

Agenda Report

Report Date: March 23, 2001

Meeting Date: March 27, 2001

Subject: 2001 Interim Tax Billing

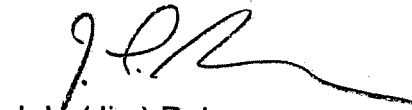
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Department Review:



D. Wuksinic
General Manager of Corporate Services

Recommended for Agenda:



J. L. (Jim) Rule
Chief Administrative Officer

Recommendation

That By-law 2001-90F be passed authorizing the 2001 Interim Tax Billing.

Executive Summary

Section 370(1) of the Municipal Act provides the authority for an interim tax levy prior to the adoption of the final estimates. For 2001 the interim levy dates have been established as April 27 and May 28, 2001.

Background

This by-law is a standard by-law placed before Council at the beginning of each year and represents the interim tax levy for 2001. The interim tax levy is fifty (50%) per cent of the 2000 tax levy, in accordance with Provincial legislation, as follows:

- (a) for residential, pipelines, farmlands and managed forest property classes at fifty (50%) per cent of the annualized 2000 tax levy;
- (b) for commercial, industrial and multi-residential property classes at fifty (50%) per cent of the annualized property taxes billed in 2000, in conjunction with thirty (30%) per cent of the 2000 capping adjustment;
- (c) properties in the unorganized townships of Fraleck, Parkin, Aylmer, MacKelcan, Rathburn, Dryden, Dill, Cleland and Scadding are not being billed at this time due to the lack of 2000 assessment date for these properties.

Amalgamation necessitated the consolidation of seven tax systems. As well, the Province passed Bill 140 on December 4, 2000 which imposed new requirements for interim levies. As a result, the interim levy due dates are a month later this year than in 2000.

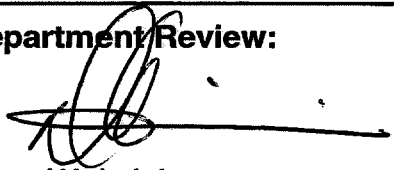
Report To: CITY COUNCIL

Report Date: March 22, 2001

Meeting Date: March 27th, 2001

**Subject: TAX EXTENSION AGREEMENT - Roll 010-006-06500
655112 Ontario Limited (George Mastorakis)**

Department Review:


Doug Wuksinic
General Manager of Corporate
Services

Recommended for Agenda:


J.L. (Jim) Rule
Chief Administrative Officer

Report Authored by:

Ronald M. Swiddle, City Solicitor

Recommendation:

That By-Law 2001- 92A authorizing the Mayor and Clerk to sign an Extension Agreement with 655112 Ontario Limited with respect to the property located at 742 Lonsdale Avenue in the City of Greater Sudbury be passed.

Background:

A tax certificate was registered against these lands on 2000-04-26 and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 8 of the *Municipal Tax Sales Act*, R.S.O., Chapter M.60, allows a municipality to enter into a Tax Extension Agreement with the owner of a property which simply provides an extension of time for payment of the arrears by way of a down payment and monthly payments.

The owner is agreeable to make payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT

TS FILE NO 2000-03	AMOUNT
(1) Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	\$ 3,426.48
(2) Additional taxes levied subsequent to tax sale proceedings 2000	\$ 1,440.22
2001	\$ 1,440.00
2002	\$ 1,440.00
(3) Estimated additional penalty and interest charges subsequent to tax sale proceedings	\$ 1,175.42
(4) Administration Charges - Estimated	\$ 1,375.00
TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT	\$ 10,297.12

TO BE PAID AS FOLLOWS:

(1) Down payment on signing	\$ 2,000.00
(2) 16 Payments of \$500.00 each starting April 1 st , 2001	\$ 8,000.00
(3) 1 Final Payment of \$ 297.12 on July 1 st , 2002	\$ 297.12
	\$ 10,297.12

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Report To: CITY COUNCIL

Report Date: March 14, 2001

Meeting Date: March 27, 2001

Subject: Extension of Municipal Water Services, Ontario Government Complex
McFarlane Lake, Sudbury

Department Review:



D. Bélisle
General Manager of Public Works

Recommended for Agenda:



J.L. (Jim) Rule
Chief Administrative Officer

Report Authored by: D. Bélisle

REPORT FOR INFORMATION

Executive Summary:

In 2000, municipal water was connected to what is commonly known as Little Queen's Park on Highway 69S. The Ontario Realty Corporation (ORC) paid all associated costs, and agreed as well to pay the City's current rates for water. The site was formally serviced from a small water treatment plant drawing water from McFarlane Lake. ORC decided to abandon this plant, as it could no longer meet drinking water regulations.

