

C.2 Camperdown Developer Group Long Term Financial Obligations, FIT.11.44

Darcy then reviewed the Report, noting it represents one of the last matters to be addressed between the Town and the Camperdown Developer Group.

Darcy further noted the addresses two matters, being the final statements showing how money was spent and how up-fronted funds are to be recovered, and ensuring what monies are owed to the Town and showing it may take a couple of years to recoup the funds.

Darcy then reported the Staff Report had been circulated to the Camperdown Developer Group for their understanding.

Councillor McKean then questioned if developers may not be paid monies back until December 31, 2025, Darcy replying there is a chance they may never be repaid as the Agreement has a 20 year sunset clause and some funds are to be collected from other development lands and if they do not proceed in the timeframe their share may never be recouped.

Darcy further noted there are area servicing extensions that may not be completed prior to the sunset clause, adding if the Town has the funds and the ability to proceed with such projects we should use best efforts to proceed.

Councillor Ardiel then questioned the interest rate on the outstanding amounts, Darcy replying the rate is the same as any outstanding account based on the current bank rate, in the order of 2%, adding the Town receives an amount for administration and collection for payback.

Gail then questioned if the Town has considered an increased interest rate, Darcy replying the rate could be increased at the direction of the Committee or Council, adding the Camperdown Developer Group up-fronted \$13 million and paid some contract overage costs and it becomes a matter of how closely the Town wishes to work with its partners.

Chair Gamble then questioned the Interest Credit, Darcy replying the Group had two financing options, being posting a Letter of Credit or cash and in the case of cash, the Town would establish a separate account for that cash, CDMC being the only developer to post cash in 2005 and the funds have been drawn down as needed since then and the credit represents interest accrued.

Bob then noted it would be the same as any investment interest, Darcy replying yes, representing bank interest.

The Committee then dealt with the following Recommendation:

Moved by: John McKean

Seconded by: Gail Ardiel

THAT Council receive Staff Report FIT.11.44 "Camperdown Developer Group Long Term Financial Obligations" for their information.

AND THAT Council extend the internal financing of the outstanding developer capital costs plus applicable interest charges to allow for annual collection through local servicing charges.

AND THAT Council directs staff to prepare an agreement between the Town, the Camperdown Developer Group and North Shore Capital Corp to allow for the long term repayment of front-ended costs to service the Camperdown Service Area.

AND THAT the Mayor and Clerk be authorized to execute the finalized agreement, unanimously Carried.

C.3 Review of Grants and Donations Applications, CEDC.11.26

Lisa then reviewed the Report, noting the Grants and Donations Program is now in its fifth year, new this year is a streaming of the Program so that only community groups and organizations could make applications, the business associations dealt with separately.

Lisa then noted Beaver Valley Outreach had earlier been granted rental subsidy and winter maintenance service in the value of \$8,400 and the remaining Program Budget was \$21,600.

Lisa then noted the total amount requested was \$61,500, adding groups who were in a deficit situation would not be eligible for grants.

In a response to a request from the floor to speak to the Program, Councillor McKean noted if the Committee was to hear groups speak the offer should have been made to all applicants and it would not be fair to hear a group present at this time, the Committee concurring.

Chair Gamble then noted the requests totalling \$61,500 have to be pared to \$21,600 and the Committee will review the requests.

Regarding the Golden Beavers request for \$1,260 in rental subsidy, John noted the amount was the same as in 2011 and could stay for now.

Regarding the Collingwood G & M Hospital Foundation request for \$8,950 for an electronic medical system, Councillor Ardiel noted they received \$6,000 in 2011 and that figure could stay for now.

Bob then questioned if there is a reserve amount for Health Services, Lisa replying yes, with the Foundation not receiving any funding in 2011 but they did receive \$6,000 in 2010.

Bob then questioned if there are any funds left, Rob replying the funds were pledged to the Community Health Centre, Bob supporting leaving \$6,000 in for now, John agreeing.

Regarding the Theatre Collingwood request for \$5,000, Bob noted the group did not meet Program criteria and proposed removing the request, John concurring.

Regarding the Breaking Down Barriers request for \$5,000, Gail proposed leaving \$2,000 in for now as that is what they received in 2011.

Regarding the Beaver Valley Open Door request for \$5,000, Bob noted the group had not been supported before, John proposing to leave it out until the first review is done.

Regarding the Hospice Georgian Triangle request for \$1,500, Bob noted they received \$1,000 in 2011, Gail proposing to leave it at the 2011 amount for now.

Regarding the Georgian Triangle Humane Society request for \$5,000, Bob noted they have not received a contribution since 2008, John noting he believed services were paid for as required and proposed leaving it out for now.

Regarding the Beaver Valley Curling Club request for \$700 rental subsidization for one day at the BVCC and one day at Tomahawk, Gail proposed to leave \$700 in for now.

Regarding My Friend's House request for \$5,000, Bob noted they received \$2,500 in 2011, adding they incurred a deficit in 2011. John then proposed to leave \$2,500 in for now, Gail noting she believed the deficit was a result of an increase in use.

Regarding the Georgian Bay Sailing Association request for \$3,458 subsidization in guest mooring fees during the Georgian Bay Regatta event, noting provided in 2011, Bob noting he believed in the past Harbour Staff have used the event as a promotion of the Thornbury Harbour and did not charge.

Regarding the Georgian Triangle Housing Resource Centre request for \$1,500, Bob noted the group received \$1,500 in 2010, John proposing it be set at \$1,500 for now.

