

CORPORATE DEVELOPMENT COMMITTEE

County Council Chambers
Monday, February 8, 2010
7:10 p.m.

Present: Mayor Eddy, Councillors Wheat, Schmitt, Simons, Powell, Chambers, Coleman and Gatward.

Regrets: Councillors Haggart, Atfield and Hodge.

Staff: Glassford, Bell, Compeau, Johnston, A. Davidson, Mifflin and Carman.

Councillor Chambers in the Chair.

APPROVAL OF AGENDA

Moved by – Councillor Schmitt

Seconded by – Mayor Eddy

That the Corporate Development Committee agenda and addendum for February 8, 2010 be approved as circulated, with the addition of one item under “Other Business”.

.Carried

DELEGATIONS / PRESENTATIONS / PETITIONS

Long Range Financial Plan – Water and Wastewater Studies

Alex Davidson, Water Manager, advised that the first component of the Water and Wastewater Study focused on the rate study, and the second component is the long range financial plan.

Jim Bruzzese, BMA Management Consultants, explained that the County is required to develop a financial plan for a minimum of six years as part of the Municipal Drinking Water License Program, noting that the County has decided to undertake a similar process for wastewater at the same time.

Mr. Bruzzese reviewed the objectives of the long range financial plan to ensure that there are sufficient reserves available for funding shortfalls, financial emergencies and capital requirements and there is sufficient financial flexibility within the plan. In addition, the full operating cost should be covered, rates should remain affordable and the capital funding strategies should not negatively impact the County’s credit rating. Two versions of the financial plan were prepared – the first based on the current plan using the existing capital budget, and the second version using the revised plan based on policies contained in this report. Mr. Bruzzese outlined the various challenges facing the County, including multiple water and wastewater systems, availability of capital reserves, increased reliance on debt financing, DC Reserves and Reserve Funds, Stabilization Reserves, changes in interest rates and affordability.

Mr. Bruzzese reviewed the following recommended policies for the long range financial plan:

- water and wastewater debt charges should not exceed 25% of own source revenues

- a target annual contribution to the Water and Wastewater Reserves should be established at an amount equal to the annual amortization amount of the underlying tangible capital assets
- minimum target balances for Water and Wastewater Capital Reserves should be established at a level of 15% of gross expenditures
- debentures for the growth-related portion of capital projects should only be undertaken when all developer related capital funding arrangements that are available within the Development Charges Act have been exhausted

Mr. Bruzzese reviewed various comparisons between the existing Water and Wastewater Capital Plans and the revised Plans, noting that the revised plans require a 3% annual increase in gross expenditures for the water operating budget and an 8% increase in the wastewater operating budget. The revised plan as presented is focused on improving sustainability and revenue stability by ensuring the adequacy of reserves, managing debt loads and smoothing rate increases over time.

CD-10-25 – Water And Wastewater Rate Study – Financial Plan

Moved by – Councillor Coleman
Seconded by – Councillor Wheat

Whereas the County is carrying out a comprehensive water and wastewater rate study with considerations of fairness and equity, affordability, conservation, economic development, and simplicity for understanding;

And whereas it is necessary to prepare a Long Range Financial Plan showing planned expenses and sources of funding to determine the amount the rates must fund;

Be it hereby resolved that the basis for developing and maintaining the Long Range Financial Plan be approved in principle to include the following:

- i) Water and Wastewater debt charges do not exceed 25% of own source revenue;
- ii) The target minimum balance of the Water & Wastewater Capital Reserve is 15% of gross expenditures;
- iii) The target contribution to reserves is at or above the annual amortization of the current capital assets and infrastructure;
- iv) The calculation of amortization of capital assets is based on historical costs in the first year and moves toward being based on replacement costs over time;
- v) Debenturing for the growth-related portion of capital projects be undertaken only after all developer related capital funding arrangements that are available within the Development Charges Act have been exhausted; and
- vi) Modification and refinement as new information becomes available that could materially change the forecast;

And whereas applying these principles to a preliminary analysis of the Long Range Financial Plan considering up-to-date information regarding capital projects has identified opportunities for a water and wastewater rate more favorable for the consumer;

Be it hereby resolved that the following adjustments be made to the proposed 2010 Water and Wastewater 5 Year Capital Forecast, recognizing that new information can result in further future modifications to proposed timelines in the Capital Forecast;

- i) Construction of the Paris Zone 1 Elevated Storage be deferred 1 year from 2011 to 2012;

- ii) Grand River Street North Sewer Extension deferred out of the 5 year forecast;
- iii) Scott Avenue Sewer Upgrades be deferred 2 years from 2011 (design) and 2012 (construction) to 2013 and 2014;
- iv) Sharpe Road Extension be deferred out of the 5 year forecast; and
- v) The second component of the Wastewater SCADA System be deferred 1 year from 2012 to 2013;

That similar adjustments be made to companion projects in the 2010 Roads 5 Year Capital Forecast;

And that staff prepare a report regarding the proposed rates, impact analysis, and implementation schedule based on a Long Range Financial Plan developed using this foundation.

