:

- the determination of goals or objectives for the rate setting plan;
- the identification and estimation of full costs for the water and sewer system;
- the identification of revenue sources and financing, and then;
- followed by the establishment of appropriate rates.

However, not all of these steps can be covered in this Report. Assumptions were made to proceed with preparation of the rate structure due to limited information at the time of preparation of this report. Most importantly the TRSSC must invest in coordinated monitoring of wastewater flows at all Commission Lift Stations (recommended for a minimum two year period – to confirm a baseline and identify I&I rates) to confirm flow generation in each of the Commission's ten (10) collection sub-basins. This recommendation is most critical due to the lack of current water consumption metering throughout the Commission's service area and the unlikelihood that comprehensive water consumption metering will be available in the future.

Map 3 - **The Summer Village of Sunset Point's (SP) sewer drainage infrastructure**



4.0 GOALS FOR A WASTEWATER RATE STRUCTURE

The establishment of goals for the rate setting structure is the first step in the Infraguide process. Based on discussions with TRSSC, the following goals were identified:

- Determine an equitable basis for sewer charges to be applied in the 3 communities within use groups or Land Use categories.
- Develop an Operation Rate Structure for TRSSC for sewage collection and treatment.
- A methodology for the fair calculation of non-residential customers (i.e. Hotels/campgrounds/community centres and the Sunset Point Bible Camp).
- Review of the current rate for residential customers.
- These goals were used to guide decisions throughout the project.

5.0 BEST PRACTICES – OPERATION & ORGANIZATIONAL MATTERS

The operations of the Commission must adhere to the following:

- Municipal Government Act (MGA);
- Province of Alberta Water Quality Objectives;
- Building Code Act, Assessment of Regulatory Requirements and Risks for Sewage Systems;
- Determination of Treatment Requirements for Municipal and Private Sewage Treatment Works Discharging to Surface Waters
- Canadian Environmental Assessment Act and Regulations
- the Federal Fisheries Act; and
- March 2013 version Alberta Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems (Part 4 Wastewater System Guidelines).

The forgoing legislation pertains to the maintenance and inspection program requirements which must be implemented by the Commission for systems which pertain to (or impact) the following:

1. Areas located in a Source Protection Area which is identified as a source area in the most recent assessment report or a source protection plan; and

2. Areas located within 100 m wide zone from a river, stream, lake or pond, which has a source protection assessment of plan.

6.0 PRICING STRUCTURES

Rates in their simplest form can be defined as total costs to maintain the utility function divided by the total expected volume to be generated for the period. Total costs are usually a combination of operating costs (e.g. staff costs, distribution costs, maintenance and administration) and capital-related costs (e.g. past debt to finance capital projects, transfers to reserves to finance future expenditures). The schematic below provides a simplified illustration of the calculation of annual costs for a typical utility provider.

"ANNUAL COSTS"

Operational
- Administration and Staff costs
- Distribution costs
- Maintenance
- Meter reading and billing, etc.

Capital Related
- Past debt
- Contributions to reserves
- Contribution to capital
- Rehabilitation or replacement cost

When the utility provider can meter consumption (or generation) the Total Operational and Capital Costs divided by the Volume generated will determine the Rate that should be applied to customers of the system.

Since operational and capital expenditures changes over time as the system ages or the system expands or more service connections get added to the system, the rate will vary over time as well. Some examples of factors which will affect these expenditures over time are provided below:

Operations
- Inflation
- Increased maintenance as system ages
- Changes to Provincial legislation

Capital Related
- New capital will be built as areas expand
- Replacement capital needed as system ages
- Financing of capital costs are a function of policy regarding reserves and direct financing from rates (pay as you go), debt and user pay methods (development charges, Municipal Act).

6.1 Alternative Pricing Structures

Throughout the province, and in Canada, the use of pricing mechanisms varies between municipalities. The use of a particular form of pricing depends upon numerous factors, including communities' preference, administrative structure, surplus/deficit system capacities, and economic/ demographic conditions. Municipalities generally have two basic forms of collecting revenues for the operation of wastewater systems, those being through incorporation of the costs within the tax rate charged on property assessment and/or through the establishment of a specific wastewater rate billed to the customer (most often in direct relation to water consumption of the customer).

Within these Rate Methods, there are four (4) basic rate structures employed:

1. Flat Rate
2. Constant Rate
3. Declining Block Rate
4. Increasing (or Inverted) Block Rate

The definitions and general application of these methods are as follows:

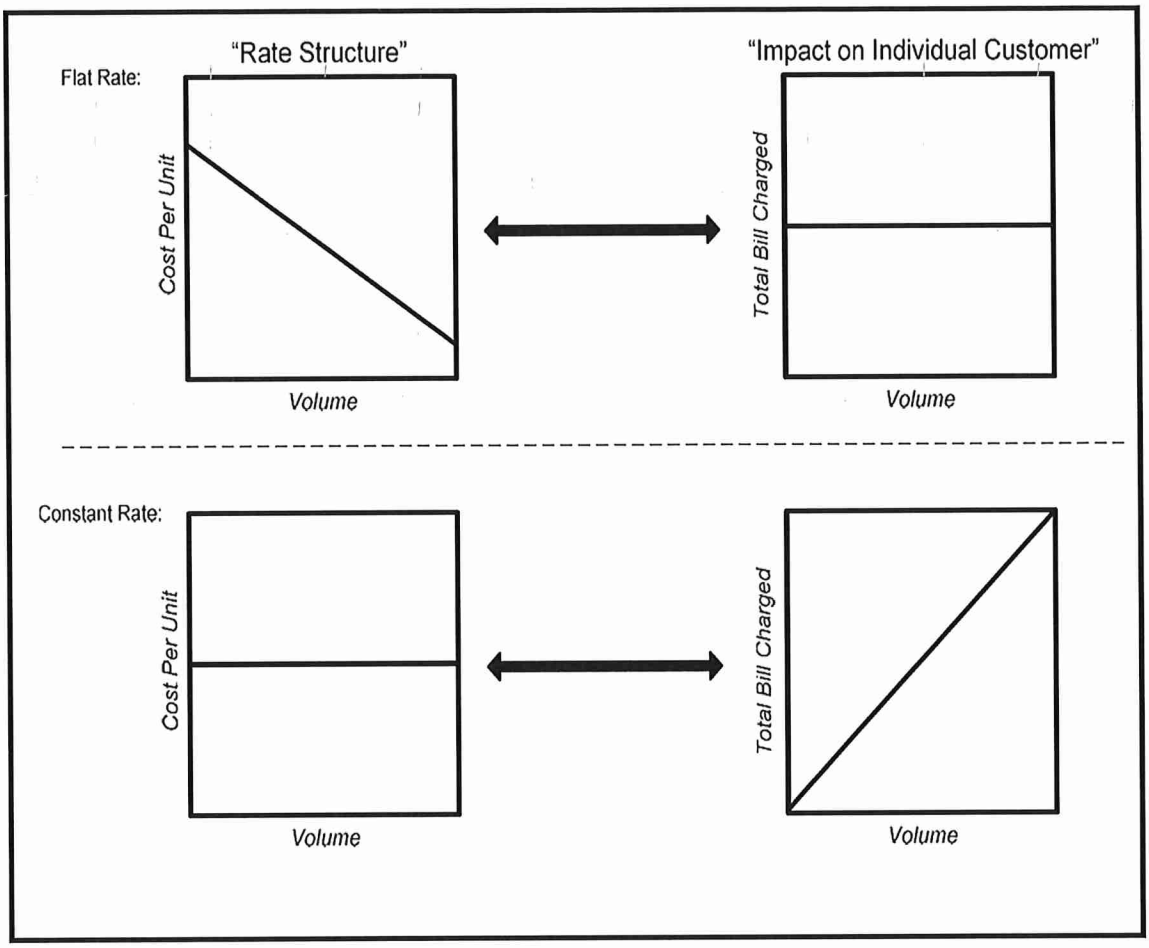
Flat Rate:

This rate is a constant charge applicable to all customers served. The charge is calculated by dividing the total number of user households and all other entities (e.g. businesses or other non-residential customers) into the costs to be recovered. This method does not recognize differences in actual consumption but provides for a uniform spreading of costs across all customers. Some municipalities define customers into different classes of similar consumption patterns, that is a commercial user, residential user and industrial user, and charge a flat rate by class. Each user is then billed on a periodic basis. **No metering of either water or wastewater is required to facilitate this method, but an accurate estimate of the number of users is required and must be maintained by the Commission.** This method ensures set revenue for the collection period but cannot adjust for levels of generation (i.e. greater or lesser water consumption), hence may cause a shortfall or surplus of revenues collected.

Constant Rate:

This rate is a volume-based rate, in which the consumer pays the same price per unit consumed, regardless of the volume. The price per unit is calculated by dividing the total cost (as determined by the Commission) of the service by the total volume used by all consumers. The bill to the consumer climbs uniformly as generation increases. **This form of rate requires the use of meters to record the volume of water consumed by each user (in order to determine the amount of wastewater generated).** This method closely aligns the revenue recovery with consumption. Revenue collected aligns directly with the generation of wastewater.

Table 4.0 Comparison of Flat Rate vs. Constant Rate Pricing Structures



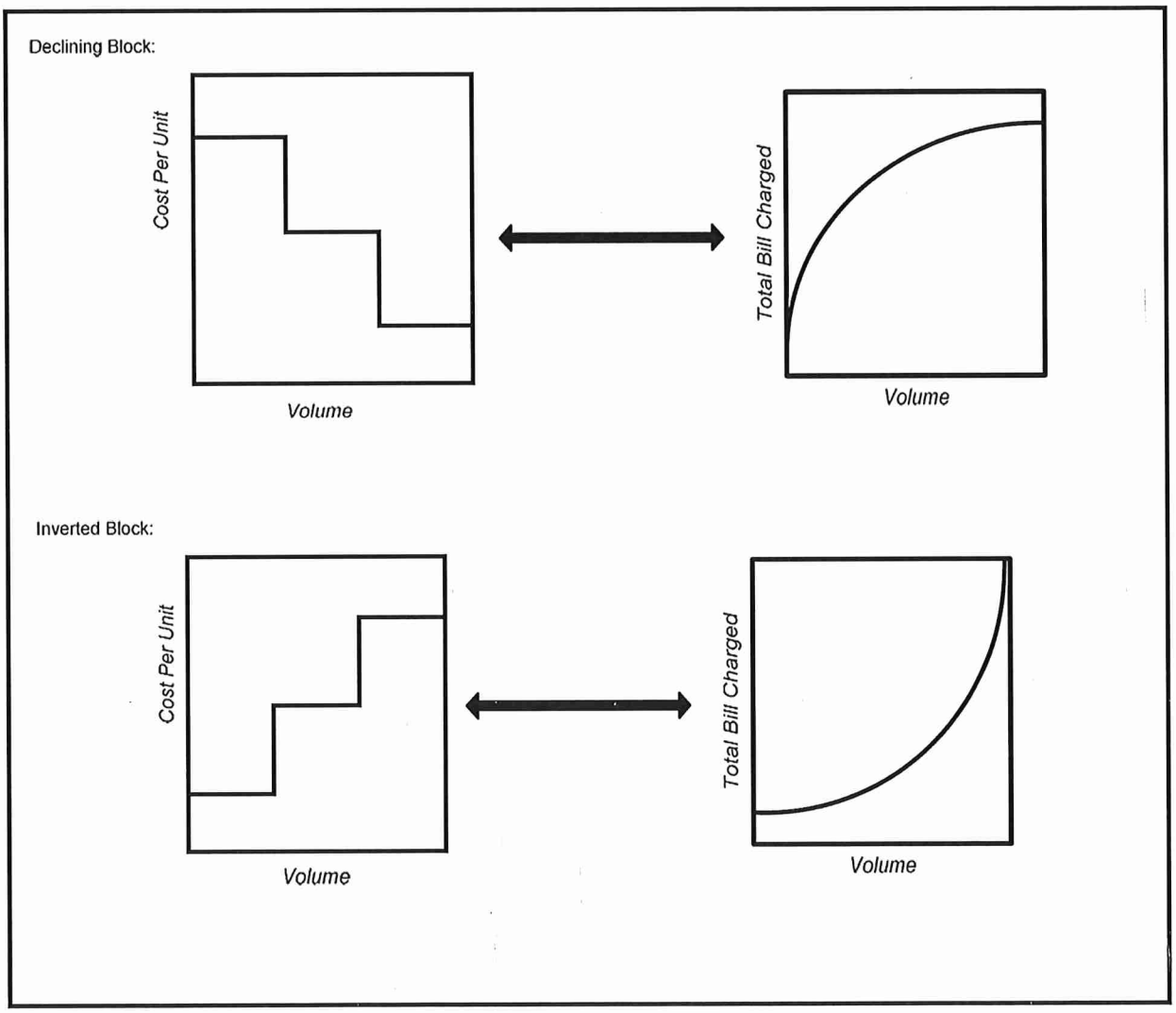
Declining Block Rates:

This rate structure charges a successively lower price for set volumes, as generation increases through a series of "blocks." That is to say that within set volume ranges, or blocks, the charge per unit is set at one rate. Within the next volume range the charge per unit decreases to a lower rate, and so on. Typically, the first, or first and second blocks cover residential and light commercial or industrial uses. Subsequent blocks normally are used for heavier commercial and industrial uses. **This rate structure requires the use of meters to record the water volume consumed by each type of user (in order to determine the amount of wastewater generated).** This method requires the collection and analysis of consumption patterns by user classification to establish rates at a level which does not over or under collect revenue from customers.

Increasing or Inverted Block Rates:

The increasing block rate works essentially the same way as the declining block rate, except that the disposal price of wastewater generated in successive blocks increases rather than declines. Under this method the consumer's bill rises faster with higher volumes used. This rate structure **also requires the use of meters to record the water volume consumed by each type of user (in order to determine the amount of wastewater generated)** to record the volume consumed by each user. This method requires, as with the declining block structure, the collection and analysis of consumption patterns by user classification to establish rates at a level which does not over or under collect from customers.

Table 5.0 Comparison of Declining Block Rates vs. Inverted Block Rate Pricing Structures



6.2 Assessment of Alternative Pricing Structures

The adoption by a municipality or utility of any pricing structure is normally a function of administrative, social, demographic and financial factors. The number of factors and the weighting that each factor receives may vary. The following is a review of some of the more prevalent factors and considerations:

Cost Recovery

Cost recovery is a prime factor in establishing a particular pricing structure. Costs can be loosely defined into different categories: operations, maintenance, capital, financing and administration. These costs often vary based on consumption patterns, infrastructure age, or economic development and growth. The pricing alternatives defined earlier can all achieve the cost recovery goal, but some do so more precisely than others. **Fixed pricing structures, such as Flat Rate, are established on the number of units present in the municipalities, but do not adjust in accordance with increased (or decreased) consumption**. Thus, if actual consumption for the year is greater than projected, the Commission would incur a higher cost for treatment, but the revenue base remains static (since it was determined at the beginning of the year), thus potentially providing a funding shortfall. Conversely, if the consumption level declines below anticipated levels, fixed pricing structures will produce more revenue than actual costs incurred. The other pricing methods (declining block, constant rate, increasing block) are generation based and generally these methods will generate revenues in proportion to actual generation of wastewater.

Equity

Equity is always a consideration in the establishment of a pricing structure but its definition can vary depending on the municipalities' circumstances and based on the subjective interpretation of those parties involved in determining and adopting the Pricing Structure. For example:

- Is the price charged to a particular class of rate payer consistent with those of a similar class in surrounding municipalities?
- Through the pricing structure, does one class of rate payer pay more than another class?
- Should one class pay based on ability to pay, or on the basis that a unit of wastewater costs the same to treat no matter who generated it?

There are many interpretations. Equity therefore must be viewed broadly in light of many factors as part of achieving what is best for the Commission as a whole.

Administration

Administration is defined as the staffing, equipment and supplies required to support the undertaking of a particular pricing strategy. This factor not only addresses the physical tangible requirements to support the collection of the revenues, but also the intangible requirements, such as policy development.

The Flat Rate pricing structure is relatively simple to administer as well. It is normally calculated to collect a set amount, either on a monthly, quarterly, semi-annual or annual basis. The impact on administration is mostly on the billing (collection) undertaken by each member municipality to the Commission, but, normally requires minor additional staff or operating costs to undertake.

The three remaining methods, those being Increasing Block Rate, Constant Rate and Declining Block Rate, have a more dramatic effect on administration. These methods are dependent upon actual water consumption (in order to determine wastewater generation) and hence involve a major structure in place to administer. First, meters must be installed in all existing units in the municipality and units to be subsequently built must be required to include these meters. Second, meter readings must be undertaken periodically. Hence, staff must be available for this purpose or a service contract must be negotiated. Third, the billings process must be expanded to accommodate this process. Billing must be done per a defined period, requiring staff to produce the bills. Lastly, either through increased staffing or by service contract, an annual maintenance program must be set up to ensure meters are working effectively in recording consumed volumes.

The benefit derived from the installation of meters is that information on consumption patterns becomes available. This information provides benefit to administration in calculating rates which will ensure revenue recovery. Additionally, when planning what services are to be constructed in future years, the municipality or utility has documented consumption patterns distinctive to its own situation, which can be used to project sizing of growth-related works.

Table 5.0 provides a schematic representation of the various rate structures. The column on the left-hand side of the figure present the cost per unit for each additional amount of water consumed. The right-hand side column presents the impact on the customer's bill as the volume of water increases. Flat Rate Cost per unit decreases as more wastewater is generated; however, charges remain the same no matter how much volume is generated. Constant Rate Cost per unit remains the same and charges only increase in direct proportion to consumption. Declining Block Cost per unit decreases as threshold targets are achieved therefore charges increase at a slower rate. As volumes increase (Inverted) Block Cost per unit charges increase as threshold targets are achieved. These charges then increase at a faster rate as volumes generated are increased.

Table 6.0 Comparison of Cost and Impact - Pricing Structures

RATE STRUCTURE	COST PER UNIT AS VOLUME GENERATION INCREASES	IMPACT ON CUSTOMER BILL AS VOLUME GENERATION INCREASES
Flat Rate	Cost per unit decreases as more volume is generated.	Bill remains the same no matter how much volume is generated.
Constant Rate	Cost per unit remains the same.	Bill increases in direct proportion to increased generation.
Declining Block	Cost per unit decreases as threshold targets are achieved.	Bill increases at a slower rate as generation increases.
Increasing (Inverted) Block	Cost per unit increases as threshold targets are achieved	Bill increases at a faster rate as generation increases.

7.0 ESTABLISHMENT OF AN INTERIM RATE STRUCTURE

There is no uniform water metering information (i.e. consumption) within the communities, with the exception of the Sunset Point Bible Camp and no plan for a municipal water distribution system in the immediate (or interim) future. Hence, no water metering will occur to accurately determine sewage generation rates. The authors are suggesting that an interim sewer rate charge be based on use (i.e. existing zoning) until such a time as a typical water consumption or sewer discharge model can replace this interim measure.

The authors have estimated wastewater discharge rates based on when communities are being developed using the following Table 7.0 "Expected Volume of Wastewater Generated per Day" to estimate/establish an order of magnitude of sewer discharge into the sewer system generated by the three communities – based on use.

Table 7.0 Estimated Volume of Wastewater Generated per Day (by Use)

Use	**Estimated Wastewater Generation Flow Litres (gallons) Per Day**
Residential Dwelling	329 (72) per dwelling Based on 140L per capita and an average household size of 2.35 persons
Assembly Hall	7 (2) per seat
Campsite	80 (18) per campsite
Churches with kitchen	23 (5) per seat 32 (7) per seat
Car Wash (per Car Wash Bay)	1200 (264) per bay
Day Care Centre	113 (25) per child
Washhouse(s)	25 (5) per appliance
Industrial and Commercial Buildings (does not include process water or cafeteria) (with showers)	45 (10) per employee 90 (20) per employee
Institutions (resident)	450 (100) per resident
Laundromat (coin operated)	1000 (220) per machine
Motels / Hotels	90 (20) per single bed
Office Buildings	90 (20) per employee
Recreational Vehicle Park	180 (40) per space
Restaurants 24-Hour Not 24-Hour	 70 (15) per seat 60 (13) per seat
Schools Elementary Junior High High School Boarding	 70 (15) per student 70 (15) per student 90 (20) per student 290 (65) per student
Service Stations (exclusive of cafe)	560 (125) per fuel outlet
Swimming Pools (Public) based on design bathing load	23 5) per person

Table 7.0 is derived from the "March 2013 version Alberta Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems (Part 4 Wastewater System Guidelines)".

Based on an analysis conducted on the land use and estimated sewer connections contributing to the sewer drainage basins based on the discharge table (Table 7.0 on preceding page), the authors have estimated the total daily wastewater generation per day for the respective member communities as detailed in the following tables.

Table 8.0 SV of Val Quentin estimated volume of Wastewater Generated per Day

Valquentin Sewer Discharge in Litres Per Day			
Sewer Drainage	Landuse / Zoning		
Basin	Park	R	Total (L/day)
VQSDSB2	-	20,729.4	20,729.4
VQSDSB1	-	36,523.6	36,523.6
VQSDSB3	-	8,225.6	8,225.6
Total	-	65,478.6	**65,478.6**

Table 9.0 SV of Sunset Point estimated volume of Wastewater Generated per Day

Sunset Point & Bible Camp Sewer Discharge in Litres Per Day					
Sewer Drainage	Landuse / Zoning				
Basin	R	Park	DC	UR	Total (L/day)
SPSDSB 5	4,935.6	-	-	-	4,935.6
SPSDSB 4	36,194.2	-	150.0	-	36,344.2
SPSDSB 3	-	-	63,666.3	-	63,666.3
SPSDSB 1	11,516.4	-	-	-	11,516.4
SPSDSB 2	6,910.2	-	-	-	6,910.2
Total	59,556.4	-	63,816.3	-	**123,372.7**

Table 10.0 Village of Alberta Beach estimated volume of Wastewater Generated per Day

Alberta Beach Sewer Discharge in Litres Per Day										
Sewer Drainage	Landuse / Zoning									
Basin	R1	C1	R4	M1	P	C2	US	C3	Industrial	Total (L/day)
ABSDSB 2	48,367.2	-	-	-	-	-	-	-	-	48,367.2
ABSDSB 1	201,139.0	39,369.0	1,040.0	4,000.0	6,045.0	5,057.0	16,425.0	350.0	-	273,425.0
Total	249,506.2	39,369.0	1,040.0	4,000.0	6,045.0	5,057.0	16,425.0	350.0	-	**321,792.2**

The total estimated discharge per day for the three (3) member communities is summarized as:
VQ: 65,479 + SP: 123,373 + AB: 321,792 = **510,644 L/day**

Under its license through Alberta Environment the TRSSC annually discharges approximately 200,000 m3 (cubic metres) out of its wastewater lagoon into the Sturgeon River. On average this release translates to generation of approximately 550,000 L/day.

7.1 Interim Sewer Generation Rate Structure (2021)

In conjunction with this Report a Sewer Generation Rate Calculator (Calculator) was developed and will be provided to Commission management. Based on the research in this Report, and estimates provided in Section 7.0 of this Report the authors tested this Calculator against the Commission's 2020 Operation Requisition of $383,070. **A Sewer Rate of $2.22 was utilized to approximate the necessary charge to collect the 2020 Requisition.**

The intent of these tests was to confirm the accuracy of the most current Operating Requisition (available financial data) against each communities'/area's estimated sewer flow generation.

Summer Village of Val Quentin

Sewer Rate	#	USE	FACTOR	ANNUAL CHARGE
$ 2.22	187	Residential Dwellings	140L per capita (2.35)	$ 49,852.09
		Assembly Hall	7L per seat	$ -
		Campsite	80L per site/stall	$ -
		Churches (w/out Kitchen)	23L per seat	$ -
		Churches (w/ Kitchen)	32L per seat	$ -
		Daycare Centre	113 per child	$ -
		Industrial Building	45L per employee	$ -
		Industrial Building (with showers)	90L per employee	$ -
		Commercial Building	45L per employee	$ -
		Commercial Building (with showers)	90L per employee	$ -
		Institutions (Residential)	450L per resident	$ -
		Laundromat	1000L per machine	$ -
		Motels/Hotels/Hostels	90L per pillow	$ -
		Office Buildings	90L per employee	$ -
		RV Park	180L per space	$ -
		Restaurants	60L per seat	$ -
		Restaurants (24 hours)	70L per seat	$ -
		Schools (Elementary and Junior High)	70L per student	$ -
		Schools (High School)	90L per student	$ -
		Schools (Boarding)	290L per student	$ -
		Service Stations (no Restaurants)	560L per pump	$ -
		Swimming Pools (Public)	23L per capacity	$ -
		OPERATING REQUISITION SVVQ		**$ 49,852.09**

2020 Operating Requisition – SV of Val Quentin **$49,952.00**
Theoretical Requisition as based on calculator **$49,852.09**

Summer Village of Sunset Point

Table has been truncated for formatting purposes as only residential dwellings generate wastewater in this community (outside of the Bible Camp – see below).

Sewer Rate	#	USE	FACTOR	ANNUAL CHARGE
$ 2.22	191	Residential Dwellings	140L per capita (2.35)	$ 50,918.44
		Swimming Pools (Public)	23L per capacity	$ -
		OPERATING REQUISITION SVSP		**$ 50,918.44**

Sunset Point Bible Camp

Sewer Rate	#	USE	FACTOR	ANNUAL CHARGE
$ 2.22	94	Residential Dwellings (includes Manager)	140L per capita (2.35)	$ 25,059.34
	800	Assembly Halls (3)	7L per seat	$ 4,537.68
No Tents	76	Campsite (all sites)	80L per site/stall	$ 4,926.62
		Churches (w/out Kitchen)	23L per seat	$ -
		Churches (w/ Kitchen)	32L per seat	$ -
		Daycare Centre	113 per child	$ -
	36	Washhouses (per appliance)	25L per appliance	$ 729.27
		Industrial Building (with showers)	90L per employee	$ -
		Commercial Building	25L per appliance	$ -
		Commercial Building (with showers)	90L per employee	$ -
		Institutions (Residential)	450L per resident	$ -
	3	Laundromat (by machine)	1000L per machine	$ 2,430.90
	50	Motels/Hotels/Hostels (Elam and Adult Tabernacle)	90L per pillow	$ 3,646.35
		Office Buildings	90L per employee	$ -
		RV Park	180L per space	$ -
		Restaurants	60L per seat	$ -
		Restaurants (24 hours)	70L per seat	$ -
		Schools (Elementary and Junior High)	70L per student	$ -
		Schools (High School)	90L per student	$ -
		Schools (Boarding)	290L per student	$ -
		Service Stations (no Restaurants)	560L per pump	$ -
		Swimming Pools (Public)	23L per capacity	$ -
		OPERATING REQUISITION SPBC		**$ 41,330.16**

2020 Operating Requisition – SV of Sunset Point **$90,136.00**

Theoretical Requisition as based on calculator (SVSP $50,918.44 + SPBC $41,330.16) **$92,248.60**

Village of Alberta Beach

Sewer Rate	#	USE	FACTOR	ANNUAL CHARGE
$ 2.22	745	Residential Dwellings	140L per capita (2.35)	$ 198,608.58
	400	Assembly Hall (2)	7L per seat	$ 2,268.84
no tents	90	Campsite (all sites)	80L per site/stall	$ 5,834.16
		Churches (w/out Kitchen) per seat	23L per seat	$ -
	150	Churches (w/ Kitchen) per seat	32L per seat	$ 3,889.44
		Daycare Centre	113L per child	$ -
	10	Industrial Building (per employee)	45L per employee	$ 364.64
		Industrial Building (with showers)	90L per employee	$ -
	15	Commercial Building (per employee)	45L per employee	$ 546.95
		Commercial Building (with showers)	90L per employee	$ -
		Institutions (Residential)	450L per resident	$ -
	16	Laundromat	1000L per machine	$ 12,964.80
	50	Motels/Hotels/Hostels	90L per pillow	$ 3,646.35
	6	Office Buildings (per employee)	90L per employee	$ 437.56
		RV Park	180L per space	$ -
	140	Restaurants (seating)	60L per seat	$ 6,806.52
		Restaurants (24 hours)	70L per seat	$ -
	135	Schools (Elementary/Junior High)	70L per student	$ 7,657.34
		Schools (High School)	90L per student	$ -
		Schools (Boarding)	290L per student	$ -
	5	Car Wash (per wash bay)	1200L per bay	$ 4,861.80
	2	Service Stations (no Restaurants)	560L per pump	$ 907.54
		Swimming Pools (Public)	23L per capacity	$ -
		OPERATING REQUISITION VAB		**$ 248,794.51**

2020 Operating Requisition – Village of Alberta Beach **$242,981.00**
Theoretical Requisition as based on calculator **$248,794.51**

PROPOSED: 2021 RATE STRUCTURE:

As shown in Table 11.0 (following page) the theoretical Sewer Flow Generation for each community/area confirmed that the current distribution of the Commission's annual Operating Requisition – as an interim rate – remains acceptable (at less than a 1% differential between member communities) for 2021.