Regarding the Thornbury Clarksburg Rotary Club request for \$2,500, Bob noted it was the same provided in 2011. John then questioned if it was for a particular event or a general request, Lisa noted the Club indicated 40% of their funds are applied to international projects, 60% to local but the request was not itemized,

Golden Beavers in the amount of a \$1,260 subsidization for rental space
Collingwood General and Marine Hospital Foundation in the amount of \$5,000
Breaking Down Barriers in the amount of \$2,000
Hospice Georgian Triangle in the amount of \$1,000
Beaver Valley Curling Club in the amount of a \$700 subsidization for rental space
My Friend's House in the amount of \$2,500
Georgian Triangle Housing Resource Centre in the amount of \$1,500
Thornbury Clarksburg Rotary Club in the amount of \$2,500
Georgian Sound Presents in the amount of \$2,000
Beaver Valley Agricultural Society in the amount of a \$3,000 subsidization for rental space

For a total grants and donations contribution of \$21,460 to community organizations, unanimously Carried.

C.4 2010 Surplus / Deficit, FIT.11.41

Rob then reviewed the Report, noting the 2010 Audited Financial Statements identified the General Fund accumulated surplus from 2010, adding they also identified deficits for the Building Department and Thornbury Clarksburg Union Cemetery. Rob further noted there were underages in policing, fire and general government costs, which contributed to the surplus.

Rob then stated of particular note is the Building deficit resulting from legislative changes in 2006, adding surpluses from Building were placed in the General Fund prior to 2006 and it seems reasonable to pay the current deficit down from the 2010 surplus and let the Department move forward in 2012.

Rob then reviewed options for the use of the surplus funds that would prove beneficial to the Town and provide flexibility in the short term by reducing annual debt payments.

Councillor Ardiel then questioned if the Town would be receiving any funds back from the Community Health Centre, Rob replying the Town did not anticipate receiving any funds, rather land costs were simply paid out.

Councillor McKean then questioned if the Building deficit would be paid down to zero for 2012 and what were projections for the next few years.

Rob then noted over the next three years with no increased Building Permits, we would be looking at a \$900,000 accumulated deficit.

Gail then noted there was a deficit in cemetery operations last year, Rob replying there has been a deficit in the last four years.

David then noted in terms of going forward with the Building program, it begins each year in a deficit situation of \$200,000, representing a share of corporation

insurance costs and an intergovernmental transfer to address payroll and accounting costs. David further noted over the next three years, they are projecting revenue similar to 2011 in the amount of \$400,000, adding through a review of Permit Fees it is proposed to increase Fees by 6% per year plus Consumer Price Index, for a total annual increase of approximately 10%.

David then noted the cost of operating the program was almost exclusively wages and benefits in the order of \$350,000 per year, adding the biggest issue is insurance and intergovernmental transfer costs.

David noted the Planning and Building Committee had previously received a Report describing how Building costs were being addressed, adding Building had come below budgeted expenditures for the last three years.

David then reported since 2000 the Building program has been revenue neutral, the deficit beginning in 2006, adding since 2007, Building has been trending down in costs and they presently represent a bare-bones program that will address legislative and liability issues.

John then noted the \$120,000 transfer cost and questioned if the \$80,000 insurance cost is attributed to inspection liability or is it average for such a Department, David replying the corporate insurance premium is \$600,000, with \$80,000 attributed to Building, based on claims from 1988.

Chair Gamble referred to a previous Staff Report for the Building program presented with a consultants findings and it was suggested that with a certain number of Permits issued a certain number of personnel were required, adding in moving forward could the Town rationalize a personnel complement based in Permit issuance.

David then reported a consultant was retained to examine levels of service and liability and it was determined the Town was consistent with services provided in other communities of a similar size and identified the Staff complement was adequate, adding if activity returned to a 2006 level, one additional full time inspector would be required.

David then noted there will be a parental leave coming soon and it not proposed to replace that person at this time.

Bob then noted he believe the Report referred to an increase in salaries and benefits in the order of 20%, David replying it was projected that an increase of 21% would occur in 2011 but it is now proposed the parental leave will not be replaced at this time.

Bob then questioned the unfinanced Zoning By-law debt, Rob replying it was a partial piece of the unfinished Zoning By-law project and will be financed over a

Water and Wastewater is projected for a \$70,000 deficit, mostly based on Water revenues being down due to decreased consumption.

Rob then reported a favourable variance in Protection Services due to a credit from the OPP for hours not served and reduced Fire service expenses, adding Engineering and Public Works shows savings in winter control and consulting.

Rob then noted regarding User Fees, Building and Water were previously discussed.

Councillor Ardiel then questioned reduced policing costs, Rob replying it was his guess that the reduced hours when officers are unavailable.

Chair Gamble then questioned if reduced discretionary spending could be continued in 2012, Rob replying discretionary spending and freezes are typically short-term, for example reduced paper use.

Rob then noted all areas of operations are being considered by Staff in relation to the 2012 Budget process and no-one has simply taken last year's Budget and added a percentage, Bob replying he appreciated Staff's actions.

Gail then noted appreciation of Staff efforts as well, adding there are many residents with fixed incomes and are trying to make ends meet, noting Council are trying to do their best as well.

Bob then noted part of the Cemetery deficit came with the columbarium purchase, adding for each spot sold, 40% of the sale price must be placed in a perpetual care reserve. Ron then noted Cemetery operations now include capital asset management.

Bob then noted Council is getting a better view of the financial status of the Town with more frequent and better Reports and he would like to thank Staff for that.

Bob then referred to the 2010 Audited Financial Statements Management Letter previously distributed to Council and questioned if it is available to the public, Rob replying it is up to Council if they wish to make it public, adding in previous years it has been posted on the website with the audited statements.

Gail then noted the letter should be on the website, Rob replying it would be posted after the meeting is over.

Bob then noted he did not believe the letter showed any great concerns, