

City of Kenora
Minutes
Of a Special Committee of the Whole of Council (BUDGET)
February 1, 2012
8:00 a.m.
City Hall Council Chambers

City Representatives Present:

**Councillor C. Drinkwater, Councillor R. Lunny
Councillor R. McKay, Councillor R. McMillan, Councillor L. Roussin, Councillor
S. Smith, Karen Brown, CAO, Sharen McDowall, Human Resources Manager,
Colleen Neil, Recreation Services Manager, Rick Perchuk, Operations
Manager, Warren Brinkman, Fire & Emergency Services Manager, Lisa Oakes,
Budget/Auditor General, Heather Kasprick, Deputy Clerk**

Regrets:

Mayor D. Canfield

A. Public Information Notices

N/A

B. Declaration of Pecuniary Interest & the General Nature thereof

1) On Today's Agenda

2) From a Meeting at which a Member was not in Attendance

Councillor McMillan made a Declaration with respect to the capital budget presentation that may reference anything to the Police Services Board budget as his wife is paid remuneration through the Police Services Board.

Councillor Roussin made a Declaration with respect to the capital budget discussion that may reference the Library budget as his wife is an employee of the Library.

1. Capital Budget Review

CAO Karen Brown explained to Council that the Capital Expenditure levels they are looking at for 2012 is \$1.7 million dollars for capital spending from taxpayers dollars.

Index #3 2012 Capital Budget Summary

General Government

Karen reviewed the general government area and explained the \$200,000 budgeted cost of the City Hall roof replacement. This is only a portion of the roof that will be repaired in 2012 with the remainder in 2014. Due to the high cost of replacement for the type of roof that it is, Operations has split it out and identified the priority replacements. Karen further explained the IT requirements as well as the software upgrades for capital budgeting and meeting management solution.

Protection

Chief Brinkman explained the required upgrade to the jaws-of-life for \$10,000 as well as the required bunker suits for \$12,000. Operations Manager Rick Perchuk explained the 10 year replacement plan for all of the equipment and vehicles. Fleet is reviewed each year and they try to space out the purchasing of vehicles. This vehicle would be shifted to another department with less use when replaced with a new one for animal control.

Transportation-Roads/Bridges/Transit

Most of the projects in the Roads Department are done by tendering and they are tied together with water and sewer projects. Priorities are based on the highest needs as well as how they can be tied together with the other capital projects such as the water and sewer. 29 km of road have been identified, however, it is estimated that the cost runs at approximately \$1million dollars per km. The \$800,000 is geared towards the budget, not the need and many areas will not be able to be done due to budget constraints. Operations monitor funding programs that might become available to extend any other capital road works possible. Karen noted the many areas throughout the budget that we are under spending in the infrastructure areas that we should be according to schedules.

Transportation – Other

Due to budget constraints, the street lighting expansion has been removed. Rick explained the security and office space upgrades required to the offices and the building at Operations. Both matters have been identified as health and safety issues due to the accessibility to the public in the building. When the City relocated to the Barsky's hill location (transfer station), we removed the old scale from the landfill which is completely manual for the weights when vehicles come in. The budgeted \$60,000 would be an electronic upgrade to the scale. The fleet replacement for Operations displays a few pieces of larger equipment including the street flusher and the snow blower which are both over 15 years old. Having modern and new equipment does pay off in efficiencies.

Environmental

Operations have identified a few storm sewer projects, but again, this is an area of infrastructure under spending. Rick noted that the public recycle area has the potential for accidents and a redesign of this area would improve efficiencies in the area. The budgeted \$60,000 would allow for this redesign. It was noted that the recycling and waste programs are intertwined, however, the tax base pays for one service and the users pay for the other. Karen noted that it worthy of discussion in future, but not in the 2012 budget deliberations.

Cemetery

Again, through fleet replacement, the one ton dump truck is necessary and budgeted for \$33,000. The addition of columbarium for \$66,000 as well as an outdoor public washroom located at the cemetery for \$30,000 is included. The public office at the cemetery will be closing and a public washroom will need to be added.