2021 Operating Requisition 13.04% - SVVQ, 23.53% - SVSP; and 63.43% VAB

Table 11.0

SUMMARY TABLE - SEWER GENERATION RATE MODEL

		GENERATION $ per M3	2020 Operating	Collection
		$ 2.220	Requisition	(under) over
13.04%	**SV of Val Quentin**	**$ 49,852.09**	**$ 49,952.00**	$ 99.91
	SV of Sunset Point	$ 50,918.44		
23.53%	**TOTAL (SVSP)**	**$ 92,248.60**	**$ 90,136.00**	$ (2,112.60)
	Sunset Point Bible Camp	$ 41,330.16		
63.43%	**Village of Alberta Beach**	**$ 248,794.51**	**$ 242,981.00**	$ (5,813.51)
	TOTALS - MODEL	**$ 390,895.20**	**$ 383,069.00**	**REQUISITION**

8.0 RECOMMENDATIONS FOR FUTURE ACTIONS (2021 – BEYOND)

8.1 Recommendation 1 – Monitoring of Main Lift Station discharge to Lagoon

It is a priority that wastewater generation flow monitoring be setup at the Alberta Beach Main Lift Station #1 at the incoming trunk sewer line and on the force main discharge line from the Lift Station pump to the Commission's Lagoon. This will allow the confirmation of wastewater generation flows for the entire system. It is understood that the Commission has the capacity to implement this recommendation with limited additional expenditure.

8.2 Recommendation 2 – Confirmation of actual collection hookups to TRSSC

The Commission should complete an audit to confirm the exact number of hookups in its system in each community/area and as per each identified wastewater sub-basin (Maps 1, 2 and 3 of this Report). Implementation of this Recommendation (and confirmation of most accurate totals) will allow the Commission to better utilized the Sewer Generation Calculator.

8.3 Recommendation 3 – Implementation of Water Metering by customers

Upon implementation of Recommendation #1 certain customers (typically generators of larger volumes of wastewater into the System) may consider installation of their own water consumption metering (at their cost and in a methodology acceptable to the Commission). Implementation of this Recommendation (to the satisfaction of the Commission) would allow determination of actual volume contribution to metered Commission flows and then to the accuracy of the annual Operating Requisition.

8.4 Recommendation 4 – Implementation of Wastewater Metering by customers

Similar to the intent of Recommendation #3, and upon implementation of Recommendation #1, certain customers (typically generators of larger volumes of wastewater into the System) may consider installation of their own wastewater generation metering (at their cost and in a methodology acceptable to the Commission). Implementation of this Recommendation (to the satisfaction of the Commission) would confirm sewer flow generation into the metered System and then to the accuracy of the annual Operating Requisition.

8.5 Recommendation 5 – Selected Wastewater Generation Monitoring

In addition to Recommendation #1 wastewater generation monitoring should be initiated (for a minimum two (2) year period) at incoming sewer line manhole locations at each basin's boundary (i.e. Sunset Point Bible Camp to Sunset Point, and Sunset Point to Alberta Beach, and Val Quentin to Alberta Beach, and the Main Lift Station on to the Commission Lagoon). This Recommendation would provide baseline information that would be utilized to identify infrastructure issues and assumed I&I rates. Further, it would confirm sewer flow generation into the metered System and then to the accuracy of the annual Operating Requisition.

8.6 Recommendation 6 – Comprehensive Generation Monitoring

Effectively an enhancement of Recommendation #5 the Commission could undertake the monitoring of wastewater flows into all ten (10) collection sub-basins identified in Maps 1, 2 and 3 of this Report. This would confirm baseline wastewater generation and identify I&I rates in each of the Commission's sub-basins. As in the earlier Recommendation a minimum two (2) year monitoring program is recommended to confirm/capture this information.

8.7 Recommendation 7 – Preparation of Governance Model

A Governance Model should be prepared and adopted by the TRSSC Commission Board.

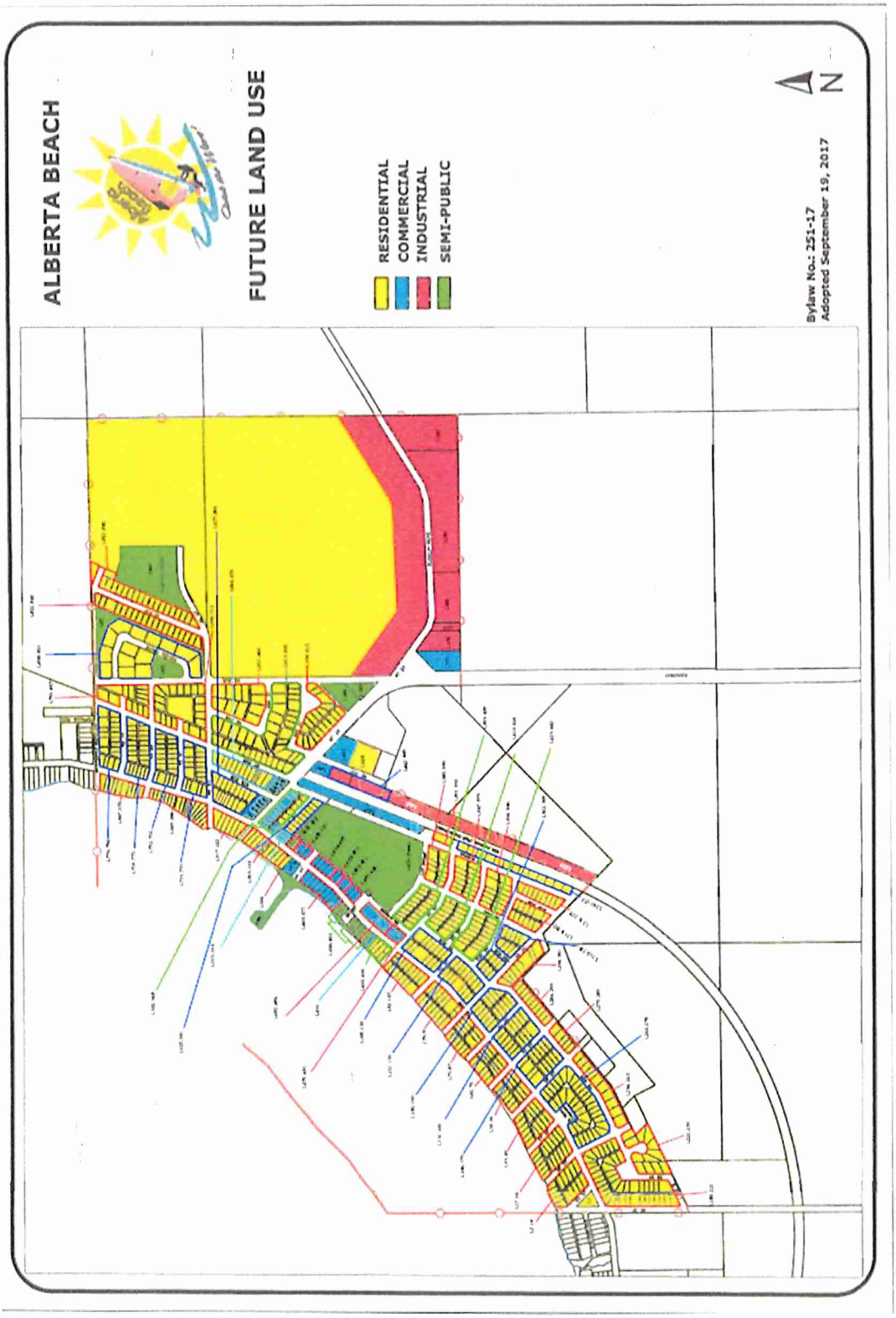
8.8 Recommendation 8 – Completion of Multiple Year Capital Plan

As per any adopted Governance Model the development of Five (5), Ten (10) and Twenty-Five (25) year Capital Plans for the TRSSC wastewater system should be adopted.

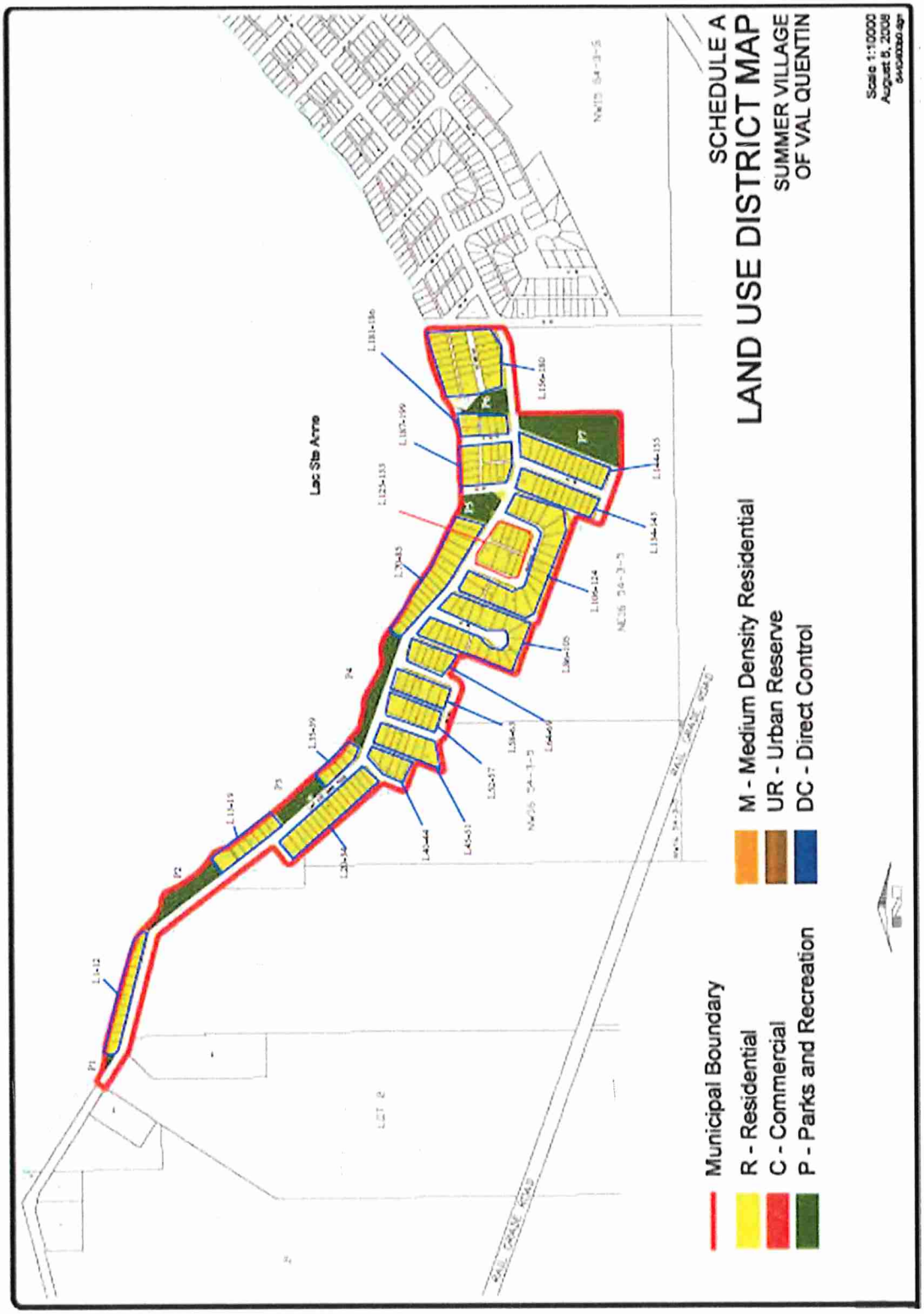
8.9 Recommendation 9 – Policy for Bulk Connections to TRSSC System

As per any adopted Governance Model a policy regarding possible bulk connections to the TRSSC wastewater system should be considered.

