

## **THE REGIONAL MUNICIPALITY OF NIAGARA**

### **COMMITTEE OF THE WHOLE**

#### **REPORT 8-2004**

The Municipal Council of the Regional Municipality of Niagara met in the Council Chamber, Regional Municipal Building, Thorold, Ontario, on Thursday, November 18, 2004, commencing at 5:10 p.m.

#### **ATTENDANCE**

**Council:** Regional Chair Partington; Councillors Almas; Angelone; Baty; Bodner; Brock; Burroughs; Casselman; Collins; Eke; Gabriel; Goulbourne; Harry; Heit; Hildreth; Hodgson; Katzman; Leavens; Martin; Marshall; Mastroianni; Redekop; Rigby; Salci; Saracino; Smeaton; Timms; Trombetta; Zimmerman.

**Staff:** Messrs. Trojan, Chief Administrative Officer; Bacchus, Commissioner, Corporate Services; Cambray, Commissioner, Planning & Development; Ms. Gilroy, Regional Clerk/Associate Director of Corporate Strategy; Mr. Neville, Commissioner, Public Works; Mr. Nicol, Commissioner, Human Resources; Dr. Sider, Associate Medical Officer of Health; Chief Southall, Niagara Regional Police Services; Mr. Ventresca, Acting Commissioner, Community Services; Ms. Reilly, Legislative Assistant.

**Staff (Part-time):** Mr. Bousfield, Manager, Property & Facilities Management; Ms. Chamberlain, Fixed Assets Analyst; Mr. Cousins, Director, Transportation Services; Mr. Diakow, Director, Corporate Information Services; Mr. Jones, Director, Administrative Services, P.H.; Mr. Lockyer, Treasurer/Manager, Financial & Accounting Services; Ms. Murphy, Manager, Current and Capital Budgets; Mr. Payne, Director, Waste Management Services; Mr. Roach, Manager, Financial Services, P.W.; Mr. Sidawi, Director, Operational Support Services, P.W.

**Others:** Mr. Burt, General Manager, Niagara Peninsula Conservation Authority.

#### **CALL TO ORDER**

36. Regional Chair Partington called the meeting to order at 5:10 p.m.

**RESOLVE INTO COMMITTEE OF THE WHOLE**

37. Moved by Councillor Mastroianni  
Seconded by Councillor Baty

That this Council do now resolve into Committee of the Whole.

Carried.

**CLOSED COMMITTEE OF THE WHOLE**

38. Moved by Councillor Casselman  
Seconded by Councillor Goulbourne

That this Council do now meet in Closed Committee of the Whole for purposes of receiving information of a confidential nature relating to a property matter.

Carried.

39. Property Matter – Glenridge Avenue, St. Catharines

Regional Chair Partington apprised Council of a property matter.

**COMMITTEE OF THE WHOLE, RISE AND REPORT**

40. Moved by Councillor Collins  
Seconded by Councillor Baty

That this Council do now rise without report.

Carried.

**PRESENTATION**

41. 2005 Capital Program and Forecast

Shafee Bacchus, Commissioner of Corporate Services, provided an overview of the budget process to date, noting that the Capital Budget Working Team, having completed a ranking process of capital projects, has now recommended a budget of \$174.5 million gross and \$154.2 million net. Also highlighted, was a revised 2006 to 2014 forecast which equals \$1.2 billion with a reduction in associated debt of \$21 million from

\$880 million to \$859 million. Also highlighted was the impact of forecast changes as it relates to debt charges.

The Commissioner presented the following recommendations for consideration:

- That the proposed 2005 Capital Budget be approved.
- That the \$10 million of capital forecast identified for Police in 2006 be subject to a detailed review and analysis in 2005 by staff and Niagara Regional Police Services.
- That the 2005 capital levy contribution of \$8.9 million from the current budget be approved subject to a further review with respect to the impact on the 2005 Current Budget.
- That the Wind Farm Project be subject to recommendations contained in confidential report PWA 174-2004, dated September 28, 2004.

42. Accommodation Review – Further Financial Analysis

Mr. Ian Neville, Commissioner of Public Works assisted by Mr. Sidawi, Director, Operational Support Services, P.W., provided a review of the financial analysis prepared to address the request for further information relating to the proposed headquarters facility (Report CSD 162-2004/PWA 210-2004). A comparison of the Status Quo (leasing) as compared to building a new facility was provided indicating an advantage to building for a total cost over 20 years less end value of building of approximately \$23,697,000. A cost summary indicated a total of \$17,005,000 for the construction of the Administration facility and of site services/additional parking. Also presented, was an analysis of three financing options with deferral as requested. A chart providing a comparative breakdown of costs per location per year exclusive vs. including of base lease costs was highlighted. It was noted that, unlike typical capital projects which represent net increases in the tax levy though increased debenture costs, the foregoing analysis indicates that there will be no overall increase in the tax levy.

Committee members commented that they would require more time to review the Accommodation Review financial analysis and proposed 2005 Capital Program, and it was:

Moved by Councillor Zimmerman  
Seconded by Councillor Hildreth

That the 2005 Capital Program and Forecast be deferred to a Committee of the Whole meeting on December 2, 2004 at 4:00 p.m.; and

That the Accommodation Review, along with an additional scenario for a "lease to own option" be considered at that time.

Carried.

(Refer to staff directions.)

### **STAFF DIRECTIONS**

That staff be directed to:

- (i) Examine Public/Private/Partnerships when considering capital programs and projects (as well as providing Regional services).
- (ii) Consider incorporating the Accommodation Review as part of a financial strategic plan for review in 2005 and consideration for 2006.
- (iii) Provide KPMG's Review document for information.

### **ADJOURNMENT**

The Committee of the Whole adjourned at 5:45 p.m. to meet again on Thursday, December 2, 2004 at 4:00 p.m. in Committee of the Whole.

Peter Partington  
Regional Chairman

Gail Reilly  
Legislative Assistant

Pam Gilroy  
Regional Clerk/Associate Director  
of Corporate Strategy