

Council Meeting Minutes Tuesday, October 25, 2011 9:30 a.m. Council Chambers, Town Hall

Mayor M. Morrison

D. Beffort

N. deBoer (Arrived at 9:52 a.m., left at 12:00 p.m. – Personal Business)

P. Foley

G. McClure (Arrived at 9:41 a.m.)

R. Mezzapelli

R. Paterak

A. Thompson

R. Whitehead (Absent - Illness)

Chief Administrative Officer: D. Barnes

Fire Chief: B. Bigrigg

Director of Public Works: C. Campbell

Director of Development Approval & Planning Policy: M. Hall Corporate Communication Manager: L. Johnston

Council/Committee Co-ordinator: B. Karrandjas

Director/Chief Financial Officer/Deputy CAO: R. Kaufman

Director of Administration/Town Clerk: K. Landry Manager of Economic Development: N. Lingard

Chief Librarian: B. Manson

Director of Parks & Recreation: K. Scott

Treasurer: F. Wong

Other Staff Present Specific Items Only

Manager of Parks/Landscape Architect: B. Baird Manager of Regulatory Services: L. Butko

Manager of Engineering: J. Hasselbacher

Senior Financial Analyst: K. Jackson

Manager of Finance: K. Kocialek

Deputy Fire Chief: T. Lippers

Senior Financial Analyst: R. Ouellette

Economic Development Officer: B. Roberts

Manager of CCRW: W. Rowland

Manager of Specialized Programmes: H. Savage Business Manager of Arenas & Pools: G. Young

Manager of Public Works: L. Zidar

1. CALL TO ORDER

Mayor Morrison called the meeting to order at 9:38 a.m.

2. APPROVAL OF AGENDA

Moved by P. Foley - Seconded by R. Mezzapelli

2011-656

That the agenda for the October 25, 2011 Regular Council Meeting, be approved.

Carried.

3. DISCLOSURE OF PECUNIARY INTEREST

(i) Councillor Thompson disclosed a pecuniary interest with respect to Delegation #1 and also the receipt of Correspondence #12 as he is a Director for the Peel Soil & Crop Association. He vacated his seat at the table and did not partake in any discussion or voting on these matters.

4. PRAYER AND O CANADA

Councillor Thompson opened the meeting with a prayer.

5. <u>SUMMARY OF ADDENDUM ITEMS</u> – None.

6. COUNCIL WORKSHOP

Moved by R. Mezzapelli - Seconded by R. Paterak

2011-657

That Council convene into Council Workshop.

Carried.

1. Capital Budget.

Fuwing Wong, Treasurer provided the following information:

2012 Budget Schedule

October 25 and 26

- Council Workshop (Capital, Agricultural Grant Delegations & Operating Budget)
- 9:30 a.m. Town Hall Council Chambers

November 8

- Council Budget Meeting Capital Budget Review
- 9:30 a.m. Town Hall Council Chambers

November 22

- Council Budget Meeting Business Plans & Operation Budget Review
- 9:30 a.m. Town Hall Council Chambers

November 28

- Town Hall Public Meeting on 2012 Budget
- 7:00 p.m. Inglewood Community Centre

November 30

- Town Hall Public Meeting on 2012 Budget
- 7:00 p.m. CCRW Training Room

December 6

- · Council Budget Meeting Finalization and Approval
- 7:00 p.m. Town Hall Council Chambers

2012 Approved Budget

Capital Budget Basics

- 2 Main components of the Capital Budget/Forecast:
- 1. Capital Project Spending How much will be spent and on what?
- 2. Capital Project Funding Where will the money come from?

Example: \$1M Johnston Sports Park Project (2011 Capital Project #11-15)

- Capital Project Spending \$1M for Phase I outdoor soccer facility Design & Construction
- 2. Capital Project Funding \$1M funding from Tax Levy Capital Funding \$0.2M & Development Charge Reserve Funds \$0.8M

Sources of Capital Funding

- Grants
 - Infrastructure Stimulus
 - Federal Gas Tax (\$3.2M annually); Pan Am Games (\$6.8M Federal/Provincial grant)
- Tax Levy Funded Capital Program
 - A portion of the Operating Budget (property taxes) used to fund capital each vear
 - Current base level of funding from the operating budget \$6.6M
- Capital Repair/Replacement Reserve Funds
 - Approximately \$0.4M built into the Operating Budget (property taxes and user fees) to fund Capital repairs, replacements, improvements
 - Six different reserve funds for different departments with annual contributions ranging from \$5K (shelving reserve fund) to \$102K (facility repair and reinvestment reserve fund)

- Development Charge (DC) Reserve Funds
 - Assessments against land development projects in order to help fund the cost of capital infrastructure needed to service growth
 - DC's generally do not fund 100% of growth-related capital infrastructure

Developer Funding

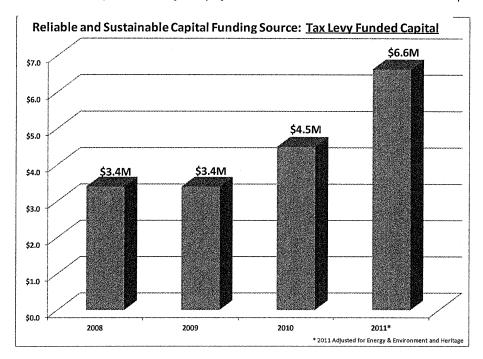
 Developers may voluntarily contribute towards capital project via written agreements with the Town (e.g. Comprehensive Adaptive Management Plan or CAMP)