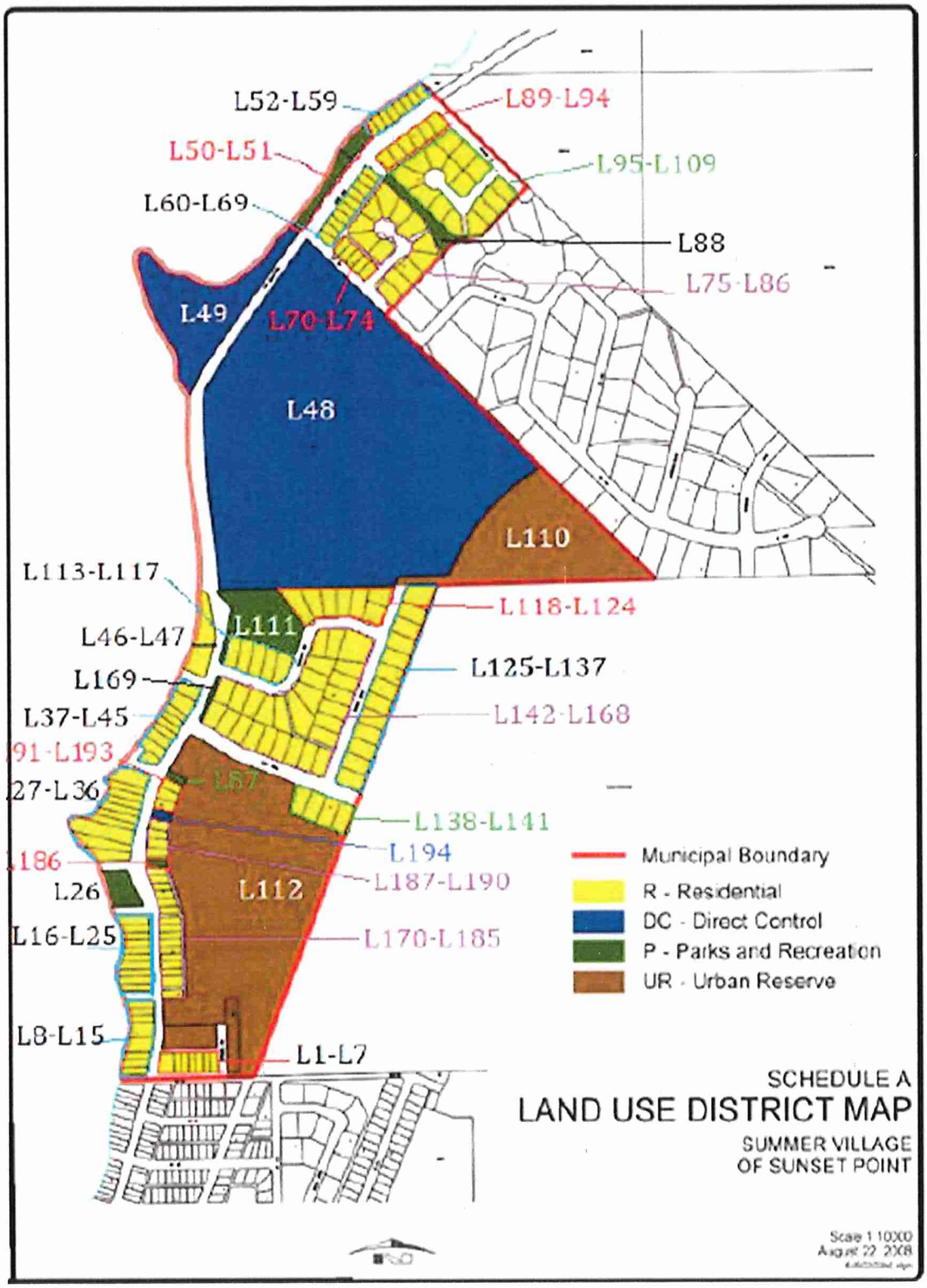
APPENDIX "A"


ALBERTA BEACH
FUTURE LAND USE
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
SEMI-PUBLIC
N
Bylaw No.: 251-17
Adopted September 19, 2017

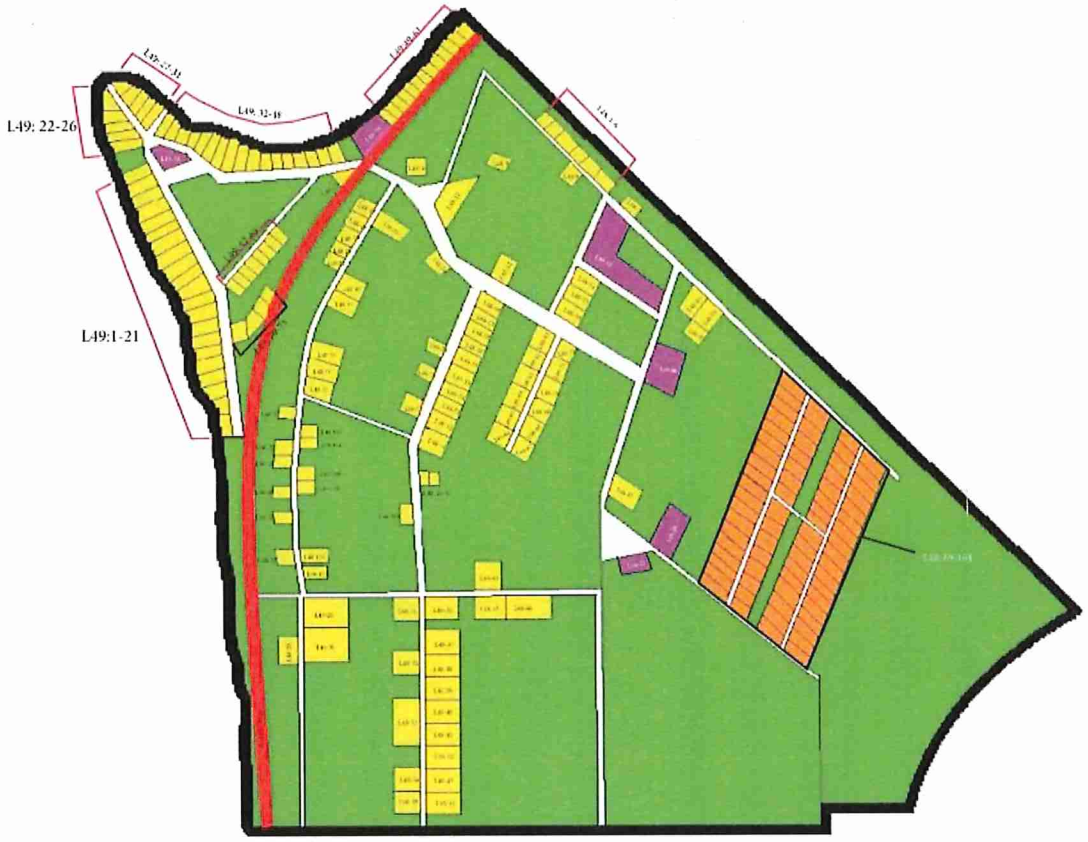
APPENDIX "B"


SCHEDULE A
LAND USE DISTRICT MAP
SUMMER VILLAGE
OF VAL QUENTIN
Municipal Boundary
R - Residential
C - Commercial
P - Parks and Recreation
M - Medium Density Residential
UR - Urban Reserve
DC - Direct Control
Lac Ste Anne
RAIL GRADE ROAD
LOT 2

APPENDIX "C"


L52-L59
L89-L94
L50-L51
L95-L109
L60-L69
L88
L75-L86
L49
L70-L74
L48
L110
L113-L117
L118-L124
L46-L47
L111
L125-L137
L169
L37-L45
L142-L168
91-L193
27-L36
L87
L138-L141
L194
186
L187-L190
L26
L112
L16-L25
L170-L185
L8-L15
L1-L7
Municipal Boundary
R - Residential
DC - Direct Control
P - Parks and Recreation
UR - Urban Reserve
SCHEDULE A
LAND USE DISTRICT MAP
SUMMER VILLAGE
OF SUNSET POINT
Scale 1:10000
August 22 2008

APPENDIX "D"



SUNSET POINT BIBLE CAMP

APPENDIX "E"

ALBERTA REGULATION 368/92

Municipal Government Act

TRIVILLAGE REGIONAL SEWAGE SERVICES COMMISSION MUNICIPAL UTILITIES ACQUISITION REGULATION

Definitions

1 In this Regulation,

(a) "Commission" means the Trivillage Regional Sewage Services Commission;
(b) "member municipalities" means the Summer Village of Alberta Beach, the Summer Village of Sunset Point and the Summer Village of Val Quentin;
(c) "municipal utilities" means the municipal utilities listed in the Schedule.

