

# 2022 Capital and Related Projects Budget

September 16, 2021



# Agenda

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- ☐ Recommendation
- ☐ Tax and Rate Capital Impacts
- ☐ Highlights
- ☐ Inflation and City Growth
- ☐ Process
- ☐ Comparisons
- ☐ Debt/Reserves Outlook
- ☐ Funding Sources
- ☐ Projects
- ☐ Thank You
- ☐ Recommendation



In preparing the 2022 Capital and Related Project Budget, certain assumptions and estimates are necessary. They are based on information available to staff at the time. Actual results will vary although as regulated through the Municipal Act, a balanced budget is required.

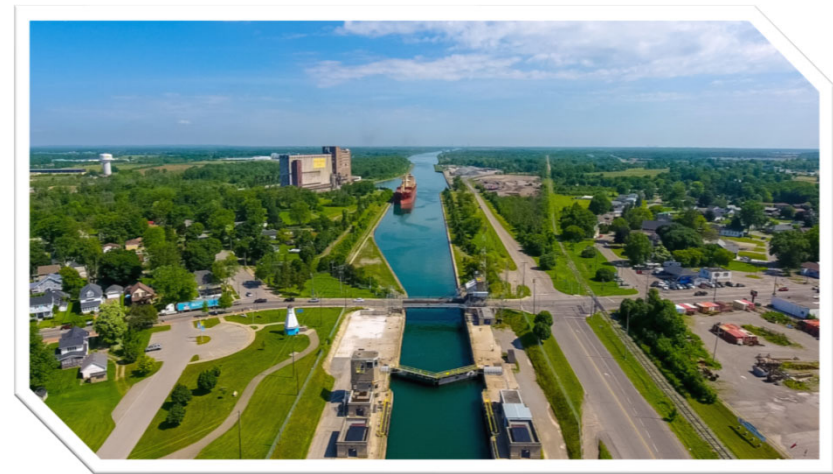
# Recommendation

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That the Corporate Service Department, Financial Services Division, Report No. 2021-240 Subject: 2022 Capital and Related Projects Budget, **BE RECEIVED**; and

That the 2022 Capital and Related Projects Budget as outlined in Report 2021-240, **BE APPROVED** and that the projects identified in the 2022 Capital and Related Projects Budget be permitted to begin immediately where feasible; and

That Council delegate authority to the Chief Administrative Officer (CAO) plus one of the Director, Corporate Services/Treasurer or Director, Public Works to award and sign contracts and related documents associated to projects in the 2022 Capital and Related Projects Budget following a procurement process as set out in the City of Port Colborne Procurement Policy, provided the related project has confirmed funding.



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# Tax and Rate Capital Impacts

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## Levy

1.1% on the blended tax rate or **\$41** increase to the average residential property valued at **\$207,501**.

## Rate

2.2% or **\$13** increase on water for a house using 150 m3 of water;

1.9% or **\$19** increase on wastewater per house;

7% (est.) or **\$8 (est.)** increase on storm sewer per house within the storm sewer boundary\*.

Note: The above Levy and Rate figures assume no growth in assessment and/or properties.

\* A Separate report is coming to Council in October to recommend revising and shrink the storm sewer boundary. Should the new boundary be approved by Council, houses that find themselves outside of the new boundary will be recommended for refund. The calculated impact of the proposed capital funding anticipates approval of the new boundary noting refunds will be recommended to be funded from the storm water reserve and adjustments to residential vs. commercial and industrial billing ratios will be proposed and approved.



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# Highlights

## Connecting the City

- Trails, park improvements, WIFI, AODA washrooms and front counter improvements at City Hall, Roselawn building improvements and improvements to trail crossings.
- Approximately \$3.3 million (\$8.3 million including the waterfront centre) in projects on the map to the right.
- The \$3.3 million is ....

94%

Funded from grants or other non-levy funding sources



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# Highlights

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## Connecting the City

- 20% increase in roads (base and surface) budget to \$1.072 million
- 20% increase in sidewalk budget to \$150 thousand
- Rebuilding/replacing the Fleet, largest fleet items include:
  - Haul All Waste Vehicle (2006)
  - Dump Trucks (2004 & 2007) with multiple uses including snow removal and salt/sand
  - Street Sweeper Replacement (2009)
  - Roads Backhoe (2013)
- \$7.2 million in Water, Wastewater and Storm Water projects
- + Erie St. water project approved recently by Council through Report 2021-205 for \$1.88 million.
- No new debt is proposed ... debt will be paid down by \$1.42 million to \$27.4 million.



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# Inflation Environment

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Industrial Product Price Index

15.4%

Past Year\*

Consumer Price Index

3.7%

Past Year\*





# Potential Growth Outlook

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Preliminary, pre-consultation or draft plan approvals

3,207 units



8,017 new residents

Assuming 2.5 persons per household

Other development opportunities total 1,585 units representing potentially 3,962 new residents



# Process

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Developed through a process that obtained both Council and Staff input.