.Carried

Stoney Ridge Subdivision Surface Drainage

Joe Cohoon, J. H. Cohoon Engineering Limited, on behalf of Starlite Homes, advised that they support the Public Works recommendation for the Stoney Ridge subdivision (Phase 4 of the Sunnyside subdivision). Mr. Cohoon advised that through-lot drainage is being proposed for the upper properties in the subdivision. This drainage will flow through the side swales of the lower properties to the road. In addition, catchbasins will be installed at the rear of the properties to collect some of the run-off before it enters the lower properties. These catchbasins will be installed by the developer and will be maintained by the private landowners by easement and agreement.

In response to questions, Mr. Cohoon advised that the grading on each of the lots is certified by an engineer to be in accordance with the subdivision plans. However, changes in grades can occur when fences, pools, sheds and/or additional fill are added by property owners.

CD-10-13 – Stoney Ridge Subdivision – Drainage Concept

Moved by – Councillor Schmitt
Seconded by – Councillor Wheat

Whereas the drainage design concept proposed by the developer's engineer for the Stoney Ridge Subdivision is an accepted industry standard, is considered good engineering practice and is in compliance with current County Development and Engineering Standards;

Be it hereby resolved that the developer's engineer be advised that they are to complete the drainage design of the Stoney Ridge Subdivision in accordance with current County of Brant Development and Engineering Standards.

.Carried

Use of Roundabouts in Southwest Paris on Rest Acres Road

Joe Cohoon, on behalf of the proposed development at the northeast corner of Powerline Road and Rest Acres Road, advised that they are in support of utilizing roundabouts where applicable as an alternative to traffic lights. He distributed information on roundabouts, noting that a roundabout at Powerline Road and Rest Acres road would provide an attractive gateway for a main entrance into Paris.

Brian Smith, Plansmith, on behalf of Riverview Highlands on the west side of Rest Acres Road, encouraged Council to consider roundabouts for new developments and for existing areas where feasible.

CD-10-23 – Use of Roundabouts in Southwest Paris on Rest Acres Road

In response to questions, Mr. Cohoon explained the pedestrian right-of-ways involved in roundabouts. Councillor Coleman suggested that roundabouts should be considered for urban centres only, noting that agricultural equipment has difficulty crossing the road when roundabouts are involved

Moved by – Councillor Schmitt
Seconded by – Councillor Wheat

Whereas the Southwest Paris Secondary Plan recommends the installation of traffic signals at proposed intersections and intersection improvements as warranted through the planned development of Southwest Paris;

And whereas staff are currently updating the Development Charges;

And whereas the use of roundabouts would provide a unique feature for the Rest Acres Road gateway to the community of Southwest Paris for years to come;

And whereas roundabouts have been shown to be less expensive over their life cycle, improve safety, improve traffic flows and reduce emissions when compared to intersection control with traffic signals;

Be it hereby resolved that the use of roundabouts become the County's preference for all planned intersection improvements and new intersections on Rest Acres Road in Southwest Paris, provided that a County approved Intersection Control Study supports their use;

And that the cost for roundabouts on Rest Acres Road be included in the Development Charges update that is currently underway.

. Carried

MINUTES

Moved by – Councillor Gatward
Seconded by – Councillor Wheat

That the Corporate Development Committee minutes of January 11 and 20, 2010 be approved as printed.

.Carried

CONSENT ITEMS RECEIVED AS INFORMATION

Moved by – Councillor Schmitt
Seconded by – Councillor Powell

- That the following Consent Items be received as information:
1. MCAD African Dance 2010 Ontario – Request for Sponsorship.

2. Karen Wallace, County of Dufferin Resident – Water Source Concerns Regarding Proposed Highlands Company Limestone Mine.
 3. Mike Pobjoy – E-mail Outlining Concerns Regarding Wind Energy
 4. Resolution – County of Huron – Renewal of Federal Stimulus Funding for Huron.
 5. CD-10-21 – Update Re: Brant Economic Development Strategic Plan from WCM Consulting – E. Rowen
 6. CD-10-19 – Festivals and Events 2010 Brochure
- .Carried

CD-10-16 – 2010 INSURANCE RENEWAL

Mayor Eddy thanked representatives from Cowan Insurance for their work with AMO on the issue of joint and several liability.