• Other Reserve Funds

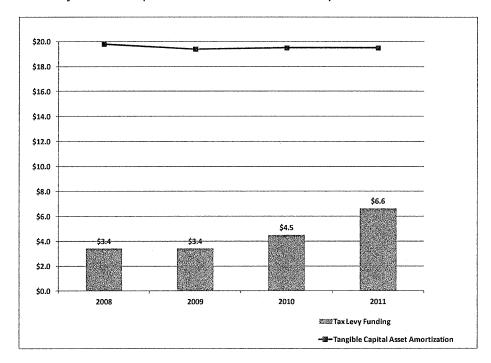
 Hydro, Accessibility, Cash in Lieu of Parkland Dedication, Cash in Lieu of Parking, Corporate Energy

Debenture

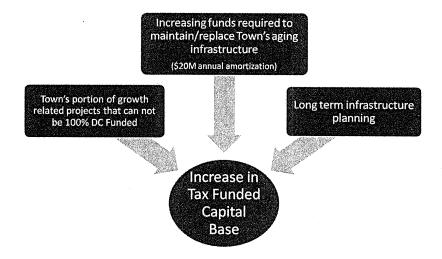
• Debt financing of capital projects – debenture repaid over the life of the capital asset by tax payers who will receive benefit from the capital asset.



Tax Levy Funded Capital vs Annual Amortization/Depreciation

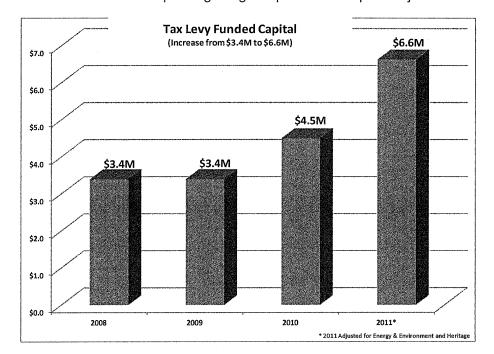


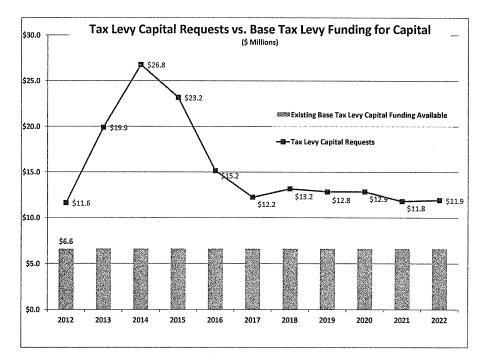
Infrastructure Deficit - Impact on Tax Funded Capital



2012 10 -Year Capital Forecast

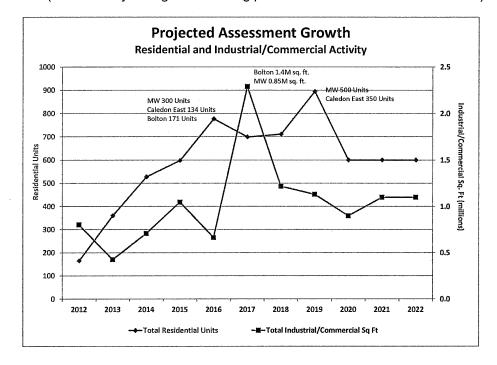
- 1. 10-year proposed financial plan
- 2. Basic Principles for a multi-year Long Term Plan
 - a. Long-term Tax Levy Capital Funding Model (Assessment Growth/CI Assessment Growth)
 - b. Baseline Capital and Major Capital Projects outside the base model
 - c. Existing first/Growth Second Priority
 - d. Terms of Council funding methodology
 - e. Use of Reserve Funds Departmental vs Consolidated; Hydro Reserve Fund
 - f. Gas Tax Funding
 - g. Development Charges Funding
 - h. Use of Debt, Debt Policy, Debt Limit
 - i. Use of One-time Infrastructure Grants other levels of government
 - j. Other issues
 - TCA Optimization/TCA redundancy TCA duplication
 - Legacy Projects
 - Improved Capital Budget policies
 - Operating Budget Impacts from Capital Projects

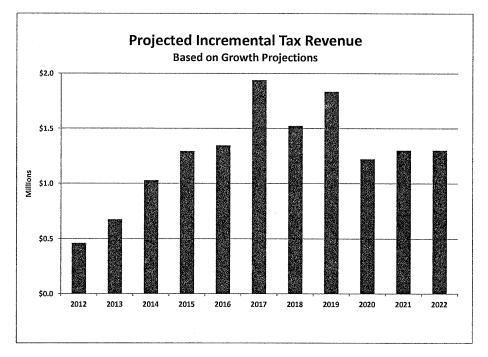


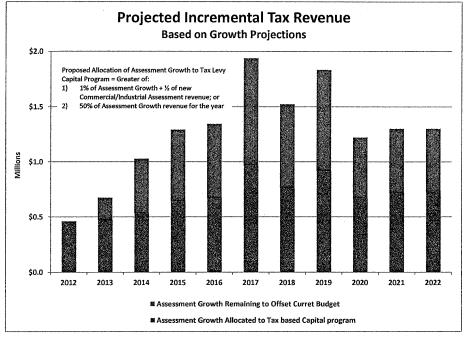


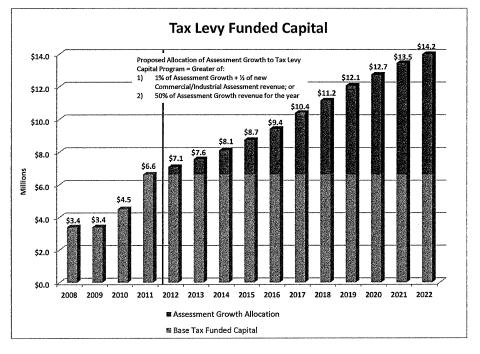
Projected Assessment Growth Assessment Growth Assumptions