Acquisition of municipal utilities

1 The Commission is authorized to acquire the municipal utilities from the member municipalities, and the member municipalities shall execute such documents and take such steps as are necessary to transfer the municipal utilities to the Commission.

2 The Commission shall assume the outstanding debenture debt incurred and owing by the member municipalities as at December 18, 1991 with respect to the municipal utilities in the following amounts:

(a) Summer Village of Alberta Beach

Loan No. 1140508	$ 100,893.29
Loan No. 1171693	$ 626,435.59

(b) Summer Village of Sunset Point

Loan No. 1145663	$ 29,822.35
Loan No. 1171701	$ 138,487.23

(c) Summer Village of Val Quentin

Loan No. 1145671	$ 22,919.08
Loan No. 1171719	$ 180,944.33

3 The member municipalities shall continue to collect local improvement levies and other taxes imposed by bylaws under the *Municipal Government Act* and the *Municipal Taxation Act* in amounts sufficient to meet the annual payments on debentures applicable to the municipal utilities.

4 An amount sufficient to meet the annual debenture payments relating to the debentures outstanding on the municipal utilities shall be forwarded to the Commission on or before the due date of the annual debenture payments.

5 Member municipalities are solely responsible for the collection of such levies and taxes and to take such measures as are required to collect the amount from the owner of the property against which the levies and taxes were imposed.

6 When a prepayment for a local improvement levy against a particular piece of property is received by a member municipality, that payment shall be paid forthwith to the Commission.

7 All rights of action or actions or other proceedings by or against a member municipality with respect to the municipal utilities may be continued or maintained by or against the Commission.

Supply of services

1 In addition to its obligation under the *Trivillage Regional Sewage Services Commission Regulation* (Alta. Reg. 70/90) to supply sewage transmission and treatment services, the Commission shall supply such services to all persons receiving such services from the member municipalities on the date of acquisition of the municipal utilities.

Policy:	**Chief Administrative Officer Performance Evaluation Policy**
Policy Number:	TVRSSC-POL-24-3
Approved on:	November 13, 2024
Resolution:	24-080
Reviewed on:	

Purpose:

To outline the Annual Performance Evaluation of the Chief Administrative Officer.

Policy Statement:

The Tri Village Regional Sewage Services Commission shall implement best practices in the governance function.

Guidelines:

1. The Tri Village Regional Sewage Services Commission is committed to following good governance principles and practices.
2. The Board will complete an Annual Performance Evaluation for the Chief Administrative Officer.
3. The Annual Evaluation is to be led by the Board Chair but completed by the Board, in its' entirety.
4. The annual performance evaluation will be discussed in a closed meeting session at the Commissions September meeting or next available meeting.

TVRSSC - Request for Decision

January 2, 2026

2026 Operating & Capital Budget

Background:

At the November 2026 Board meeting, the Board reviewed the Draft 2026 Operating and Capital Budget and requested changes. Based on this request, the following changes have been made to the draft budget:

- Fog system Expense has been removed from the 2026 capital budget.
- Transfer from reserves (income for capital projects) has been reduced to reflect the removal of the fogging expense.
- Utilities and Telephone expense has been reduced from $45,000 to $40,000. The actual for 2025 is skewed as we did not need to discharge our lagoons in 2025.

The draft presented in November 2025 represented a 6.57% increase in total operating requisitions and the draft presented at the January 2026 meeting represents a 4.88% increase in total operating requisitions. Changes to the budget have been highlighted in green. Additional information is provided below regarding additional changes the Board may wish to consider. The Board is encouraged to discuss and amend the budget as appropriate.

Our first set of 2026 requisitions is set for March 15. We have a Board meeting currently scheduled for March 11, 2026. Administration is hoping that the budget is passed in January to better facilitate the March requisitions.

TVRSSC Pumps

On December 2, 2025, the Commission Manager/Operator Jason Madge sent an email to the Board outlining an option that may reduce the impact of wipes on our pumps and thus reduce maintenance costs. The email is included with this RFD for your information. The cost to complete the 'fix' is approximately $2,500 – 2,800 per pump. To do all 14 pumps would cost $35,000 to $39,200 plus GST.

Based on the email thread, the Board seems interested in pursuing this and a few options have been discussed that will impact our 2026 Budget.

1. The Board should decide if we want to do all of the pumps in 2026 or some of the pumps in 2026. The fix is not guaranteed to reduce blockages or repairs, but we believe that it will have a positive impact. Pricing cannot be guaranteed if the Board waits to complete the repair on some of the pumps until 2027.
2. Once the Board has decided how many pumps (if any) we intend to do, the Board must decide how this will be paid for. Here are the options available:
    a. Add the project as a capital expense and increase the capital transfer from reserves to cover the additional cost.
    b. Utilize the current lift station repair budget, currently set at $70,000, to cover the cost. This will take half to just over half of this line item. The idea is that if the 'fix' works, the cost of lift station repairs will be greatly reduced.
    c. Increase the lift station repair budget to help cover the cost.
    d. A combination of the options above.

Request to repeal and replace System Fees Bylaw 16-2026

This item is outlined in a separate RFD. However, it is important to note that changes made to the System Fees Bylaw may impact the 2026 Budget. Notably, changes made to lot counts will impact revitalization levy income. Changes made to percentage of operating costs billed to members will not impact the budget only member requisitions. If the Board chooses to undertake a new system fees study, that will need to be accounted for in the budget. It is recommended that any changes to the System Fees Bylaw not be put into place until 2027.

Recommendation:

1. Pass the 2026 Operating and Capital Budget as presented or as amended.
2. Direct administration to make changes to the 2026 Operating and Capital Budget and to bring the budget back to the March 2026 Board Meeting.

Encl: December 2, 2025 email regarding Pumps: TVRSSC Pumps
Draft 2026 Operating and Capital Budget

Wildwillow Enterprises

From: Wildwillow Enterprises
Sent: December 2, 2025 2:02 PM
To: 'Jason Madge'; Gwen Jones; Daryl Weber; Barrie Ronaldson; Kent Galusha; rodney.janz@sunsetpoint.ca; Kelly Muir
Cc: barrie.ronaldson@valquentin.ca; kent.galusha@valquentin.ca
Subject: RE: TVRSSC pumps

Thanks, Jason, for explaining this so well!. I am also noting Kelly and Gwen's comments about using the proposed operating budget to cover these costs with the anticipation that it will reduce our maintenance costs.

In the draft 2026 operating budget we have currently allocated $75,000 to lift station repairs, which is where this money would come from, as Jason noted using these funds will draw this down by about half. I have no concerns with that and am hopeful that this will assist with the problem.

I did not bring this up when Jason and I spoke, but I wonder if it would make sense to phase this in over 2 years to help offset the impact and to allow us to see if the investment was worthwhile. Just something to think about. If the general thought is that we use the existing budgeted operating funds, then I will not make any changes to the budget at this time, and we can discuss at our January meeting.

Thanks,

Angela

Angela Duncan
Chief Administrative Officer
Tri Village Regional Sewer Services Commission (TVRSSC)
780-967-0271
http://tvrssc.com/

From: Jason Madge <jasonmadge2@gmail.com>
Sent: December 2, 2025 10:55 AM
To: Wildwillow Enterprises <angela@wildwillowenterprises.com>; Gwen Jones <gwen.jones@sunsetpoint.ca>; Daryl Weber <darylweb@telus.net>; Barrie Ronaldson <barrieronaldson@hotmail.com>; Kent Galusha <kent_galusha@ymail.com>; rodney.janz@sunsetpoint.ca; Kelly Muir <kbmuir@gmail.com>
Subject: TVRSSC pumps

Good day Board and Angela,

I have been talking to Dylan at Oil City for the last little while. They are aware of the issues we are experiencing with the wipes clogging pumps as they have assisted in unclogging and repairing a few pumps. He hired a new pump tech a few months ago, late last week we met and had discussion around what I am seeing and experiencing. This gentleman explained that he has worked in Canada and the USA

and the issue has become an industry wide problem, but he has come up with a solution that seems to work well. He said he takes the pumps and makes adjustments to tolerances and adds a rubber ring. The tighter the tolerance the less room there is for things such as wipes to get in and wrap around the shaft. In some cases this also improves the pump performance as it relates to flow and has never heard feedback saying it made things worse. Most feedback he received was that it reduced clogging and pulling of pumps by 50-65% and even better in some cases. This was promising to hear, as these percentages would be significant for us and be a major cost reduction in our maintenance costs overall. They have given us a cost of $2500-$2800/ per pump to make these adjustments. We have 14 smaller pumps so we would be looking at $35,000-$39,200 +tax total to do the 14 pumps provided we do all the pumps in sequence. They would take the two spare pumps do them, then we would swap out for the next two and so on until all are done. He says every three to four years depending on use, the process may need to be done again as it is natural for parts to wear resulting in clearances opening.

I have had a chat with Angela on this as it relates to the budget and have thrown out two options for the board and administration to consider.

1. Keep the budget as is and draw from the lift station repair (line 6-6736) budget (70k) for 2026. While this would use a good portion of that allocation for the year right off the bat, we anticipate reduced costs as a result of fewer pump pulls and service calls.

Or

2. Do it as a capital project and reduce the lift station repair (line6-6736) budget to 50k for 2026.

Angela, please feel free to jump in and add any additional thoughts as I know we need to pass our budget in January and don't want to be making a bunch of last minute changes to the draft the board has already seen and reviewed.