	Capital	Levy	Rate
Final to Financial Services	August 12th	September 23rd	October 28th
Final Senior Leadership Review	August 26th	October 7th	November 10th
Draft Package Available	September 2nd	October 14th	November 18th
Budget Committee Package	September 9th	October 21st	November 25th
Committee of the Whole Budget Meeting	September 16th	October 28th	December 2nd
Council Approval	September 27th	November 8th	December 13th

# Vision/Mission/Values

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## Vision Statement:

A vision statement expresses an organization's desires for the future. This is our vision statement:

***A vibrant waterfront community embracing growth for future generations***

## Mission Statement:

A mission statement expresses the immediate goals of an organization, clearly and concisely. This is our mission statement:

***To provide an exceptional small-town experience in a big way***

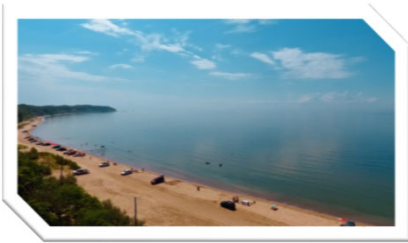
## Corporate Values:

Corporate Values are guiding principles and beliefs supported by everyone in an organization so that they can work toward common goals in a cohesive and positive way. These are our corporate values:

**Integrity** – we interact with others ethically and honourably **Respect** – we treat each other with empathy and understanding **Inclusion** – we welcome everyone **Responsibility** – we make tomorrow better **Collaboration** – we are better together

# Strategic Pillars

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## Community Pillars

These pillars are areas that directly benefit our residents, businesses, and visitors.

1. Service and Simplicity - Quality and Innovative Delivery of Customer Services
2. Attracting Business Investment and Tourists to Port Colborne
3. City-Wide Investment in Infrastructure and Recreational/Cultural Spaces

## Corporate Pillars

These pillars are the day-to-day practices, processes, and governance that Council and staff are focused on to ensure maximum value and benefit for our residents.

1. Value: Financial Management to Achieve Financial Sustainability
2. People: Supporting and Investing in Human Capital
3. Governance: Communications, Engagement, and Decision-Making



# Process

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Staff based their recommendations after considering:

- ✓ Vision/Mission/Values/Strategic Pillars
- ✓ A need to connect the community
- ✓ A desire to come out of the COVID-19 pandemic stronger
- ✓ Planning and building for growth
- ✓ Organization capacity to complete the Capital and Related Projects Budget
- ✓ Organizational financial flexibility



# Comparison: Property Taxes



	<b>CVA</b>	<b>Niagara Region</b>	<b>City</b>	<b>Education</b>	<b>Total</b>
City of Port Colborne	\$207,501	\$1,411	\$1,929	\$317	\$3,657
Average Local Area Municipality (LAMs)	300,671	1,933	1,600	460	3,993
Median LAMS	268,156	1,742	1,647	409	3,796

The above uses a “simple” calculation for the average and medium of LAM averages, CVA represents all properties and not just single family residents (not on water) as report in previous years. The comparison of property taxes is as of 2021.



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# Comparison: Property Taxes



	Residential	Commercial	Industrial	Other
Port Colborne	77.8%	10.8%	9.4%	2.0%
LAMs	80.3%	11.9%	4.1%	3.7%

\* Excludes Niagara Falls and Wainfleet as their 2019 Financial Information Returns (FIRs) are not yet available.

# Comparison: Water and Wastewater Rate



	Avg. Usage	Water	Wastewater	Total	
LAMs	150 m3	\$469	\$589	\$1,040	\$538
City of Port Colborne	150 m3	\$576	\$1,002	\$1,578	
Next Closest LAM	150 m3	\$523	\$804	\$1,328	\$250

The above figures are based on 150 m3 and will change as water usage changes

72% of this cost is Niagara Region charges to clean the wastewater. The volume being cleaned is at a ratio of 2.8 m3 per 1 m3 of water billed. Illustrating the majority of wastewater is from inflow and infiltration.





# Comparison: Revenue / Expenses



Revenue	Property Taxes	Grants	User Fees/Rate	Other
Port Colborne	46.7%	12.7%	34.9%	5.7%
LAMs	45.2%	8.6%	29.0%	17.2%
Expenses	Salary	Interest Expense	Enviro	Operating
Port Colborne	39.1%	2.4%	24.5%	34.0%
LAMs	40.7%	1.6%	21.1%	36.6%