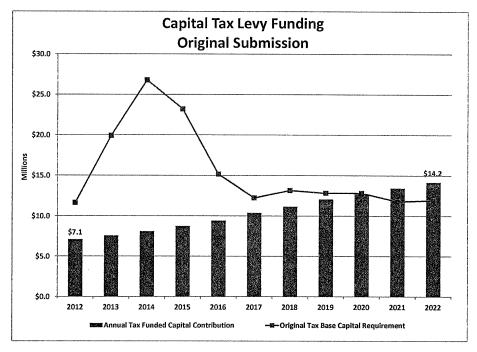
- Based on Development Approval & Planning Policy building permit activity forecast
 - Best information available today on when building permits will be pulled, number of residential units, square feet of industrial/commercial space
 - Considered constraints such as maximum 500 residential building permits per year in Mayfield West (MW) – assumed 500 maximum/year will be reached 2014-2016
- Residential and Industrial/Commercial Growth Forecast used to:
 - Project Development Charge Revenues over the next 10 years based on current DC rates;
 - o Incremental Tax Revenues from growth in property tax assessment (assumed 3-year lag from Building permit issuance to MPAC assessment)

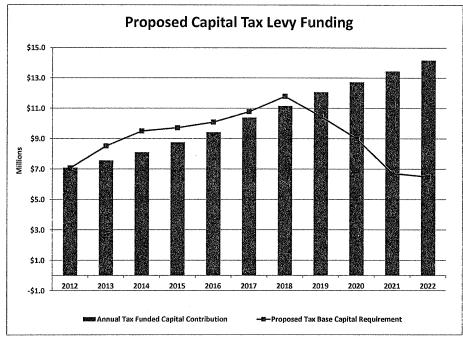


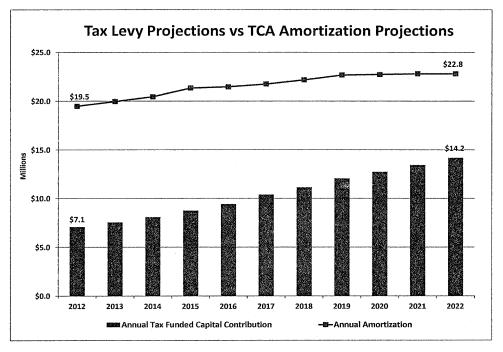




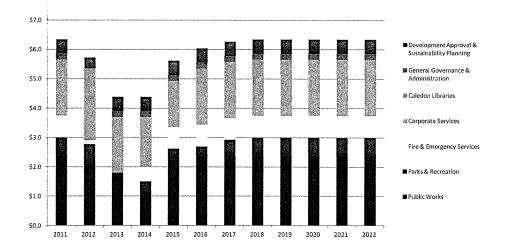




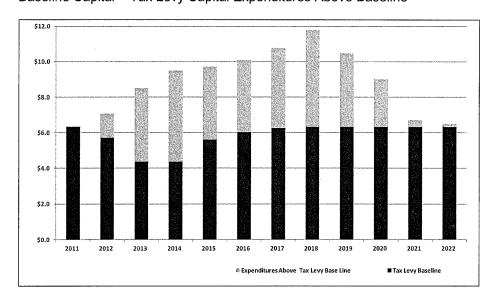




Baseline Capital Expenditure Model (\$ Millions)



Baseline Capital + Tax Levy Capital Expenditures Above Baseline



Full List of Above Baseline Tax Funded Capital Expenditures (Current as of October 2011 – Will evolve as Town has better Asset Management Plan information and as priorities change)

			Year										
		al Tax					Τ	·	<u> </u>			,	T
Project		ai Tax evy	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Humber Stn slope stabilization	\$	0.10		\$ 0.10									
Dominion St Slope Stabilization	\$	1,00			\$ 1.00		I			I	Ī	T	T
1a. MW Road Construction: Kennedy Road	Ś	0.22			\$ 0.22		1			1	1	1	1
1f. MW Road Construction: Kennedy Road	Ś	0.10				\$ 0.10	1						
Caledon East Concrete Rd	s	2.80						\$ 1.40	\$ 1.40				1
3a. MW Road Construction: Old School Road	Ś	0.30							\$ 0.30	1			1
Yard 2 upgrades : Storage Dome	Ś	0.30			\$ 0.30		1				i	i	1
Albion Bolton Community Centre Parking Lot							<u> </u>				·	·	1
Pavement	Ś	0.50		\$ 0.50		l	l	ĺ		1	I		1
Albion Bolton Community Centre-Replace arena roof	Ś	0.75		\$ 0.75				i					1
CCRW/North Hill - Parking Lot Paving	Ś	0.16		·	\$ 0.16			·			 		T
Mayfield West CC-Design and Construct	Ś	2.74			\$ 0.14	\$ 0.65	\$ 0.65	\$ 0.65	\$ 0.65		<u> </u>	<u> </u>	1
Albion Bolton Community Centre-Replace remaining	<u> </u>								 	·	†	†	1
roof area	ś	0.30				\$ 0.30		ŀ	l	İ	1	1	1
Mayfield Recreation Complex-roof replacement	\$	0.63				\$ 0.63					 	 	1
Lloyd Wilson Centennial Arena-Arena floor and boards	Ś	0.50				\$ 0.50						t	1
	\$	0.63				\$ 0.50	\$ 0.63						
Mayfield Recreation Complex-roof replacement									 		 	+	
Lloyd Wilson Centennial Arena-Arena floor and boards	\$	0.50					\$ 0.50		ļ				
Mayfield Recreation Complex-Arena floor and boards	\$	1.00					\$ 0.50	\$ 0.50					
Caledon Community Complex-Fitness & Fieldhouse	ŀ							l	l		l		i
addition	\$	0.96					\$ 0.10	\$ 0.43	\$ 0.43				
Albion Bolton Community Centre-Front Entrance	ŀ					1		i	1				1
Washrooms	\$	0.60							\$ 0.60				
Caledon East Skateboard Park	\$	0.10							\$ 0.10				
Fernbrook Neighbourhood Park	\$	0.04		\$ 0.04									
Johnston Sports Park II - V: Outdoor Component	\$	0.76		\$ 0.20	\$ 0.20	\$ 0.20	\$ 0.16						
Mayfield West Community Park	\$	0.60		\$ 0.12	\$ 0.12			\$ 0.12				\$ 0.12	\$ 0.12
Mayfield West Neighbourhood Park	\$	0.04				\$ 0.04							
Mayfield West Special Purpose Park	\$	0.10					\$ 0.10						
Mayfield West II Tournament Park Phase I - IV	\$	0.92							\$ 0.23	\$ 0.23			<u> </u>
Mayfield West II Trail Development	\$	0.29						L	\$ 0.17		\$ 0.04	\$ 0.04	\$ 0.04
Mayfield West II Neighbourhood Park	\$	0.04								\$ 0.04			
Johnston Sports Park- Indoor Recreation Component	\$	2,00					<u> </u>	l		\$ 1.00	\$ 1.00		
Replace the Peel Region/Caledon Fire Radio System	\$	1.22	\$ 0.33	\$ 0.30	\$ 0.59								1
Bolton Fire Station	\$	3.87	\$ 0.67	\$ 1,60	\$ 1.60								
New Fire Station located between Mayfield West and													
Bolton - Design & Construction	\$	0.81							\$ 0.06	\$ 0.75			i
Contamination restoration of Public Works yard #3	Ś	0.10		\$ 0.10							1		
Town Hall Expansion	\$	4.40			\$ 0.40	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00		1		
Court House - Expansion	\$	1.67							l	\$ 1.67			
Records centre shelving	\$	0.15								\$ 0.15			
Animal Shelter Facility	S	1.10									\$ 1.10		
Build New Mayfield West Branch	Ś	1.68				\$ 0.42	\$ 0.42	\$ 0.42	\$ 0.42	I		1	
Major Refurbishment of Bolton Branch - Design &								I	I	I		1	T T
Construct	\$	0.40				1		l	\$ 0.10	\$ 0.30	1	L	1
Bolton Settlement Area Expansion Studies	Ś	1.15	\$ 0.35	\$ 0.42	\$ 0.38			l		l			
Official Plan Review	Ś	0.57				\$ 0.26		l		Γ	\$ 0.31	1	
Circle Flat Nevici	Ś	36.10	\$ 1.35	\$ 4.13	\$ 5.11	\$ 4.10	\$ 4.06	\$ 4.52	\$ 5.46	\$ 4.14		\$ 0.39	\$ 0.16

Term of Council Concept

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1a. MW Road Construction: Kennedy Road	\$	0.22		100	\$ 0.22		7 1 3 7 7 3						-
1f. MW Road Construction: Kennedy Road	S	0.10			3.0.22	S 0.10	April 17 april		2.50				-
Caledon East Concrete Rd	Ś	2.80		4 1 2 2 2 2 2	7050 00000	3.0.10	100	\$ 1.40	\$ 1.40				
3a. MW Road Construction: Old School Road	Ś	0.30	(Claim Co.	0.15.1				5 1,40	\$ 0.30	8		and the second	-
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Pavement	5	0.50		\$ 0.50		26 A 5 A 16	100 A 100 A 100 A		(A) #8 (# 4)				
Albion Bolton Community Centre-Replace arena roof	S	0.75	155 Sept. 145 Sept. 155 Se	\$ 0.75	And Table	feed at the same	100						-
CCRW/North Hill - Parking Lot Paving	S	0.16	22013702020	3.0.75	\$ 0.16				400		-	12000	
Mayfield West CC-Design and Construct	\$	2.74		2000	5 0.16	5 0.65	\$ 0.65	\$ 0.65	China - S D Pri Confer				
Albion Bolton Community Centre-Replace remaining	1-2-	2.74			5 U.14	5 9.65	3 U.65	\$ 0.65	\$ 0.65			1,211 1,211	
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Mayfield Recreation Complex-roof replacement	S	0.63		45 14 14 14 14		5 0 63	AND THE RESERVE OF THE PERSON		Wild State of		1 Aug 2 12 Aug	1000	1000
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Lloyd Wilson Centennial Arena-Arena floor and boards		0.50		1000000		\$ 0.50		Marie Sang	86 S S S S S	1		100 300 1000	
Mayfield Recreation Complex-roof replacement	\$	0.63		Assessment	200	200	\$ 0.63		1000				
Lloyd Wilson Centennial Arena-Arena floor and boards	\$_	0.50	2000	10.00		250000	\$ 0.50		100				
Mayfield Recreation Complex-Arena floor and boards	\$	1.00				en en	\$ 0.50	\$ 0.50	Editor Services			100	
Caledon Community Complex-Fitness & Fieldhouse				Sections			ALC: NO	Mary Control	ALC: NO PAR	1.00	100	14.44.5	1,713.4
addition	\$	0.96					\$ 0.10	S 0.43	5 0.43				
Albion Bolton Community Centre-Front Entrance				2000	202	排 5年前			8-23-23	100000000000000000000000000000000000000	44111		
Washrooms	\$	0.60		The state of			Mar And Rev etc.		S 0.60				
Caledon East Skateboard Park	\$	0.10	nuntialis.	460 500	AND SERVICE	CASS AVE	NEW AND AND	Programme and the	8 0 10				
Fernbrook Neighbourhood Park	\$	0.04	476 33 65	\$ 0.04	35.50 Mary	NAME OF STREET	STATE OF STATE	使用的"性"	英字型 特色		August 1997	1.50	
Johnston Sports Park II - V: Outdoor Component	\$	0.76	60 (S) (S) (S)	\$ 0.20	\$ 0.20	\$ 0.20	S 0.16	31. OK.	972970050		7.5	2000	
Mayfield West Community Park	\$	0.60	高州州市	\$ 0.12	\$ 0.12	5 6 全部基础		S 0.12	(2)	and Court		S 0.12	S 0.1
Mayfield West Neighbourhood Park	\$	0.04	ARCHOOSE.	-2017/01/2015		\$ 0.041	10000	497.70	建设设置	100000			-
Mayfield West Special Purpose Park	\$	0.10		41.00	Sec. 16. 18. 18.	100	S-0.10	Land British	(A) 188, 186, 44	4.71.27.47			
Mayfield West I! Tournament Park Phase I - IV	.\$	0.92				March Ask		医型炉料 (1888)	\$ 0.23	\$ 0.23	\$ 0.23	\$ 0.23	
Mayfield West II Trail Development	\$	0.29	644763644	建筑线图域			420 344 60	100 100	S 0.17		\$ 0.04	\$ 0.04	\$ 0.0
Mayfield West II Neighbourhood Park	\$	0.04	366	-M-96 - 35 - VIII-S	2001/2007	建筑。是海绵 体	1450 F 48450	New Park Sec	Sales and	\$ 0.04	7.000		
Johnston Sports Park- Indoor Recreation Component	\$	2.00		40.95 (0.76)	46.00000		SAFE SE	district form	WWW.	\$ 1.00	\$ 1.00	11111111111111111	
Replace the Peel Region/Caledon Fire Radio System	Ś	1.22	\$ 0.33	\$ 0.30	\$ 0.59		的特别能力能		20-10-20-00			1174.1	45.75
Bolton Fire Station	Ś	3.87	\$ 0.67	\$ 1.60	\$ 1.60	10.00	A. C. Marie	100 No. 100	1960012013		33.5	1.3	200
New Fire Station located between Mayfield West and					275,000	9457			68.65				
Bolton - Design & Construction	s	0.81							5006	S 0.75			
Contamination restoration of Public Works yard #3	5	0.10	95,197,646	\$ 0.10	66 WARS	W. A. P. J. W.	10 mg 10 Mg	death, and	110 M 11 M	2 5.73			
Town Hall Expansion	Ś	4.40		2000	S 0.40	\$ 1.00	\$ 1.00	Charles de Carrier ()	\$ 1.00				
Court House - Expansion	Ś	1.67				4 3 3 4 4	5.00	3.2.00	3 1.00	\$ 1.67			
Records centre shelving	Ś	0.15	250,000,000		107 10 100			STATE OF STREET	40.00	S 0.15			-
Animal Shelter Facility	Ś	1.10							682 CB63	20,13	S 1.10		-
Build New Mayfield West Branch	Ś	1.68	W. 2. 18 S. 18 S.		2.00 Velocio	S 0.42	5.0.42	\$ 0.42	5 0 42		<u> </u>		-
Major Refurbishment of Bolton Branch - Design &	<u> </u>	1.00	200.000	38212332			CONTROL NO.	100	100				-
Construct	s	0.40							S 0.10	\$ 0.30			
Bolton Settlement Area Expansion Studies	\$	1.15	\$ 0.35	\$ 0.42	\$ 0.38				DC 10.10	3 0.30			-
Official Plan Review	s s	0.57	J U.33	J U.42	J. U.38	\$ 0.26	6.572	eran artistantida Territoria	0501965 CS		\$ 0.31		
Total	Ś	36.10	S 1.35	\$ 4.13	\$ 5.11	S 4.10	\$ 4.06	\$ 4.52	\$ 5.46	\$ 4.14			
· 	_~_	30.10		Contract Con		District Control of the	タイプラント リアル		です。	3 4.14	\$ 2.68	\$ 0.39	\$ 0.1

Example of 2012 Term of Council Approved Request

					Year			
Project		Total Project Value		tal Tax _evy	2012	2013	2014	
Bolton Fire Station*	\$	4.47	\$	3.87	\$ 0.67	\$ 1.60	\$ 1.60	
Bolton Settlement Area Expansion Studies	\$	1.15	\$	1.15	\$ 0.35	\$ 0.42	\$ 0.38	
Replace the Peel Region/Caledon Fire Radio System**	\$	1.40	\$	1.22	\$ 0.33	\$ 0.30	\$ 0.59	
Grand Total	\$	7.02	\$	6.24	\$ 1.35	\$ 2.32	\$ 2.57	
	'							
Term of Council						2011-201	4	

^{*}Bolton Fire Station: 2011 included Design for \$0.2M

Major Projects Not Included in 10-Year Projection

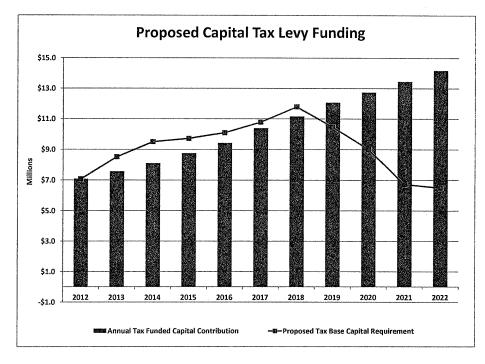
- Pending Feasibility, Optimization of Asset Studies
 - New Works Yard
 - Caledon Village Pool
 - Fire Station Renovations/Expansions at Caledon Village, Mono Mills, Alton
 - Fire Training Facility
- Secondary Plan Expansions
 - Growth-related infrastructure required for Mayfield West II, Coleraine West, Tullamore
 - Pending Outcome Secondary Plan Studies (e.g. Traffic, Storm Water Management)
 - Will be included in next Development Charge update, if studies completed
 - Will require developer front-ending/Development Charge Credit agreement
- Land Acquisition for Mayfield West II Tournament Park
 - Approximately 40 acres required; Council direction to purchase 100 acres
 - 100 acres of Land estimated to cost \$10M to \$20M depending on location
 - 100 acres not available within the MW II area
 - Cash in Lieu of Parkland Dedication reserve fund projections need further work, however, projected to have less than \$5M by 2022 (with no expenditures projected other than the repayment for the Johnston Sports Park land purchase)

^{**} Replace the Peel Region/Caledon Fire Radio System: Previously Approved by Council

- Town Studies
 - Victoria Employment Study \$0.9M
 - Snell's Hollow Secondary Plan (Phase II) Residential Policy Area A \$0.5M
 - Official Plan Policy Implementation \$0.2M

Use of Reserve Funds for Capital Forecast

- Baseline and Above Baseline Capital model was developed to match the tax levy funding expected over the next 10 years (2013 – 2022), terms of Council, and other funding sources
- Current growth projections still indicates a shortfall of Tax Levy Funding
- Consideration should be given to supplement Tax Levy Funding with Reserve Funding



Capital Reserve Funds

Currently several capital reserve funds established for different departments:

Reserve Fund	Balance (\$ 000's
Fleet Equipment	\$9
Shelving	\$10
Animal Services	\$48
Ice Resurfacer	\$136
Fire	\$181
Facility Repair & Reinvestment	<u>\$517</u>
•	
Current Balance	<u>\$901</u>

- Annual contributions to the reserve funds approximately \$400K (primarily from tax revenues; ice resurfacer based on ice rental surcharge)
- Proposal:
 - Consolidate the various capital reserve funds into one capital repairs and maintenance reserve fund for the Town
 - Use reserve fund to supplement projected shortfalls in tax levy funded capital projects that are repair/replacement in nature
 - Implement a special charge for facility/equipment repair, maintenance, replacement on user fees

Hydro Reserve Fund Background Information

Caledon Hydro Purchase - 1997

- Purchased Ontario Hydro assets for \$29M
- Purchase was debt financed \$29M, 20 year amortization, 5.65%-6.65% interest (External Debt)

Caledon Hydro Sale - 2000

Assets sold to Ontario Hydro for \$54.4M

Hydro Reserve Fund Established

 \$25.9M of the proceeds from the Hydro sale established the Hydro reserve fund to convert Hydro Assets to Town Assets

- Approved Infrastructure investments such as Roads hard surfacing, the Caledon Centre for Recreation and Wellness utilized reserve funds as internal debt
- Internal repayments will rebuild the Caledon Hydro Reserve Fund to support the Asset Management Plan and the anticipated shortfall in the Town's Debt Retirement Fund starting in 2016

Debt Retirement Fund Established (at the Region of Peel)

- Established at the Region to retire debt incurred in 1997
- Town paid \$29M from 2003-2006 to the Debt Retirement Fund to cover principal and interest payments on the outstanding debt

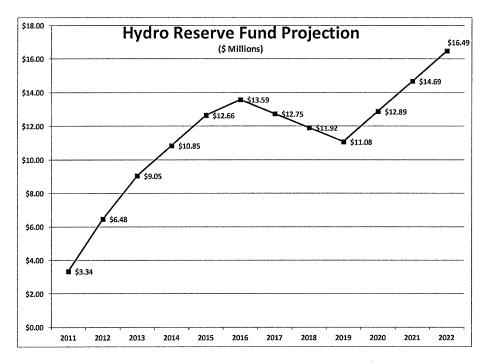
Shortfall in Debt Retirement Fund

Caledon Hydro Debenture

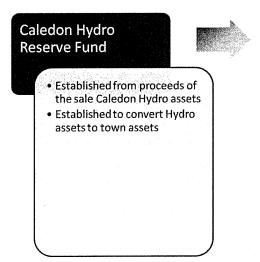
• Fixed Principal and Interest Payments of over \$2M per year to maturity, 2019

Debt Retirement Fund Established (at the Region of Peel)

- Between 2003 to 2006, \$29M paid into a debt retirement fund, held at the Region of Peel, to cover principal & interest payments on the outstanding debt
- Projected variable interest income + original \$29M was to pay for the annual fixed interest debenture payments
- Due to current economic conditions, projections on interest income for the Debt Retirement Fund have been revised downwards:
 - Fund projected to be able to fund Hydro Debt Payments to 2015/2016
 - Projected \$8.8M shortfall in Debt Retirement Fund Debt payments from 2016 to 2019



Proposed Renaming of Caledon Hydro Reserve Fund



Capital Asset Replacement Fund

- Representation of Capital Asset Needs
- Support of Asset Management Plan
- Additional funding to address Town's \$20M existing tangible capital asset amortization costs
- Will also serve as a capital contingency and be used to cash flow the "Term of Council" methodology

Federal Gas Tax and Development Charges Funding

Federal Gas Tax Funding

- \$3.2M received annually; current Federal Gas Tax Agreement guarantees gas tax allocations to 2014
- 10-Year Forecast assumption that funding will continue beyond 2014 and will continue to be allocated to Roads (repair/replacement and growth-related roads)
- DC Update