Private homes on Henry and Cawthorpe Streets received water from the small private plant, and paid ORC for all water consumed. The residents formed an association to maintain/replace/upgrade the private distribution watermains on these two streets.

Because residents will now be paying City water rates, they want the City to assume the private systems and maintain them as public systems.

Background:

The complex known as Little Queen's Park on Highway 69S, received its water from a small water treatment plant on McFarlane Lake. As the facility approached 45 years of age, the operator of the facility, Ontario Realty Corporation (ORC), decided it would be cheaper to connect to a source of municipal water than it would be to upgrade their private system. The private system serviced all buildings in Little Queen's Park, Cecil Facer School, and 37 private homes on Henry and Cawthorpe Streets. The residents on these streets formed an association and entered into an agreement with ORC for the supply of water. The association also undertook the maintenance/repair/replacement of the distribution watermain, which were deemed to be private.

ORC approached the Regional Municipality of Sudbury in June of 2000, requesting a water connection to the municipal water system, located about 300 meters away from Little Queen's Park. ORC paid all associated construction costs, and agreed to purchase water at the Region's going rates. Public Works Committee Resolution #2000-111 was adopted by Regional Council on June 28, 2000.

"That the Province of Ontario be authorized to construct an extension to the existing municipal water system to service its complex on Highway 69S, all to municipal standards and within public road rights-of-way; and

Further that the Municipality assume ownership and operation of the watermain extension following completion of the works; and

Further that the Chair and Clerk be authorized to enter into the necessary agreements with the Province."

Neither the Region, the former City of Sudbury, nor the new City, have ever been a party to the agreement between the ORC and the residents of Henry and Cawthorpe Streets. We have been told that the water rates charged by ORC to the residents were considerably less than the municipal water rates charged by the Region and the new City. We have also been told by ORC that it intends to continue to supply the private residents in accordance with the terms of their agreement, and that ORC intends to bill the residents the same amount they in turn will be billed by the City.

The municipal water connection was completed on December 19, 2000, and since then, point of use metering is being installed in all buildings in Little Queen's Park and Cecil Facer School. A large single meter already exists at the former pump station to capture residential consumption, and the City will read this meter to bill ORC, who in turn use the same readings to bill residents in accordance with their agreement.

There are problems with the private watermain on Henry and Cawthorpe Streets. The mains are about 45 years old, constructed of cast iron, and only four (4") inches in diameter. The mains are too small to provide fire protection, and there are no fire hydrants on the system. The distribution system also dead-ends at the north end of Henry Street, resulting in deteriorating water quality because of the cast iron mains and low to no flows in the dead end main.

Some residents have asked that this private distribution system be taken over by the City. The argument put forth is that they will be paying the same water rates as all other serviced residents in the City, and they should derive the same benefits as everyone else who is connected to municipal water.

We estimate it would cost approximately \$800,000 to replace the watermain on Henry and Cawthorpe Streets, including sufficient capacity to provide fire protection. In addition, we would recommend that the dead end watermain be eliminated by looping a connection along Highway 69S from Little Queen's Park service road to Henry Street. This would cost an additional \$200,000 for a total project cost of about \$1 million.

City Agenda Report

Report To: CITY COUNCIL

Report Date: March 21, 2001

Meeting Date: March 27, 2001

Subject: David Street Water Treatment Plant

Department Review:



D. Bélisle
General Manager of Public Works

Recommended for Agenda:



J.L. (Jim) Rule
Chief Administrative Officer

Report Authored by: D. Bélisle, General Manager of Public Works

REPORT FOR INFORMATION

Executive Summary:

In October of 2000, Regional Council and the Transition Board approved the appointment of a consulting engineering firm to proceed with the detailed engineering design in preparation for construction of a new microfiltration plant at the David Street Water Treatment Plant. Council further instructed that tenders be held back for the actual construction until adequate funding sources had been secured.

At the Council meeting of March 13, 2001, a report was requested outlining the proposed construction schedule and possible sources of funding.

HS

Background:

In August of 2000, the Province's Ministry of the Environment (MOE) announced new drinking water regulations, one of which required that all surface water sources be filtered. This impacted significantly on the David Street Water Treatment Plant, mandating that the plant be either upgraded with filtration, or shut down by December 31, 2002.

A Technical Committee was tasked to develop solutions, and Council was presented with the preferred alternative of upgrading the David Street Water Treatment Plant with a microfiltration facility. Capital costs were pegged at \$16.1 million, and a construction timetable of 18 months was included in the design criteria for the new plant.

On March 13, 2001, Council requested an update on scheduling and funding for this facility.

Schedule

Subject to funding availability, we are in a position to proceed as follows.