Recreation & Cultural

The existing McLeod Boardwalk and Railings that go under the hospital bridge needs replacement. The vision is to replace it with similar railing system near the lookout

under the walkway and would cost approximately \$75,000 to replace. Recreation Services Manager Colleen Neil referenced the loader under Recreation Vehicles and equipment. The loader is a piece of equipment that the maintenance staff would like to have for special projects in the Rec Centre and was identified as a health and safety item by the maintenance staff. Council questioned the amount of hours that would be used for this piece of equipment and having a department with a loader specifically rather than centralized out of Operations. Colleen indicated staff would like some specialized attachments for this loader and Council requested Colleen to come back with more details of the expenditures. Colleen further explained that the change room floors in the Rec Centre are delaminating, peeling and cracking and would they need to go back to tile flooring. This is a health and safety issue as they cannot be maintained properly. The Rec Centre is continuing to have difficulties with having control over access to the building. If there was a properly designed desk and make the modifications it could be better controlled with limited access for only the paid patrons. The Thistle Arena accessibility upgrade (\$100,000) is a requirement to get someone in a wheelchair from the track area down to the ice surface for special events such as the Home and Leisure Show. Currently, they have to go out of the building around to the back to the Zamboni entrance to access the main floor (ice surface) of the building. The Fitness equipment is a regular replacement schedule for busy fitness equipment.

Planning & Development

This is in completion of Downtown Revitalization Phase 1 wayfinding signage. This project will tie together nicely with the upcoming Roger Brooks recommendations from the community consultation and survey. The CIP – Keewatin Development will be moved to the deleted list and staff can come back with a plan on what they specifically want to do with these funds. The \$500,000 would be for Engineering to look at putting together more engineering designs for the DTR Phase 3. A plan should be in place so that if funding opportunities do come available to continue works, the engineering plans are shovel ready. There are infrastructure issues in the Second Street area that are going to need to be addressed in the immediate future. It makes a significant difference when funding opportunities present themselves when we have drawings and details ready with an engineering proposed construction plan.

Index #8 Long Term Debt Projects

Roads-16th Avenue Railway Crossing

This has been a long standing issue with Transport Canada, as well as CPR. Most recently, the issue started with the school bus being stuck on the tracks at this location. Numerous discussions have taken place regarding what the solution is to this crossing. There were some minor adjustments and attempts in 2011 for public awareness campaigns to raise awareness in the safety issues at this intersection. In 2012 we are looking at the engineering components of the solution with construction in 2013. Transport Canada has advised us that we need to take steps to correct the situation. It has been suggested that the crossing be closed, however, Engineering is looking at various options.

Bridges

The topic of our bridges infrastructure is still at a very critical level. Bridges are going to have to be closed if these can't get fixed in the very near future. This is a scary situation where every year that we don't do something, is another year that we are

going to have to do so much more. This issue is going forward to ROMA/OGRA and Mayor Canfield has been advocating strongly through NOMA and AMO to the Ministers for assistance with these bridges. Councillor Smith suggested that we focus more on the Stantec report which includes information on the bridges presentation to the Ministers. Rick Perchuk indicated that it is critical that we do something now and with the 19 structures that Kenora is responsible for, it is a unique situation in the Province thanks to the downloading. When we have the extent of infrastructure that is out there with the money we have to put in they are longer than the lifecycle.

KRC Complex

Twinning of the Thistles Rink was included for Council to note that Colleen will be coming back with a recreation master strategy that will take a look at the master plan and the recreation facility analysis.

Other Cultural – Convention/Performing Arts Auditorium

This has been on Council's radar for a long time, however, this is a long term debt which no funding is available for this project.

Tourism-Norman Transportation Park

This is a project that was spearheaded by the previous Council and they were looking at a whole concept for the park. They looked at using a funding program which we were unsuccessful in receiving the funds. Unless a funding opportunity became available, it will not be pursued at this time.

Infrastructure

Jack Robinson Park – Kenora could not obtain access off Highway 17A for a rest stop so they have looked at a back-up project. Operations has identified the intersection of Rabbit Lake/Veterans Drive/Rabbit Lake hill and would remove the house that is in that area and add a parking/rest stop area. It would have access from the by-pass.

Downtown Revitalization Phase 3 and 4 – Each project has associated costs with each component with trying to work from the centre out. Council will review and identify which area they wish to move onto next, keeping in mind the highest priority of underground infrastructure replacement needed.

Index #9 Unusual Spending

These items have been recommended for spending in 2012.

City Hall

There is a need for exterior repairs to City Hall (\$35,000) as well as the replacement of the condenser cooling tower (\$65,000) for City Hall.

Rentals

There is a need for the Keewatin Fire Hall building that also has tenants in the above spaces to have some painting and floor replacement done (\$30,000).

Bridge Maintenance

There is a requirement to have a structural analysis on bridges and pedestrian walkways. The \$110,000 is to perform this audit and identify the immediate repairs as well as long term strategy for the bridge maintenance.

Parking Rentals

There is a need to do some concrete rehabilitation and lighting replacement in the parkade on Matheson Street. This would include more efficient lighting and the parkade concrete damage in the structure from freeze/thaw issues and joint repairs.

Docks

We have close to 100 dock slips in inventory and there is a need to replace certain sections.

Parks

When the Harbourfront Pavilion renovations were done there was not enough budget dollars left to complete the project. The exterior door and counter space need to now be completed.

Coney Island

The picnic shelter is a carry-over project that did not get finished in 2011 due to time constraints. The roof is in need of repair and we would also provide for a wind break between the stage area.

Ball field

In the Keewatin ball park portage bay – original roof on the concession, the shingles and roof need repair

Kenora Public Library

The facilities review of all City buildings, there is painting that needs to be done along with window and flooring replacement and the HVAC control system replacement at the Kenora Public Library.

Museum

The furnace at the Museum is in definite need of replacement and the outside walkway and wayfinding signage need improvement.

Planning Operations

Downtown façade improvement is an ongoing program where the City provides a \$20,000 grant to successful business applicants for façade improvements to their business. The CIP Keewatin implementation would be deleted.

Tourism

The concrete walkway is for the walk down to the dock structure at the Discovery Centre. There are dock sections that were earmarked from the work on the Harbourfront to relocate to the Discovery Centre. It was noted that there is no form of back up heat for the Discovery Centre building should the heat coil system in place fail. John Nabb, Facilities Coordinator indicated that this project could be deleted as the system in place is working very well.

Index #10 Deleted Projects

Karen noted that we have cut \$3,354,000 in total projects. There is a \$24.3 million dollar requirement in the next 5 years in what we think we should be spending, but we are not.

Protection

The requested photocopier will be replaced with the copier from the 3rd floor of City Hall upon its replacement. The Chief's car was removed as not considered a priority at this time and the fire boat was removed as no funding available at this time.

Transportation-Roads/Bridges/Transit

Rick identified several surface treated roads, gravel roads and paving projects that had to be deleted or decreased at this time as no funding is available for 2012. In 2011 the Roads Department did extensive works and it was identified that this area could be reduced for the current year.

We are trying to coordinate the purchases of buses to access funding that becomes available if we purchase the two transits together.

The street lighting project was more of a cosmetic program than an infrastructure need and has been identified as not a priority at this time.

The Coney north structural review was a request by the MS Kenora to determine what needs to be done there for a larger boat to dock there to drop or pick up public. The Commission will more than likely feel that this is a priority project and bring forward. There are no structural engineers on City staff and we want to have qualified reports from engineers to guarantee a structure is safe.

There is no current plan in place for the Operations roof replacement. They are having significant issues with ravens and damages to the roof. Operations will continue to review and develop a plan on how to move forward with these repairs.

The GPS survey equipment for the rotation on replacement was pushed back due to budget constraints. As vehicles are purchased, they are being installed with GPS units.

Environmental

The storage building project was shifted as no funding is available at this time.

Cemetery

There were funds set aside to purchase property for cemetery expansion in the future, however, with the recent development and the purchase has taken place of adjacent properties, this project was deleted. Operations have looked at a solar lighting project as well as an outdoor kiosk and handheld GPS for visitors to the cemetery could locate cemetery information, however, this project has no funding available at this time.

Recreation & Cultural

There were numerous park projects that are being held for the beaches, parks and trails priorities. Karen identified that staff need to come back to Council with an overall plan with a Council buy in to the priorities and project areas. Councillor Smith

identified that there is a volunteer group that is ready to go with a dog park and will be coming forward to Council with their plan.

There is a problem with the flooding and high water on the west field at the Portage Bay ballfields and the field should be relocated. All of these projects have been pushed back until the beaches, parks and trails priorities are set. There is also the facilities analysis and reviewing the consolidation of the ball fields. There needs to be a longer term strategy prepared before moving forward.

There are three sets of tennis courts in the City and until we have a consolidated strategy this project will be removed.

The Kenora Public Library is looking for 3 additional parking spots behind the Library which would remove their green space and would include a disabled parking spot, and spaces for parents with young children or expectant mothers. Karen recommends that this project come back to move forward for 2012.

A few other minor small projects in deleted projects include the crawl space coverage for City Hall and the upper parking lot for the Discovery Centre.

Annual Roads & Bridges Infrastructure Under Spending

Karen noted that staff are quite concerned that we are under spending in our capital program. The program is slowly decreasing and this is how we have done it for years, however, we have millions of dollars in infrastructure under spending primarily being roads and bridges. Our program is slowly shrinking from inflation and the longer we leave some of these major infrastructure projects the more they will cost each year to repair. Karen suggested that we add 2% to our tax rate each year and put it towards capital and Council needs to understand the infrastructure deficit is huge.

2. Council Direction

Council is supportive of the capital budget moving forward as presented today with the amendments that were recommended.

3. Motion to Adjourn

Moved by R. McMillan, Seconded by R. McKay & Carried:-

That this meeting now be declared closed at 11:47 a.m.