Development Charges Funding

- Per Development Charges Act, DC revenues must be kept in separate funds based on service levels (e.g. Fire, Library, Parkland Development, POA Courts, Public Works, Animal Control, Recreation, Roads, Studies)
- Projections on DC revenues based on Residential, Industrial/Commercial Growth model outlined on slides 11 & 12
- Proposed Baseline and Tax Levy Expenditures Above Baseline was developed to ensure that DC reserves, overall, would not be in a deficit
- However, some DC Reserves projected to be in a negative balance during the 10 years and by 2022

Growth Related Capital Program

(Source: 2009 Development Charges Background Study)

\$329M 10-year growth related capital program

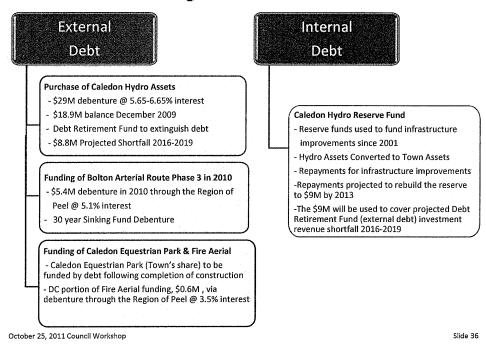
Growth-related infrastructure requirements (e.g. roads, libraries, recreation, fire)

\$237M Funded by Development Charges

\$87M Funded by the Town

(excluding \$5M of post-period benefit)

Existing Town Debt - Overview



Capital Infrastructure in 10-Year Projection Proposed to be Funded by Debt

Fleet equipment backlog

\$3.0M

2014

Caledon Equestrian Park

\$1,79M

(Total \$12.21M project; Fed./Prov. \$6.84M; Town, EMG, TRCA \$1.79M each) \$0.26M Palgrave Community Rooms

Mayfield West Library (DC Debenture) – part of last phase \$0.70M Bolton Library Major Refurbishment (DC Debenture) - Design \$0.40M

Bolton Library Major Refurbishment(DC Debenture)-Construction\$1.20M

Animal Shelter (DC Debenture)

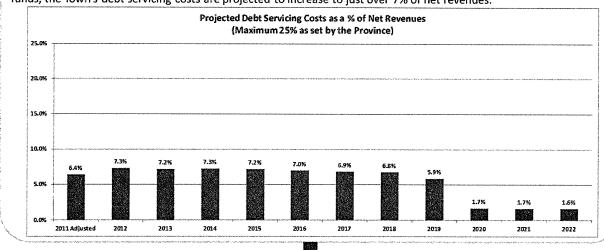
\$0.18M

External Debt - Annual Debt Repayment Limit

External Debt - Annual Debt Repayment Limit

Annual debt repayments/Debt servicing costs may not exceed 25% of revenues, as set by the Province of Ontario

2011 ARL Statement from Province states that the Town of Caledon is utilizing 6.3% of net revenues to service debt. Based on the recently approved debt-financing projects (B.A.R., Fire Aerial, C.E.P.) proposed debt-financing projects in the 10-Year Capital Forecast, projected growth in assessment revenue, and conservative interest on debt retirement funds, the Town's debt servicing costs are projected to increase to just over 7% of net revenues:



Debt servicing costs are projected to be well within the maximum 25% set by the Province Proposed establishment of a Town Debt Policy: Debt Servicing Costs Not to Exceed 10% of Net Revenues

One-Time Infrastructure Grants

- Recent one-time Infrastructure Grants:
 - Community Adjustment Fund (CAF) grant \$7M (100%) grant for Phase II ice pad at Caledon Community Complex
 - Recreation Infrastructure Canada (RInC) grant Federal and Provincial governments provided 2/3 funding for projects; Town 1/3 contribution
- Current Grant for Caledon Equestrian Park:

\$12.21M Town-owned facility

(\$6.84M) or 56% Federal and Provincial Grant funding

(\$3.58M) Local Partner funding (EMG, TRCA \$1.79M each)

\$1.79M Balance is Town of Caledon's Share to be debentured in 2014 (after construction)

10-Year Capital Forecast - Other Issues

- Tangible Capital Asset (TCA) Optimization
 - Study is currently underway for Yard Optimization
 - Further work will be required to identify TCA redundancy/duplication and optimal tangible capital asset/capital infrastructure replacement
- Legacy Projects
 - Focus of 10-year capital forecast has been on existing capital infrastructure
 - No funding identified in the 10-year capital forecast for legacy projects such as Arts Centre or Hospital
 - Legacy projects may require debt-financing, one-time grant funds and/or fund raising efforts
- Improved Capital Budget Policies
 - Implementation of 3 year maximum for capital projects
- Operating Budget Impacts of Capital Projects
 - Once built, Town infrastructure (e.g. new Libraries, Roads, Fire Stations, Recreational facilities) will require an increase to the operating budget for staffing, maintenance, utilities, etc..
 - DC's cannot be used to fund operating costs associated with growth-related infrastructure

- Next steps include estimating the standard costs of operating and maintaining new infrastructure incorporated into the 10-year forecast and phasing-in these impacts, if possible
- As Town user fees are reviewed by each department, staff start to incorporate special fees for facility/equipment repairs, maintenance and replacement