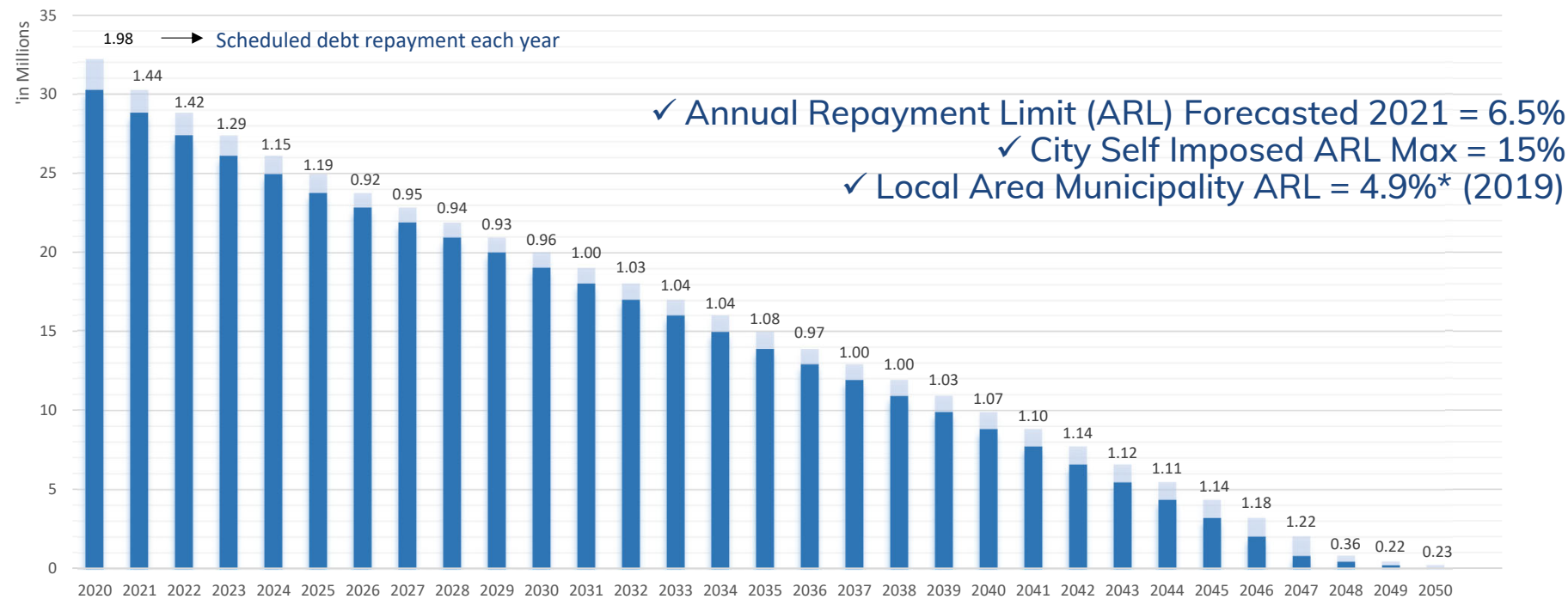
Due to wastewater

Due to one-time asset sales

Due to wastewater

\* Excludes Niagara Falls and Wainfleet as their 2019 FIRs are not yet available.

# Debt Outlook



\* Excludes Niagara Falls and Wainfleet as their 2019 FIRs are not yet available.



# Reserve Outlook



	Year End Balance Before Surplus / (Deficit)	2021 Budget	Council Approved Transfers	In-Year Forecast	Forecasted 2021 Year End Balance	Net 2022 Capital and Related Project Budget	Forecasted Reserve Balance
Total Self Sustaining Entities	384,163	-	45,000	(71,393)	357,770	(20,000)	337,770
Total Boards and Committees Reserves	1,126,016	45,000	-	-	1,171,016	(122,500)	1,048,516
Total Self Sustaining Entities	127,247	(55,814)	-	-	71,433	(940,927)	(869,494)
Total General Government	8,020,900	(206,086)	764,115	60,000	8,638,929	(355,000)	8,283,929
Total Capital	4,926,311	722,953	-	(1,408,958)	4,240,306	(176,994)	4,063,312
Total Reserves before WIP	14,584,637	506,053	809,115	(1,420,351)	14,479,454	(1,615,421)	12,864,033
Work-in-progress (WIP)	4,540,195	5,329,738	300,000	(4,142,610)	6,027,323	-	6,027,323
<b>Total Reserves</b>	<b>19,124,832</b>	<b>5,835,791</b>	<b>1,109,115</b>	<b>(5,562,961)</b>	<b>20,506,777</b>	<b>(1,615,421)</b>	<b>18,891,356</b>

Marina  
Internal  
Loan

Forecast is before YE surplus / deficit to be provided in the T2 reported in October. Forecast includes proposed internal financing.

A detailed forecast on a reserve by reserve basis will accompany the T2 reporting in October 2022



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# Progress on 2021 and Prior Capital Budget

Activity	Amount
Approved Budget	10,426,841
Actuals (January - August)	(1,279,111)
Forecast (September - December)	(2,751,982)
	<b>6,395,747</b>
Transfer (to) /from Reserve – Projects Closing Out	(368,425)
<b>WIP on Reserve Slide 18</b>	<b>6,027,323</b>
Repurposed in 2022 Capital and Related Project Budget	(2,498,086)
<b>2021 and Prior Capital and Related Projects Carrying forward to 2022</b>	<b>3,529,237</b>