Thanks
JM

TRI-VILLAGE REGIONAL SEWER SERVICES COMMISSION
2026 DRAFT BUDGET

% Increase from prior year 4.68%

Updated Jan 7, 2026

REVENUE:	2025 APPROVED BUDGET	Actual - as at December 31-2025	Variance	% of Actual Budget	2026 DRAFT BUDGET NOTES	2026 DRAFT BUDGET
OPERATING REQUISITION (%)	475,483	475,484	1	100%		498,684
SEWER REVITALIZATION (SR Levy - Lot Count)(1288 for 2026)	271,096	269,896	1,200	100%	Lot Count for 2026 AB Beach - 809 SVVQ - 185 SVSP - 191+103	268,996
DEBENTURE - LAGOON (2032) (%)	135,314	135,314	0	100%		135,314
DEBENTURE - LIFT STNS (2041) (SR Levy - Lot Count) (1288 for 2026)	117,404	117,403	1	100%		117,404
SERVICE FEES	0	0	0			0
INTEREST INCOME	30,000	39,142	9,142	130%		24,000
PERMIT FEES	5,000	0	5,000	0%		2,500
LAND LEASE/RENT	650	4,193		645%		650
TRANSFER FROM RESERVES (FOR CAPITAL PROJECT(S))	295,000	284,870	10,130	97%		360,000
TRANSFER FROM OPERATING RESERVES (for member sewer bylaw review)						5,000
AMORT-DEFERRED CONTRIBUTION	0	0	0			0
TOTAL REVENUE:	1,329,947	1,326,302	3,645	100%		1,412,548

EXPENSES:	2025 APPROVED BUDGET	Actual - as at December 31-2025	Variance	% of Actual Budget	CAPITAL PROJECTS ARE FUNDED BY RESERVES	2026 DRAFT BUDGET
CAPITAL PROJECT - FUNDED BY RESERVES; Main Lift Station Air Handling - 2025 2026 - Camera Gravity Mains (will inform Masterplan project) (2025 FUNDED BY RESERVE TRANSFER ON INCOME SIDE)	60,000	61,892	1,892	103%	As per capital plan	250,000
CAPITAL PROJECT - FUNDED BY RESERVE; Manhole Lining - 2025 2026 - Generators, SSP1 & AB2 (2025 FUNDED BY RESERVE TRANSFER ON INCOME SIDE)	125,000	115,870	9,130	93%	As per capital plan	110,000
CAPITAL PROJECT - FUNDED BY RESERVES; lagoon rehabilitation - 2025 2026 - Fog System (2025 FUNDED BY RESERVE TRANSFER ON INCOME SIDE)	90,000	88,875	1,125	99%	Nov 2025 meeting - pushed this to 2027.	0
CAPITAL PROJECT - 2025 Rebuild Spare Pump (2025 FUNDED BY RESERVE TRANSFER ON INCOME SIDE)	20,000	18,233	1,767	91%		0
CAPITAL PROJECT - 2026 Sewer Master Plan		20,000			This is a placeholder. The Board has indicated that this project is dependant on success of grant applications	0
LSAC CONNECTION		0	0			0
CASUAL LABOUR & WCB	1,500	1,741	241	116%	Increased based on actual	1,700
ADVERTISING & PROMOTION	1,500	1,201	299	80%		1,500
AUDIT	5,625	5,500	125	98%		5,800
LEGAL & PROF. FEES	2,500	2,060	440	82%	External Connections, ATIA (FOIP) bylaw	3,750
MEMBER SEWER BYLAW REVIEW					This has been added as a separate line item as it is a one off cost that administration would like to pay for with operating reserve funding.	5,000
CONTRACTED MANAGEMENT FEES	32,319	31,811	508	98%	2025 monthly is $2,650.88 Assume 3% CPI - 2026 monthly is $2730	32,760
MANAGEMENT FEES SPECIAL PROJECTS	2,500	2,010			External connections, sewer masterplan, fogging, regional commission engagement	4,000
HONORARIA	6,400	4,820	1,580	75%		6,400
INTEREST & BANK CHARGES	125	143	18			150
MEMBERSHIPS	310	309	1	100%		310
OFFICE & MISCELLANEOUS	5,746	5,418	328	94%	$350/month = $4,800 plus copies, postage, envelopes, etc	5,750
CONTRACTED RENTAL SERVICES	6,000	6,000	0	100%		6,000
TRAVEL	1,000	433	567	43%		1,000
INSURANCE	26,559	20,498	6,061	77%	Assume 3% increase	27,356
PROFESSIONAL DEVELOPMENT	0	0	0	#DIV/0!		0
CONTRACTED OPERATOR (MGMT & OPERATIONS)	61,549	60,551	998	98%	Current monthly amount is $5,045.93 Assume CPI is 3% - 5197 monthly in 2026	62,360
CONTRACTED OPERATOR (HOURS)	40,000	52,681	12,681	132%		40,000

SUPPLIES & MISCELLANEOUS	500	0	500	0%		500
LAGOON DISCHARGE	16,500	0	16,500	0%		16,500
REPAIRS & MAINTENANCE (the amounts in this line are not included in the bottom totals - this is for admin only)	**205,500**	**268,486**	**62,986**	**131%**	**The Board approves the Repairs and Maintenance as one big line item, giving operations flexibility to spend where funds are needed. The blue shaded boxes below are for Board information and Administration tracking purposes.**	**220,000**
REPAIRS/Maintenance LAGOON	14,000	17,303	3,303	124%		15,000
REPAIR LIFT STATIONS	70,000	142,045	72,045	203%		75,000
REPAIR MANHOLES	0	0	0			5,000
FLUSH/DISCHARGE LINES	65,000	65,134	134	100%		67,500
REPAIR EQUIPMENT	0	0	0	#DIV/0!		0
REPAIR SEWER LINES	40,000	26,994	13,006	67%		40,000
PREVENTATIVE MAINTENANCE	16,500	17,010	510	103%		17,500
UTILITIES & TELEPHONE	45,000	32,080	12,920	71%	No discharge in 2025 has skewed the 2025 actual.	40,000
INTEREST ON LONG TERM DEBT (DEBENTURE INTEREST)	86860	86,859	1	100%		80,098
AMORTIZATION	0	0	0			0
TOTAL EXPENSES:	**842993**	**887,471**	**44,478**	**105%**		**920,934**
SURPLUS / DEFICIT:	**486,954**	**438,831**	**48,123**			**491,614**

EQUITY/RESERVE FUND:	**2025 APPROVED BUDGET**	**Actual - as at December 31-2025**	Variance	of Actual Budget		**2026 DRAFT BUDGET**
AMORT OF DEFERRED CONTRIBUTION	0	0	0			0
AMORT OF CAPITAL ASSETS	0	0	0			0
DEBENTURE COSTS - LAGOON UPGRADE (2032)	97,383	97,382	1	100%	Will go up annually with the interest side coming down annually	101,903
DEBENTURE COSTS - LIFT STN UPGRADE (2041)	68,475	68,475	0	100%	Will go up annually with the interest side coming down annually	70,715
TRANSFER TO RESERVES (SEWER REVITALIZATION)	271,096	0	271,096	0%		268,996
TRANSFER TO RESERVES (OPERATING RESERVE)	0	0	0			0
TRANSFER TO RESERVES (CAPITAL RESERVE)	50,000	0	50,000			50,000
TOTAL OTHER EXPENSES	**486,954**	**165,857**	**321,097**	**34%**		**491,614**
NET SURPLUS / DEFICIT:	**0**	**272,974**	**272,974**			**0**

TVRSSC - Request for Decision

January 9, 2026

Regional Water & Wastewater Assessment Initiative

Background:

In February of 2025 Regional Water and Wastewater Commissions and Corporations from across the province met in Edmonton to discuss a number of issues facing Regional Water and Wastewater Commissions in Alberta. CAO Duncan and Vice Chair Keir Packer attended the meeting. After this meeting, the Commissions received a grant to further study costs, utility rates, etc. ACE Water Corporation and the South Red Deer Regional Wastewater Commission are the lead on the project and grant. Further information regarding the initiative is attached to this RFD.

As part of the grant, Commissions were asked to complete a survey. TVRSSC competed the survey to the best of our ability. However, we were not able to provide all the information requested as our files prior to 2022 were not digitally archived and our historical paper files are stored in a secured facility in Stony Plain. After completing the survey, they requested any as-built drawings and feasibility studies. These have not yet been provided.

Jason and I have some concerns regarding the scope of information that is being requested and what the final use of the information is. Before providing additional information, we want to check in with the Board to confirm our commitment to this project.

The group has set a meeting for February 26, 2026 from 8am to 5pm in Edmonton. The meeting invitation is attached. If we want to continue to participate, the Board should assign a Board member to attend these meetings in addition to Jason and/or Angela.

Financial Implications:

Jason and Angela are charging additionally for meetings and work associated with this, as it is not in the scope of our contracts. Additionally, there is a cost for a Board Member to attend these meetings, at the approved honoraria rate. The cost of this is dependent on meetings and requests from RWWAI.

Conclusion

The Board should decide if they want to continue to participate in this group as well as the scope of the information that we should be providing. If we are continuing to participate, a Board Member should be assigned to the committee. The attachments to this RFD include emails and the meeting invitation for February 26. The survey responses have been sent to the Board separately.

Recommendation:

1. Continue full participation in the RWWAI. Assign a Board Member to the RWWAI to attend meetings along with the CAO and/or Operations Manager as appropriate. The Board will be kept informed during regular meetings.
   (that the TVRSSC will fully participate in the Regional Water and Wastewater Assessment Initiative and further that Board Member _____ be assigned to the project, with Board Member

_____*as an alternate, in addition to CAO Duncan and/or Operations Manager Madge as appropriate.)*

2. Continue with limited participation in the RWWAI. Attend meetings to stay in informed but carefully consider what information will be provided to the RWWAI. Document releases will be done in coordination with the assigned Board Member and will be reported to the Board at our Regular Meetings.
   (That the TVRSSC will participate in the Regional Water and Wastewater Assessment Initiative on a limited basis and further that Board Member _____ be assigned to the project, with Board Member _____as an alternate, in addition to CAO Duncan and/or Operations Manager Madge as appropriate.)
3. Some other direction as provided by the Board at meeting time.

Encl: November 28, 2025 email from RWWAI
January 8, 2026 email from RWWAI
February 26, 2026 Meeting Invitation
Survey Responses (sent separately).

9.a

Wildwillow Enterprises

From: ace.regional.water <ace.regional.water@gmail.com>
Sent: November 28, 2025 1:53 PM
Subject: Water and Wastewater Assessment Initiative (WWAI) – Confirmed
Attachments: Initiative 1 Pager_20251127_FINAL.pdf

Dear Commission Members,

I want to inform you the grant agreement for Phase I of the Water and Wastewater Assessment Initiative (WWAI) has been approved. This would not have happened without your support and participation in the Regional Forum we hosted last November. Thank you.

Our timelines are very tight to deliver a final report to Associate Minister Grant Hunter by March 31, 2026, so we need your help. The key to success with this assessment is gathering the data and understanding the unique operations of each commission. We are now calling on you to share as much information as possible.

As many of you are aware, the Ministry of Transportation and Economic Corridors is developing a new Integrated Water Program, and the results of this assessment will help them better understand future needs, capital investment pressures, and opportunities to strengthen regional systems.

Next week, our Project Management Team - Public Works Management Corporation (PWMC) will be sending each commission a data collection questionnaire. This information is essential for our analysis.

We will be requesting information, including data about the following key areas, from each commission:

- Financial statements
- Governance documents (including bylaws)
- Agreements (supplier, member, and hub)
- Service area and client information
- Asset management plans, including future capital improvement plans and budgets
- Rate models and methodologies
- Emergency response plans

PWMC will reach out to each commission directly to review data requirements and provide a secure upload link for submitting your documentation. All information provided will be kept confidential and used strictly for analytical purposes.

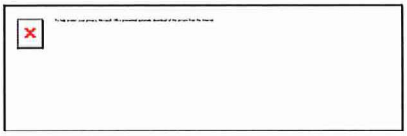
Given the timelines of this analysis, we sincerely ask for your timely assistance. Please submit your documentation before December 18, 2025, so our team can begin analysis immediately.

We will continue to provide regular updates as the project progresses, and there will be multiple opportunities for your input and feedback, particularly as we prepare our initial findings. We will also host another Regional Forum in February 2026 to share draft recommendations before finalizing the report.

Attached is an overview of the Water and Wastewater Assessment Initiative for your further review.

Your participation, perspectives, and suggestions are vital to the success of this initiative, and we truly appreciate your support as we work together to strengthen Alberta's regional water and wastewater systems.

Rhonda King
Manager
ACE Water Corporation
Box 360, Kitscoty, AB
ToB 2Po
Cell 780 808 6785



Alberta Regional Water & Wastewater Assessment Initiative

ACE WATER CORP. | SRD REGIONAL WASTEWATER COMMISSION

The Alberta Regional Water and Wastewater Assessment Initiative is in response to the Regional Water & Wastewater Forum held November 14, 2024 with 38 commissions that identified challenges such as rate disparities, varied governance models, aging infrastructure, capacity gaps, and inconsistent financial and asset management practices across Alberta's regional water and wastewater commissions, which represent over 130 municipalities.

Assessing regional water and wastewater systems is critical to advancing infrastructure planning and improving service delivery. The Government of Alberta remains committed to aligning this initiative with broader provincial priorities, including economic corridor development and sustainable water management. The Honourable Grant Hunter, Associate Minister of Water, will lead the study on behalf of the province through a committee which includes the hosts from last year's forum - South Red Deer Regional Wastewater Commission and ACE Water Corporation.

Approach and Priorities

The approach will include stakeholder engagement, technical and financial analysis, comparative jurisdictional reviews, and governance evaluations.

Mandate letters for all four ministries directly involved (Transportation and Economic Corridors, Municipal Affairs, Environment and Protected Areas, Agriculture and Irrigation) include support for:

- Development of an integrated water program to enhance treatment and distribution for residential, industrial, and agricultural use across Alberta.
- Improved access to water licenses for municipalities and agricultural producers, reforms to the Water Act, streamlined approvals, and responsible environmental stewardship.
- Develop economic corridors across the province to increase employment, economic growth
- Five working groups will discuss the following topics:
    - Operational Models and Rate Recovery
    - Hub Facility/Governance
    - Long Term Financial Strategies/Grant Funding
    - Water Supply/Emergency Management
    - Future Collaboration/Jurisdictional Review

Objectives

The Assessment Initiative aims to:

- Provide a province-wide review of operational, financial, and governance models in regional water/wastewater entities, identifying strengths, gaps, and opportunities for collaboration.
- Set foundations for a best practices framework with consistent standards in service delivery, asset management, rate-setting, emergency preparedness, and environmental sustainability.
- Facilitate stakeholder engagement to inform actionable recommendations and a framework for long-term improvements and alignment of local realities with provincial priorities.
- Deliver a report with a Phase II Implementation Plan for improved effectiveness, sustainability, and resilience by March 2026.

Wildwillow Enterprises

From: Michelle Tetreault <michelle@pubworks.ca>
Sent: January 8, 2026 12:54 PM
Subject: RWWAI Data Collection Reminder

Happy New Year everyone,

We wanted to share a quick update on the Regional Water and Wastewater Assessment Initiative (RWWAI) and thank you for your continued collaboration.

To date, we have received information from 24 of 44 providers. Thank you to those that have already completed the questionnaire and submitted documentation — your input is extremely valuable and is already helping us build a clearer picture of the current state of regional water and wastewater systems across Alberta.

For those providers that have not yet submitted, we want to confirm that we are still receiving data. If you are able, we ask that you please complete the questionnaire and provide your information as soon as possible. The more complete the data set, the stronger and more accurate the analysis and recommendations will be.

Click here for the link to the questionnaire:

https://forms.gle/jKjQpas4bfPPGM9W6

A few important reminders and additional requests:

We are still requesting feasibility studies and as-built drawings. This information is critical so we can provide the Province with a reasonable estimate of infrastructure replacement costs across regional systems.

We have received very few supplier agreements to date. We know there is strong interest in identifying opportunities for more standardized agreements, and we will need sample documents from providers to support this review.

We have also received a request from the Province asking how much pre-stressed concrete cylinder pipe (PCCP) is currently being used by providers. If you have information related to PCCP within your system, please flag it for us.

Your data is essential — we simply cannot provide meaningful recommendations without it.

Save the Date

We have secured **February 26** for another Regional Forum in Edmonton, where we will provide you with an update on RWWAI and share early findings from the data collection exercise. A separate email will follow shortly with a calendar hold for this event.

Once again, thank you for your collaboration and responsiveness. If you have questions or need assistance completing the questions, please don't hesitate to reach out.

Thanks.

Michelle Tetreault
Public Works Management Corporation (PWMC)
RWWAI Project Management Team
admin@pubworks.ca

Wildwillow Enterprises

Subject:	RWWAI - Commission Forum (in person meeting)
Location:	Queen Elizabeth II Building, 9820 107 St NW, Edmonton, AB T5K 1E7, Canada
Start:	Thu 2026-02-26 8:00 AM
End:	Thu 2026-02-26 5:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Organizer:	Michelle Tetreault

This will be a regional commission forum to provide updates on the RWWAI Draft Report. Agenda will be circulated prior to the meeting

When

Thursday Feb 26, 2026 · 8am – 5pm (Mountain Time - Edmonton)

Location

Queen Elizabeth II Building, 9820 107 St NW, Edmonton, AB T5K 1E7, Canada
View map

Organizer

Michelle Tetreault
michelle@pubworks.ca

Guests

(Guest list has been hidden at organizer's request)

Reply for angela@wildwillowenterprises.com

Yes | No | Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

TVRSSC

Five-Year Capital Plan

Meeting Date Approved: **Motion #:**

Capital Revenue

Revenue Source for Capital	2024	2025	2026	2027	2028	2029	2030	2031
Carry forward from previous year (updates auto)		$ 1,517,828	$ 1,493,924	$ 1,452,920	$ 1,346,916	$ 1,105,912	$ 1,099,908	$ 1,368,904
Reserves - Sewer Revitalization	$ 551,226	$ 271,096	$ 268,996	$ 268,996	$ 268,996	$ 268,996	$ 268,996	$ 268,996
Reserves - Capital	$ 715,300		$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Reserves - Unrestricted Surplus	$ 251,302							
Grants			$ 230,000					
Debentures								
Requisitions								
Reserve Transfers for Capital (Replacement of Reserves)								
Funding Sub-Total	**$ 1,517,828**	**$ 1,788,924**	**$ 2,042,920**	**$ 1,771,916**	**$ 1,665,912**	**$ 1,424,908**	**$ 1,418,904**	**$ 1,687,900**

Capital Expenses

Capital Projects								
Main Lift Station Air Handling		$ 60,000						
Manhole Lining		$ 125,000						
Lagoon Rehabilitation		$ 90,000						
Rebuild Spare Pump		$ 20,000						
Camera all gravity mains			$ 250,000					
Generator at SSP1 & AB2			$ 110,000					
Sewer Master Plan (contingent on grant funding approval) (ACP & AMWWP have been applied for)			$ 230,000					
Sewer Main Rehabilitation				$ 350,000				
Fog System (Fogging will need to be done in conjuctin with AB Beach Patrol.)				$ 75,000				
Rip Rap Lagoon					$ 60,000			
Desludge Anaerobic and Facultative cells					$ 500,000			
Main Lift Station Piping Rehab						$ 325,000		
Discharge line clearing							$ 50,000	
System Rehabilitation (based on recommendations from the sewer masterplan)								$ 375,000
Capital Projects Sub-Total	**$ -**	**$ 295,000**	**$ 590,000**	**$ 425,000**	**$ 560,000**	**$ 325,000**	**$ 50,000**	**$ 375,000**
Total Expenses/Commitments		**$ 295,000**	**$ 590,000**	**$ 425,000**	**$ 560,000**	**$ 325,000**	**$ 50,000**	**$ 375,000**

Net Capital Budgets		**$ 1,493,924**	**$ 1,452,920**	**$ 1,346,916**	**$ 1,105,912**	**$ 1,099,908**	**$ 1,368,904**	**$ 1,312,900**
(Carry forward to next year's funding)		**$ 1,493,924**	**$ 1,452,920**	**$ 1,346,916**	**$ 1,105,912**	**$ 1,099,908**	**$ 1,368,904**	**$ 1,312,900**