Immediately: enter into a pre-purchase agreement with the selected supplier of the filtration media and associated equipment. The supplier requires 20 to 26 weeks to manufacture the filtration components, and this represents a \$6 to \$8 million commitment.

Mid April: tender for the relocation of trunk watermain that are currently in the footprint of the proposed building expansion. This will require about 6 weeks to construct, at an estimated cost of \$1 million.

Mid July: tender for the construction of the plant expansion and installation of all associated mechanical, electrical, controls, and filtration equipment. The contract would require that the successful bidder assume the City's obligation under the pre-purchase agreement with the filtration supplier.

Mid August: Construction begins, with a completion date of August, 2002.

Funding

Assuming the City elected not to undertake any waterworks improvements of any nature in the foreseeable future, we have \$6.8 million in reserves for water. This is not a realistic scenario, knowing full well that we require waterworks improvements in many of our other water production facilities in order to comply with the new water quality regulations. Further, we will inevitably encounter underground watermain replacements or upgrades

in concert with road improvements.

All things being equal, a capital allocation of \$5.2 million for water would emerge from the upcoming 2001 Budget process. Of the total \$12 million available, I would recommend that a minimum of \$6 million be set aside for waterworks other than David Street this year. Council also has the option of committing a portion of the 2002 capital allocation for David Street, but again, I would not recommend that the total allocation be reserved for David Street.

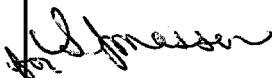
Funding assistance from senior levels of government is not currently available. The Canada-Provincial Infrastructure Grant Program that was announced last year has not materialized, Ontario being one of the few Provinces unable to reach an agreement with Ottawa. However, the Province is moving aggressively with its SuperBuild initiative, and that will likely be the only source of assistance for this project. We are awaiting an announcement on the next SuperBuild grant program, which we understand will target infrastructure assistance for larger urban centers such as the City of Greater Sudbury. We have no information as to when this announcement will be made, nor do we know the qualifying criteria that will be used.

Report Date: March 7, 2001

Subject: Development Charges - 2001

721-A

Department Review:



D. Wuksinic
General Manager of Corporate Services

C.A.O. Review:



J. L. (Jim) Rule
Chief Administrative Officer

Executive Summary

By-laws of the former Regional Municipality of Sudbury remain in effect under the new City of Greater Sudbury; however, it is anticipated that consolidation and updating of by-laws will be undertaken for the new City during 2001.

The Development Charges by-law has provisions for annual increases commencing in 2001, which require no amendment to the By-law.

It should be noted that this By-law is in effect for only the area of the former Regional Municipality of Sudbury. Development Charges cannot be applied on the annexed areas unless a new Development Charges study is undertaken and a new by-law passed.

Background

By-law 99-200F of the former Regional Municipality of Sudbury approved Development Charges for residential lots for the period September 1, 1999 to December 31, 2000. For January 1, 2001 Development Charges were to be increased per the Statistics Canada Quarterly Construction Price Statistics. This falls under Clause 15 of the By-law.

Since no Statistics are released for Sudbury, the consultants advised that the inflationary increase for Ottawa should be used. This increase is seven (7%) per cent.

The 2001 Development Charges are therefore outlined on the revised Schedule "B" to By-law 99-200F, attached.

SCHEDULE "B"

To By-law 99-200F enacted by Regional
Council on the 11th day of August, 1999.

FOR BUILDING PERMITS OR OTHER APPROVALS ISSUED FROM
JANUARY 1, 2001 TO DECEMBER 31, 2001 INCLUSIVE
AND THEREAFTER WITH ADJUSTMENTS

<u>COLUMN 1</u>	<u>COLUMN 2</u>	<u>COLUMN 3</u>	<u>COLUMN 4</u>	<u>COLUMN 5</u>
RESIDENTIAL USES	LANDS WITHIN SEWER AND WATER SERVICE AREA	LANDS WITHIN WATER SERVICE AREA	LANDS WITHIN SANITARY SEWER AREA	LANDS NOT WITHIN EITHER WATER SERVICE AREA, SANITARY SEWER AREA OR SEWER AND WATER SERVICE AREA
Singles, Semi-detached and Row Dwellings	\$2,629 per unit	\$1,867 per unit	\$1,502 per unit	\$740 per unit
Multiples and Apartments (Consisting of 3 or more units)	\$1,591 per unit	\$1,130 per unit	\$ 909 per unit	\$448 per unit

[Inflationary increases based on Statistics Canada Quarterly,
Construction Price Statistics (catalogue no. 62-007 - table 6.1)
based on the 12-month period ending September 30 annually.]

99-200F