Cash In Lieu (CIL) of Parking Policy

Current

- Developers must provide land for parkland development:
 - Industrial, commercial, institutional 2% of gross land area
 - Residential 5% of gross land area or 1 ha for every 300 dwelling units
- Alternately, developers may pay the Town cash in lieu (CIL) or parkland dedication based on the market value of the land dedication
- All CIL payments are directed towards the CIL Parkland Dedication reserve fund for the purchase of parkland
- Development charges related to parks (outdoor recreation) cannot fund the purchase of park land
- Current balance in CIL Parkland Dedication reserve fund is \$63K with near future CIL payments committed to repaying the Hydro Reserve Fund for the purchase of the land for the Johnston Sports Park
- Long-term projections for the CIL Parkland Dedication reserve fund is less than \$4M by 2022
- This will be insufficient to fund a proposed 100 acre Tournament Park (land \$10M to \$20M)

Issues with Current CIL of Parkland Policy & Proposed Changes:

- 1. Collection of CIL payment is at Registration of Subdivision stage when property values are relatively low
 - Proposal to collect CIL at later stage in development process (e.g. Building Permit stage vs. Registration of Subdivision stage)
- 2. Current Marketing Value determined by Developer in some cases, Town in others
 - Proposal establish a standardize methodology to determine current market value
- Medium and high density development increases the demand for outdoor recreation but currently pay the same as single family homes over the same development footprint
 - Proposal to establish a unit fee for medium and high density residential condominiums
- 4. The CIL collected for consent/severance applications (\$1,623.64 per lot) is based on a rate of \$1,500 established in 2006/2007 and indexed at only 2% per year
 - Proposal to establish a current market value or each lot created
- 5. CIL is not collected
 - Proposal to establish a policy to collect CIL payments for a variety of property changes
- 1. Summary of Grant Requests.

Fuwing Wong, Treasurer provided an overview of the grant requests that were received.

Moved by R. Paterak - Seconded by R. Mezzapelli

2011-658

That Council rise out of Council Workshop.

Carried.

7. **DELEGATIONS**

1. Tim Armstrong, Peel Soil and Crop Association re: Municipal, Agricultural and Community Grants.

See Item 3(i) regarding Disclosure of Pecuniary Interest – Councillor Thompson.

Moved by R. Paterak – Seconded by P. Foley

2011-659

That the delegation of Tim Armstrong, Peel Soil and Crop Association regarding Municipal, Agricultural and Community Grants, be received.

Carried.

2. Doug Miller, Don Smith and Bernie Rochon, Caledon Canada Day re: Municipal, Agricultural and Community Grants.

Moved by R. Paterak - Seconded by D. Beffort

2011-660

That the delegation of Doug Miller, Don Smith and Bernie Rochon, Caledon Canada Day regarding Municipal, Agricultural and Community Grants, be received.

Carried.

3. Wayne Baguley, President, Headwaters Arts re: Municipal, Agricultural and Community Grants.

Moved by R. Paterak - Seconded by D. Beffort

2011-661

That the delegation of Wayne Baguley, President, Headwaters Arts regarding Municipal, Agricultural and Community Grants, be received.

Carried.

4. Edward Standish, Treasurer and Barb Shaughnessy, Caledon Agricultural Society re: Municipal, Agricultural and Community Grants.

Moved by R. Paterak - Seconded by P. Foley

2011-662

That the delegation of Edward Standish, Treasurer and Barb Shaughnessy, Caledon Agricultural Society regarding Municipal, Agricultural and Community Grants, be received.

Carried.

5. Diane Tolstoy, Volunteer Coordinator and Bernie Rochon, Caledon Operation Red Nose re: Municipal, Agricultural and Community Grants.

Moved by P. Foley - Seconded by R. Mezzapelli

2011-663

That the delegation of Diane Tolstoy, Volunteer Coordinator and Bernie Rochon, Caledon Operation Red Nose regarding Municipal, Agricultural and Community Grants, be received.

Carried.

6. Gordon Morton, President, Caledon Chamber Concerts re: Municipal, Agricultural and Community Grants.

Moved by R. Paterak – Seconded by A. Thompson

2011-664

That the delegation of Gordon Morton, President, Caledon Chamber Concerts regarding Municipal, Agricultural and Community Grants, be received.

Carried.

8. CORRESPONDENCE PACKAGE

See Item 3(i) regarding Disclosure of Pecuniary Interest – Councillor Thompson.

1. Moved by R. Mezzapelli – Seconded by R. Paterak

2011-665

That the correspondence items as listed in the correspondence package for the October 25, 2011, Council meeting, be received:

- 1. Albion & Bolton Agricultural Society re: Grant Request.
- 2. Caledon Agricultural Society re: Grant Request.
- 3. Caledon Canada Day Committee re: Grant Request.
- 4. Caledon Chamber Concerts re: Grant Request.
- 5. Caledon Community Services re: Grant Request.

- 6. Caledon/Dufferin Victim Services re: Grant Request.7. Headwaters Arts re: Grant Request.
- 8. Operation Red Nose Caledon re: Grant Request.
- 9. Peel 4-H Association re: Grant Request.
- 10. Peel-Dufferin Plowman's Association re: Grant Request.
- 11. Peel Federation of Agriculture re: Grant Request.
- 12. Peel Soil and Crop Association re: Grant Request.
- 13. Region of Peel Agricultural Society re: Grant Request.
- 14. Volunteer MBC re: Grant Request.

Carried.

9. <u>PUBLIC QUESTION PERIOD</u> – No one in attendance came forward.

10. **BY-LAWS**

Moved by R. Paterak - Seconded by R. Mezzapelli

2011-666

That the following by-laws be taken as read three times and finally passed in open council:

2011-142

To confirm the proceedings of the October 25, 2011 Council Meeting.

Carried.

11. **ADJOURNMENT**

On verbal motion moved by Councillor McClure and seconded by Councillor Paterak, Council adjourned at 2:05 p.m.

Karen Landry, Clerk