

Southgate Council–Staff Visioning Session

Department: Finance

February 12, 2020

Development Charges By-law – Finance Planned Projects

Infrastructure Costs Covered in the D.C. Calculation – Administration (Growth-Related Studies)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2017\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2017-2026										84%	16%
1	Official Plan Update	2017	20,000	-	20,000	10,000		10,000	1,000	9,000	7,560	1,440
2	Official Plan Update	2020-2021	20,000	-	20,000	10,000		10,000	1,000	9,000	7,560	1,440
3	Development Charge Study	2017	28,700	-	28,700	-		28,700	2,870	25,830	21,697	4,133
4	Development Charge Addendum	2017	15,000	-	15,000	-		15,000	1,500	13,500	11,340	2,160
5	Development Charge Study	2020	28,700	-	28,700	-		28,700	2,870	25,830	21,697	4,133
6	Road Needs Study Update	2019	25,000	-	25,000	22,500		2,500		2,500	2,100	400
7	Road Needs Study Update	2024	25,000	-	25,000	22,500		2,500		2,500	2,100	400
8	Community Action Plan (Strategic Plan)	2018-2019	25,000	-	25,000	6,250		18,750	1,875	16,875	14,175	2,700
9	Community Action Plan (Strategic Plan)	2023-2024	25,000	-	25,000	6,250		18,750	1,875	16,875	14,175	2,700
10	Bridge Study	2017-2024	216,000	-	216,000	194,400		21,600		21,600	18,144	3,456
11	Asset Management Plan	2019-2020	10,000	-	10,000	9,000		1,000	100	900	756	144
12	Asset Management Plan	2023-2024	10,000	-	10,000	9,000		1,000	100	900	756	144
13	Urban Expansion Study	2017	10,000	-	10,000	2,500		7,500	750	6,750	5,670	1,080
14	Zoning By-law Review	2017	10,000	-	10,000	5,000		5,000	500	4,500	3,780	720
15	Zoning By-law Review	2021-2022	10,000	-	10,000	5,000		5,000	500	4,500	3,780	720
16	Water/Wastewater Rate Study	2017-2022	25,000	-	25,000	18,750		6,250		6,250	5,250	1,000
17	Community Improvement Plan	2017-2020	15,000	-	15,000	3,750		11,250	1,125	10,125	8,505	1,620
18	Water Distribution System Review	2017-2020	35,000	-	35,000	8,750		26,250		26,250	22,050	4,200
19	Wastewater Collection System Review	2017-2020	50,000	-	50,000	12,500		37,500		37,500	31,500	6,000
20	Municipal Servicing Standards Update	2018-2022	5,000	-	5,000	2,500		2,500	250	2,250	1,890	360
	Reserve Fund Adjustment									(11,178)	(9,389)	(1,788)
	Total		608,400	-	608,400	348,650	-	259,750	16,315	232,257	195,096	37,161

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Reserves & Reserve Funds

Reserve - Admin - Working Fund	\$422,541.00
Reserve - Admin - Tax Stabilization - General	\$172,923.90
Reserve - Police - OPP Surplus	\$ 0.00
Reserve - Public Health - Markdale Hospital New Build	\$400,000.00
Markdale Hospital Adjusted	\$340,000.00
Reserve - Public Health - GBH Foundation "The Hospital Campaign"	\$ 25,000.00
Reserve - Public Health - Mount Forest Hospital ER Expansion	\$140,000.00
Mount Forest Hospital Adjusted	\$200,000.00
Reserve - Public Health - Markdale Doctor Recruitment	\$ 3,151.49
Reserve – Public Health – Medical Clinic	\$120,850.00
DC Reserve – Asset Management Plan	\$ 418.06

Note:

1. Reserve numbers are as of the end of 2020 (per the 2020 Budget)
2. Reserve numbers with green shading are adjusted based on transfers
3. All reserves are operational.

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Southgate Community Action Plan 2019-2023

Goal 2 – Revitalizing Downtown Dundalk

Immediate Initiatives:

- Review of vacancy tax rebate program for commercial properties to prevent owners sitting on properties.

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2020 - Capital Projects and Operation Plans

Capital:

Computer (Asset Management & Finance Analyst)	\$ 1,500
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Operations:

Asset Management Plan (consultant)	\$10,000
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Update of Development charges and creation of a Community Benefit Charge

Review of vacancy tax rebate program for commercial properties to prevent owners sitting on properties (CAP Action 2-C)

Review Policy #3 to update funding support and provide administrative support to secure external grant funding for Community Groups (CAP Action 2-E)

Consider 1% additional levy for municipal road and bridge infrastructure (CAP Action 5-A)

Council and staff to promote, educate and adopt the Asset Management Policy approved in 2019 when establishing short and long term capital budgets and prioritizing asset investments in new projects or extend the life cycle of existing infrastructure (CAP Action 5-B)

Hire a dedicated staff person for Asset Management (CAP Action 5-B)

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2021 & 2022 – Planned Capital Projects and Operation Goals for Consideration

Capital:

Regular program

Operations:

- Consider all facility growth and equipment needs for inclusion in next Development Charge By-law update (CAP Action 4-A)
- Inventory of all municipally owned assets with level of service measured consistently **and** use to make strategic and wise asset investment decisions to comply with O Reg 588/17 by July 1, 2021 (CAP Action 5-B)
- Increased FTE for water/wastewater billing administration

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2023 to 2029 Plan for New Infrastructure & Service Delivery that is a requirement based on Southgate's present Assessment Base

2024 and 2028

Asset Management Plan - consultant	\$10,000
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2023 to 2029 Plan for New Infrastructure & Service Delivery that is a requirement based on Southgate's on anticipated future Development Growth

- The impact on Finance staffing would be extra effort in relation to:
 - More policy to support future legislative changes related to:
 - Asset Management
 - Increased water/wastewater billing administration
 - Increased taxation administration
 - Increased payables and payroll processing
- Replacement of financial system

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2023 to 2029 Plan for New Infrastructure & Service Delivery that is a requirement based on future changes in Legislation, Community Demographics and/or Climate Change

- Potential need for the financial system to be adapted to allow for increased/new reporting requirements.
- Potential need for a new asset management software
- Need to track the cost of climate events (ongoing impact as well as one-time events)

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Questions & Comments