Detail - Appendix C

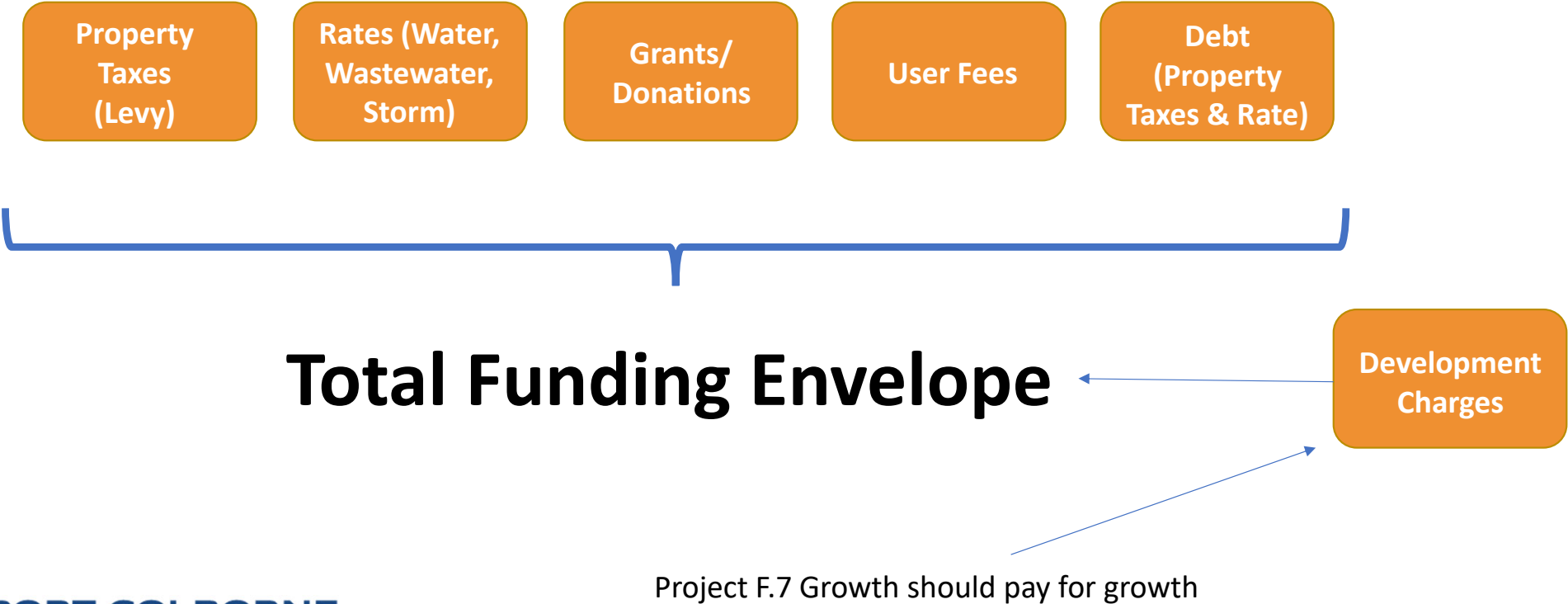
Primarily unallocated rate funding

110 Approved  
Capital and  
Related  
Projects

70  
completed  
or to be  
completed  
by year end



# Funding Sources



# Funding Level – Asset Replacement

Are we investing enough in Asset Replacement?

Comparison of funds available to a subject matter expert's recommendation

**\$135.8 Million**

Net Book Value of City Owned Tangible Capital Assets

Levy	2,098,669
Rate	1,868,594
Recurring Grants	1,131,877
Debt	2,335,141
<b>Total Funds Available</b>	<b>7,434,281</b>
Less: New Capital Requests Funded by the Above	768,546
<b>Funding Supporting Asset Replacement</b>	<b>6,665,735</b>
Recommended Annual Replacement Spend*	10,802,570
	<b>(4,136,835)</b>

\* Per subject matter expert report in 2019. This figure has not been inflation adjusted.

Reason for continuing with a capital growth/"catch-up" factor to increase the capital budget.



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# Funding Level – Amortization

Are we investing enough in Asset Replacement?

Comparison of funds available to amortization of existing capital assets

**\$135.8 Million**

Net Book Value of City Owned Tangible Capital Assets

Levy	2,098,669
Rate	1,868,594
Recurring Grants	1,131,877
Debt	2,335,141
<b>Total Funds Available</b>	<b>7,434,281</b>
Less: New Capital Requests Funded by the Above	768,546
<b>Funding Supporting Asset Replacement</b>	<b>6,665,735</b>
Amortization of Existing Capital Assets*	5,652,879
	<b>1,012,856</b>



\* Amortization per December 31, 2020 audited financial statements



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# Funding Detail

## Core Capital Funding Model

Recommended using the Bank of Canada's target instead of current inflation rate

Historically the roads and sidewalk maintenance budgets have been budgeted with capital. After internally discussions the recommendation is to move them to the operating budget.

		2021 Budget	Funding Level Catch-up Factor* (1.75%)**	CPI (2.00%)	Transfer CPI on Debt	New Grant or Other Funding	Donor Funding Completion	Transfer Debt Paid-in-Full	Transfer to Operating Budget	Proposed 2022 Budget
Rate	Levy	2,256,540	360,108	45,131	30,136		(125,000)	61,754	(530,000)	2,098,669
	Storm Sewer	66,031	82,053	1,321	10,716					160,121
	Waste Water	608,208	117,716	12,164						738,088
	Water	863,748	82,276	17,275	7,086					970,385
	Total Rate	1,537,987	282,045	30,760	17,802	-	-	-	-	1,868,594
Grants	Aggregate Resources (new)					132,540				132,540
	Gas Tax	555,355				25,222				580,577
	OCIF***	418,760								418,760
	Total Recurring Grants	974,115	-	-	-	157,762	-	-	-	1,131,877
	Total Non-Debt Funding	4,768,642	642,153	75,891	47,938	157,762	(125,000)	61,754	(530,000)	5,099,140
	Debt (Cost of Borrowing)	2,271,895		47,938	(47,938)		125,000	(61,754)		2,335,141
	Total Funding	7,040,537	642,153	123,829	-	157,762	-	-	(530,000)	7,434,281

\* Funding Level Catch-up Factor relates to non-debt funding only and is meant to gradually minimize the investing in capital shortfall

\*\* Catch-up Factor for Storm Sewer is 10%

\*\*\* OCIF = Ontario Community Infrastructure Fund

Timing difference: Impact to the capital and related project funding envelope reverses in 2023/2024 when the debt is repaid.



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# Projects – Budget Distribution