Moved by – Councillor Coleman
Seconded by – Councillor Schmitt

That the County of Brant renew its insurance program with The Frank Cowan Company Ltd. for a one-year term commencing February 28, 2010, at the annual premium amount of \$1,040,173, plus applicable taxes.

.Carried

CD-10-24 – ZITIA FRONT-ENDING AGREEMENT FOR SANITARY SEWER FOR DUNDAS STREET EAST

Moved by – Councillor Wheat
Seconded by – Councillor Schmitt

That Council authorize the use of the services of the County Solicitor and any other professional staff required to assist in the formulation of the front-ending agreement with the Zitia Group Inc. for a sanitary sewer for Dundas Street East;

And further that should negotiations on the clauses to be included in the front-ending agreement reach an impasse, that staff report to Council as soon as practical so that decisions can be made by Council in resolving any such disputes should they occur.

.Carried

CD-10-29 – RFP 20-09 – CONSULTING SERVICES FOR THE ENGINEERING PEER REVIEW OF NORTH PARIS AND NITH PENINSULA AREA STUDIES AND PREPARATION OF A PARIS MASTER SERVICING PLAN

Moved by – Councillor Coleman
Seconded by – Mayor Eddy

Whereas the proposal submitted by Genivar for RFP 10-09 “Consulting Services for the Engineering Peer Review of North Paris and Nith Peninsula Area Studies and Preparation of a Paris Master Servicing Plan” met the requirements outlined in the Request for Proposals;

And whereas the funding will come from the Industrial Reserves, with the applicable costs of the project to complete the peer review of the North Paris and Nith Peninsula Area Studies to be recouped from the associated developers;

Be it hereby resolved that RFP 10-09 "Engineering Peer Review of North Paris and Nith Peninsula Area Studies and Preparation of a Master Servicing Plan" be awarded to Genivar for the quoted price of \$252,607.25 (excluding G.S.T.).

. Carried

CD-10-11 – PLASTIC WATER BOTTLE USE

The Director of Corporate Services clarified that Report CD-10-11 should indicate that the water at the Oakland and Onondaga Customer Service offices is potable.

Moved by – Councillor Wheat
Seconded by – Councillor Coleman

That the practice of buying bottled water in plastic bottles at the Paris Administration Office be discontinued;

And that water for the Paris Administration Office be purchased in 18.9 litre cooler jugs.

. No Vote – Amendment Follows

Moved by – Councillor Simons
Seconded by – Mayor Eddy

That the motion be amended by the removal of the clause "And that water for the Paris Administration Office be purchased in 18.9 litre cooler jugs".

. Defeated – Tie Vote

The Chair then called for a vote on the original motion, and it was Carried.

CD-10-28 – FINANCING OF THE REDEVELOPMENT OF B & C BEDS AT THE JOHN NOBLE HOME

Moved by – Councillor Coleman
Seconded by – Councillor Gatward

That the Mayor and the Clerk be authorized to execute an agreement with the Ministry of Health & Long Term Care for the redevelopment of B & C beds at the John Noble Home;

That funds in the John Noble Home - Phase 2 capital project in the amount of \$341,477 be transferred to offset project costs;

And that the by-law authorizing the financing of the County's share of \$4,434,536 for the upgrade to the remaining 105 B & C beds at the John Noble Home be forwarded to Council for approval.

. Carried

INFORMATION REPORTS

Moved by – Councillor Coleman
Seconded by – Councillor Schmitt

That the following Information Reports be received:

1. CD-10-14 – 2009 Annual Reports on Municipal Drinking Water Systems – J. Smythe
2. CD-10-17 – Sunnyside Subdivision, Phase 3 – Storm Service Connections – D. Cunningham

. Carried

OTHER BUSINESS

1. Councillor Wheat referred to an article in the Information Package from the Ontario Farmer, indicating that implementation of the Greenbelt has not benefited farmers.

In Camera at 8:15 p.m. to discuss personal information about identifiable individuals and property disposition and acquisition matters, on motion of Councillors Coleman and Gatward.

This portion of the meeting is recorded in the In Camera – Confidential Corporate Development Committee minutes dated February 8, 2010.

Open Session at 8:25 p.m., on a motion of Councillor Powell and Mayor Eddy

ADJOURNMENT AND NEXT MEETING

The Committee adjourned at 8:26 p.m. to reconvene on Monday, March 8, 2010 at 7:00 p.m. at the County Council Chambers.

Secretary