	2022 Non-Debt Funding				Grants (Prior Year)	Reserves	Previously Approved Unspent	Internal Finance	Other	2022 Budget
	Levy	Rate	Grants	Total						
Facilities	86,000		775,000	861,000	265,000	125,000	78,659		4,352,000	5,681,659
Fleet and Equipment	664,300		19,200	683,500	85,000	1,178,737	136,000		394,263	2,477,500
Information Technology	327,500		367,370	694,870			82,000			776,870
Land Development				-				195,000		195,000
Parks	210,000		837,920	1,047,920	400,000					1,447,920
Planning	183,746		-	183,746		100,254	250,000			534,000
Roads	493,123		1,131,877	1,625,000						1,625,000
Signage	65,000			65,000						65,000
Storm Sewer		110,000		110,000		100,876	338,724			549,600
Wastewater		324,897	650,000	974,897			656,403			1,631,300
Water		266,700	3,666,500	3,933,200			4,300		1,066,800	5,004,300
<b>Total Departments</b>	<b>2,029,669</b>	<b>701,597</b>	<b>7,447,867</b>	<b>10,179,133</b>	<b>750,000</b>	<b>1,504,867</b>	<b>1,546,086</b>	<b>195,000</b>	<b>5,813,063</b>	<b>19,988,149</b>
Library	69,000			69,000						69,000
Museum				-		20,000				20,000
Roselawn				-		122,500				122,500
<b>Total Boards and Committees</b>	<b>69,000</b>	<b>-</b>	<b>-</b>	<b>69,000</b>	<b>-</b>	<b>142,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>211,500</b>
Beaches			500,000	500,000		114,500				614,500
Cemetery				-				130,000		130,000
Marina				-		74,500		712,310		786,810
<b>Total Self-Sustaining Entities</b>	<b>-</b>	<b>-</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>	<b>189,000</b>	<b>-</b>	<b>842,310</b>	<b>-</b>	<b>1,531,310</b>
<b>Total Before Reserve Transfers</b>	<b>2,098,669</b>	<b>701,597</b>	<b>7,947,867</b>	<b>10,748,133</b>	<b>750,000</b>	<b>1,836,367</b>	<b>1,546,086</b>	<b>1,037,310</b>	<b>5,813,063</b>	<b>21,730,959</b>
Transfer to Capital Levy				-						-
Transfer to Capital Storm		50,121		50,121						50,121
Transfer to Capital Waste Water		703,685		703,685						703,685
Transfer to Capital Water		413,191		413,191						413,191
<b>Total Reserve Transfers</b>	<b>-</b>	<b>1,166,997</b>	<b>-</b>	<b>1,166,997</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,166,997</b>
<b>Total Capital Budget</b>	<b>2,098,669</b>	<b>1,868,594</b>	<b>7,947,867</b>	<b>11,915,130</b>	<b>750,000</b>	<b>1,836,367</b>	<b>1,546,086</b>	<b>1,037,310</b>	<b>5,813,063</b>	<b>22,897,956</b>

\* Previously approved capital budget represents funds approved in the prior year but not yet allocated.



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Detail - Appendix B



# Facilities

## Proposed Projects

- A.1 - Bethel Upper Roof Replacement (Bethel Community Centre)
- A.2 - City Hall Roof and Drain Repairs (City Hall)
- A.3 - Fire Panel Replacement (City Hall)
- A.4 - Council Chambers Gallery Seating (City Hall)
- A.5 - Lower Flat Roof Replacement (Museum)
- A.6 - Central Cutter and Panel Section Replacement Solution (VHWC)
- A.7 - Tile replacement (VHWC)
- A.8 - Vale Parking Lot LED Retrofit (VHWC)
- A.9 - Cooling Tower Pan and Gasket Replacement (VHWC)
- A.10 - Sea Container (VHWC)
- A.11 - Exist Right Hand Turn Lane (VHWC)
- A.12 - City Hall AODA Washrooms and Front Counter First Floor (City Hall)
- A.13 - Waterfront Centre (11 King Street)

93%

Grants and Other  
Sources of Funding

## Funding

2022 Capital Levy	\$ 86,000
Confirmed Grants	1,040,000
Reserves^	125,000
PY Capital*	78,659
2021 VHWC Savings/Funding	107,000
Other TBD~	4,245,000

**\$5,681,659**

^ Tangible Capital Asset Reserve to fund project A.6

\* Funding is not being repurposed rather projects A.1 and A.7 projects have become more involved/costly than anticipated

~ Relates to A.13 and may include other grants, sponsorships, potential assessment growth in the surrounding area, user charges/alternative fees and proceeds from City land sales. Staff to come back to Council with plan.



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# Fleet and Equipment



## Proposed Projects

- B.1 - Mobile Column Lifts & Welder
- B.2 - Electric Pallet Jack
- B.3 - Asphalt Hot Box
- B.4 - Records Management
- B.5 - City Hall Second Floor Furniture Replacement
- B.6 - Passenger Truck - Community Safety & Enforcement
- B.7 - 2022 Fleet Replacement
- B.8 - Direct-current fast charger (DCFC) Installation
- B.9 - Fit Tester - Respiratory H&S
- B.10 - Water Rescue Program
- B.11 - Passenger Truck - Municipal Drains
- B.12 - Cube Van - Water/Wastewater
- B.13 - Passenger Truck - Water/Wastewater
- B.14 - On-going Bunker gear replacement

## Funding

2022 Capital Levy	\$ 664,300
Confirmed Grants	104,200
Reserves^	1,178,737
PY Capital*	136,000
Future Capital Budgets ~	394,263

**\$2,477,500**

^ Drains Reserve (\$74,500), Encumbrance Reserve (\$60,000) and Fleet Reserve (\$1,044,237). The Fleet Reserve has accumulated in recent years. This will take the Fleet Reserve to zero.

\* Utilizes 2021 Water/Wastewater capital funding previously approved but unallocated.

~ Encumbers 2023 Fleet capital budget recognizing the heavy Fleet identified in project B.7 will take greater than a year to procure.



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# Information Technology

## Proposed Projects

- C.1 - GIS Online Data and Mapping
- C.2 - Route Patrol Software
- C.3 - IT Evergreening
- C.4 - Video Surveillance Program
- C.5 - VHWC & Sportsfields and HH Knoll NRBN WIFI
- C.6 - Lotus migration - phase 1 and building permit software
- C.7 - Council Chambers & CMTE Room 3 Technology Upgrades



## Funding

2022 Capital Levy	\$327,500
Confirmed Grants	367,370
PY Capital*	102,000

\$796,870

\* Repurpose funds from project 20C-CS-L55 - IT Server Room Relocation. Funds remaining in that project equal \$78,000 which will allow for the server room to be condense from two to one room on the main floor of City Hall.

The diagram illustrates the network architecture for the Port Colborne POP. It shows the connection to the NRBN Internet via a Port Colborne POP. A dedicated 10Gbps fibre link connects the POP to the Sugarloaf Harbor Marina. The Marina is equipped with a Fibre Demarc (ASR-920-SZ-M) and a Sugarloaf Harbor Marina. The Valeo Centre is also connected via a 10Gbps fibre link, featuring a Fibre Demarc (ASR-920-SZ-M) and a Valeo Centre. The network includes various MR86 APs and NCs (Network Cameras) at the Marina and Valeo Centre, all utilizing 10Gbps fibre links. A Wi-Fi Firewall (Meraki MX250) is also shown, connected to the POP and the City Hall.





# Industrial Park and Planning

## Proposed Projects

- D.1 - Industrial Park - Market Readiness
- F.1 - Regulatory Sign Inventory and Retroreflectivity Assessments
- F.2 - Engineering Design Standards
- F.3 - Marina & Port Colborne Grain Seawall Inspection
- F.4 - Phase 2 Building Condition Assessments
- F.5 - Firelane Survey
- F.6 - Departmental Reviews
- F.7 - Development Charge Review
- F.8 - Downtown CIP - Secondary Plan

## Funding

2022 Capital Levy	\$183,746
Reserves^	100,254
PY Capital*	250,000
Internally Financed~	195,000

**\$729,000**

^ Relates to project F.3 and F.7 from the Tangible Capital Asset reserve. F.7 funds will be recouped through future DC fees and redeposited to the Tangible Capital Asset reserve.

\* Funding repurposed from \$1,000,000 previously approved in project 21C-PW-B15, Downtown CIP. This funding will be for project F.8 proposed in the 2022 Capital and Related Project Budget. The available funding balance of project 21C-PW-B15 will be adjusted to \$750,000.

~ Relates to land development costs associated with project D.1. Funds to be recouped from future sale of the industrial park.



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# Parks



## Proposed Projects

- E.1 - Friendship Trail Crossing Upgrades (City Wide)
- E.2 - Welland St to Nickel Beach Trail
- E.3 - Pavilion Pad Replacement (HH Knoll Park)
- E.4 - In Ground Waste Bins (Various)
- E.5 - Main Street Banners
- E.6 - Promenade Improvements (West Street Promenade)
- E.7 - Lock 8 Park Improvements
- E.8 - Lockview Park



Report 2021-194 Parkette at HH Knoll Park (Recently approved by Council on Jul 26, 2021). Approved budget \$150,000 funded eighty percent (80%) or \$120,000 from the Federal Gas Tax fund and twenty percent (20%) or \$30,000 from the 2021 Capital Budget Contingency Fund.

## Funding

2022 Capital Levy	\$ 210,000
Confirmed Grants	1,237,920

\$1,447,920



# Parks



# Roads and Signage



## Proposed Projects

- G.1 - Street Light Repairs
- G.2 - White Road Guiderail Replacement
- G.3 - Rail Crossing Safety Compliance
- G.4 - Laneway and Apron Asphalt
- G.5 - Hawthorne Heights Parking Lot
- G.6 - Annual Asphalt Resurfacing Program
- G.7 - Annual Sidewalk Replacement Program
- G.8 - OSIMS Culvert and Structures Rehabilitation
- G.9 - Fence & Access Gate Installation
- G.10 - Road Culvert Replacements
- H.1 - Service Club Sign
- H.2 - Sign Renewal



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## Funding

2022 Capital Levy	\$558,123
Aggregate Funding^	132,540
Confirmed Grants	999,337

**\$1,690,000**

^ The City receives funding annually under a government formula related to aggregate that results from quarry activity. The 2022 Capital and Related budget has budgeted the same amount as received in 2020 (the 2021 balance has not been communicated at this time)

**59%**

Grant Funded

# Storm Sewer

## Proposed Projects

- I.1 - Neff Street Outlet Retrofit to Canal
- I.2 - Electrical Motor Soft Start
- I.3 - Two Trailer Mount 6" Diesel Pumps (split costs)
- I.4 - CLI-ECA's Mandatory Sanitary/Storm Studies
- I.5 - Johnston Street Stormwater Pumping Station Upgrades
- I.6 - Johnston Street Stormwater Pond Cleaning and Maintenance



## Funding

2022 Storm Sewer Fee	\$110,000
Reserves^	100,876
Prior Debenture – Nickel Storm~	300,000
PY Capital*	38,724

**\$549,600**

^ The 2022 forecast unallocated Storm Sewer reserves is estimated at \$44,800 after the 2022 Capital and Related Project budget allocation and refunds that are anticipated from a report scheduled to come to Council in October to reconsider the Storm Sewer boundary.

~ The Nickel Storm sewer project came \$573 thousand below the amount requested for debenture. This project will result in a debt substitution leaving \$273 thousand to allocate to a future project.

\* Utilizes 2021 Storm Sewer capital funding previously approved but unallocated.



**PORT COLBORNE**

# Wastewater

## Proposed Projects

- J.1 - Two Trailer Mount 6" Diesel Pumps (split costs)
- J.2 - CLI-ECAs Mandatory Sanitary/Storm Studies
- J.3 - Excavator Bucket
- J.4 - Clarke Area Sanitary Sewer Remediation Project
- J.5 - Clarke Area Inflow and Infiltration Reduction Program

40%

Grant Funded



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## Funding

2022 Wastewater Rate	\$324,897
Applied for Grants†	650,000
PY Capital*	656,403

\$1,631,300

† Should the grant not be received the related project of J.4/J.5 will not move forward.

\* Utilizes 2021 Wastewater capital funding previously approved but unallocated.

The 2022 forecast unallocated Wastewater reserves is estimated at \$756,600 after the 2022 Capital and Related Project budget allocations.

# Water



## Proposed Projects

- K.1 - Excavator Bucket
- K.2 - Watermain Replacement and Looping



Report 2021-205 Erie Street Watermain – (Recently approved by Council on Aug 23, 2021). To replace watermain for \$1,880,000, funded through a combination of previously approved water capital funds (\$362,000 and water reserve funds (\$1,518,000).

73%

Grant Funded



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## Funding

2022 Water Rate	\$ 266,700
Applied for Grant †	3,666,500
PY Capital*	4,300
Future Capital Budgets~	1,066,800

\$5,004,300

† Should the grant not be received the related project of K.2 will not move forward.

\* Utilizes 2021 Water capital funding previously approved but unallocated.

~ Encumbers \$266,700 from the 2023, 2024, 2025, and 2026 Water Capital and Related Project budget should project K.2 move forward.

The 2022 forecast unallocated Waste Reserves is estimated at \$748,700 after the 2022 Capital and Related Project budget allocations.



# Cultural Block (Library, Museum and Roselawn)

## Proposed Projects

### Library

- L.1 - Window Seal Remediation
- L.2 - Library Annual Allocation

### Museum

- M.1 - Paint Exterior Arabella's , Museum
- M.2 - Hochelaga Repair

### Roselawn

- N.1 - Delta Y conversion and Knob and Tube Retrofit
- N.2 - PA System Supplement /Increase
- N.3 - Theatre Entrance Roof Replacement

## Funding

2022 Capital Levy	\$ 69,000
Reserves^	142,500

\$211,500

^ Museum Capital Reserve (\$20,000) leaving a balance of \$11,667 and Roselawn Reserve (\$122,500) leaving a balance of \$536,000.





# SSE: Cemetery

## Proposed Projects

- P.1 - Cemetery Land Acquisition

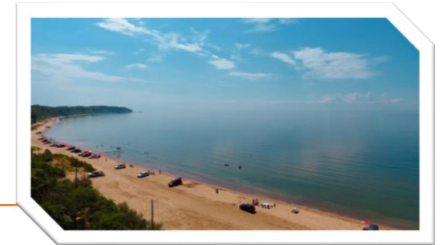


## Funding

Internally Financed\* \$130,000

**\$130,000**

\* Funds to be recouped from through cemetery operations.  
Staff are developing new fees and charges to move the Cemetery towards a self-sustaining operations.



# SSE: Beaches

## Year in Review

- ✓ COVID-19 limited capacity to 150 guest that pre-registered from outside Port Colborne.
- ✓ Users like the “pace” of the beach.
- ✓ PORTicipate Pass was well received.
- ✓ Beach policies and procedures reduced complaints and vandalism substantially.
- ✓ Amenities, specifically bathrooms requested at Nickel Beach.
- ✓ Pricing at Centennial-Cedar Bay was higher than Nickel Beach.
- ✓ Operating budget figures will be presented to Council on October 11 for Trimester 2, representing the period from opening to August 31. At the time of writing this presentation the revenue and financial budget targets have been achieved.

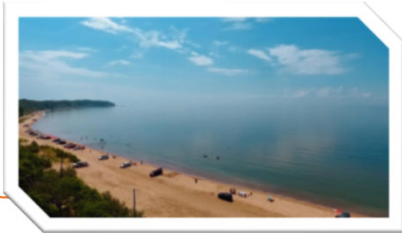
## Initial Planning Thoughts Going Forward

- ✓ COVID-19 impact unknown so plan for it.
- ✓ Limit capacity to 200 guest that pre-registered from outside Port Colborne, current pricing maintained.
- ✓ Introduce for Niagara Region residents, Nickel Beach weekday (excluding holiday) pass that would work the same way as a Port Colborne PORTicipate Pass (e.g. no need to pre-register).
- ✓ Align Centennial-Cedar Bay to Nickel Beach pricing and allow residents from outside of the Niagara Region while maintaining space limits on non-Port Colborne resident.
- ✓ Maintain beach policies and procedures, including staffing at Centennial-Cedar Bay.
- ✓ Introduce the capital projects recommended in the 2022 Capital and Related Project budget.



**PORT COLBORNE**

# Beaches



## Proposed Projects

- O.1 - Centennial Park Septic Replacement
- O.2 - New Washroom Facilities and Staff/First Aid Building
- O.3 - Perimeter fence installation
- O.4 - New Parkette/Food Vendor Pad
  
- Projects funded through Vale Community Improvement Fund and Beach reserves which are funded by beach operations

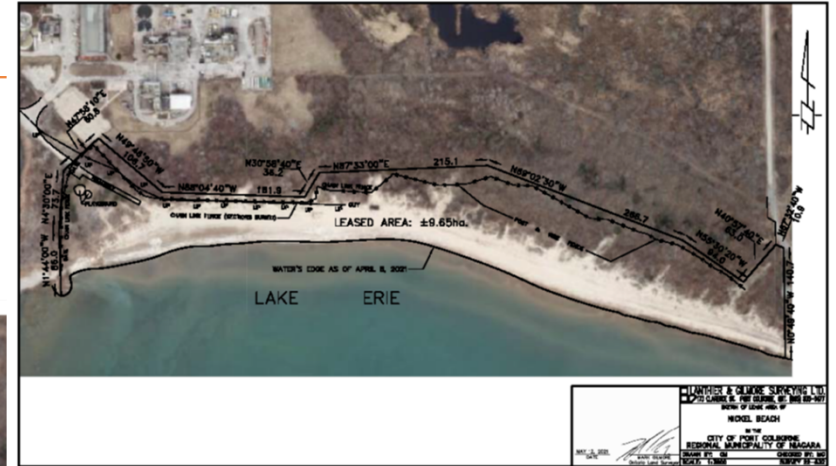
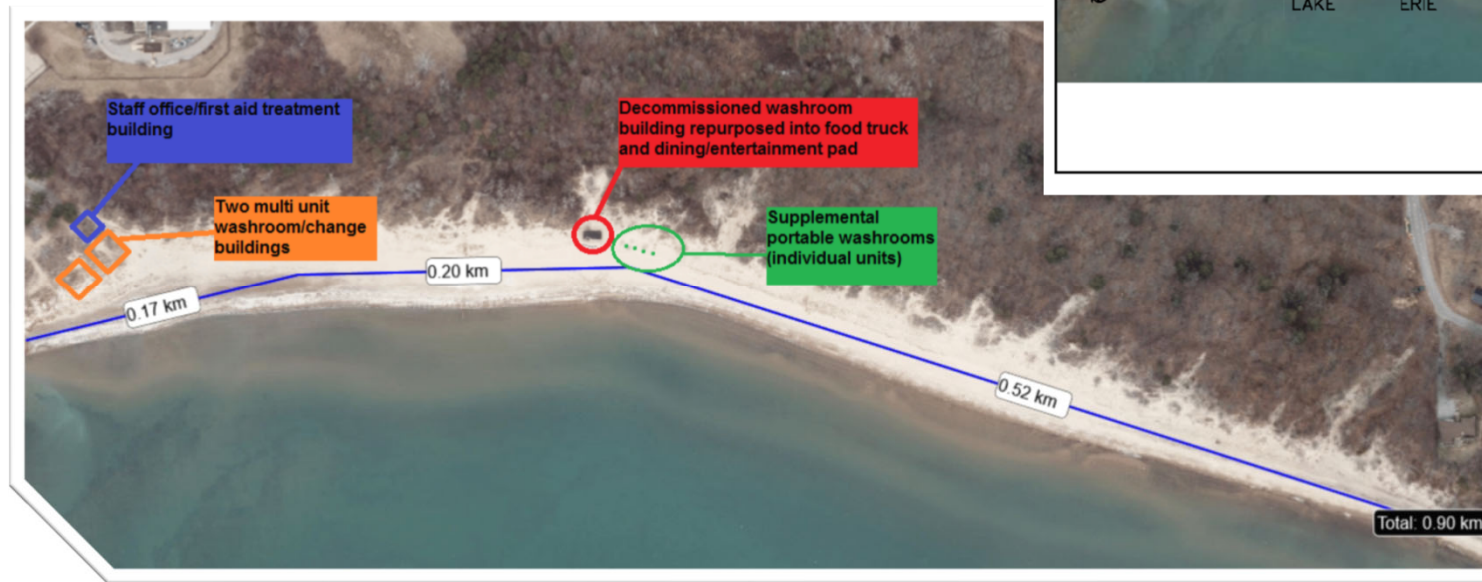
## Funding

Confirmed Grants	\$500,000
Reserves^	114,500

\$614,500

^ Funding from Nickel Beach Reserve which is estimated to leave a balance of \$100,500 prior to any potential year end surplus/deficit.

# SSE: Beaches



# SSE: Sugarloaf Marina



## Year in Review

- ✓ COVID-19 delayed opening until the May long weekend.
- ✓ We had 510 seasonal boaters, new record.
- ✓ Council tours were conducted in July/August.
- ✓ Increase in complaints between boaters.
- ✓ Increasing number of boats in summer dry storage.
- ✓ Parking remained a significant concern on busy weekends. There is a proposal in the 2022 Capital and Related Project Budget to move boat storage.
- ✓ Operating budget figures will be presented to Council on October 11 for Trimester 2, representing the period from opening to August 31. At the time of writing this presentation the revenue and financial budget targets are forecasted to be achieved.

## Initial Planning Thoughts Going Forward

- ✓ COVID-19 impact unknown so plan for it.
- ✓ Boater contracts of all types to be reviewed along with boaters code of conduct.
- ✓ Options to digitize the registration and payment system being investigated.
- ✓ Marina customer service to remain at the Marina but integrate with the City Hall customer service team.
- ✓ A multi-year financial plan with proposed fees will be presented with the operating budget for consideration on October 28, 2021 .
- ✓ Fee charges to accommodate capital requirements at the Marina will require certain fees to increase between 10% to 15% next year then start to level down to more normalized increases in the following years.
- ✓ Introduce the capital projects recommended in the 2022 Capital and Related Project budget and develop an improvement plan to enhance the fish cleaning station.



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# Marina

## Proposed Projects

- Q.1 - HVAC Roof Top Unit Replacement
- Q.2 - Marina Lagoon Shoreline Repairs
- Q.3 - Fuel Dock (raised concrete pad)
- Q.4 - Telehandler & Attachments
- Q.5 - Dredging Project
- Q.6 - Security Fence, lighting and grading
- Q.7 - Hydro Pedestals replacement
- Q.8 - Sugarloaf Marina NRBN WIFI

## Funding

Reserves^	\$ 74,500
Internally Financed*	712,310

\$786,810

^ Funding from Marina Reserve which is estimated to leave a balance of \$88,174 prior to any potential year end surplus/deficit.

\* Projects to be funded over 10 Year using internal financing @ a 2% interest rate = \$78,651 per year.



# SSE: Sugarloaf Marina

## Proposed Projects



Thank You





# Recommendation

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That the Corporate Service Department, Financial Services Division, Report No. 2021-240 Subject: 2022 Capital and Related Projects Budget, **BE RECEIVED**; and

That the 2022 Capital and Related Projects Budget as outlined in Report 2021-240, **BE APPROVED** and that the projects identified in the 2022 Capital and Related Projects Budget be permitted to begin immediately where feasible; and

That Council delegate authority to the Chief Administrative Officer (CAO) plus one of the Director, Corporate Services/Treasurer or Director, Public Works to award and sign contracts and related documents associated to projects in the 2022 Capital and Related Projects Budget following a procurement process as set out in the City of Port Colborne Procurement Policy, provided the related project has confirmed funding.



**PORT COLBORNE**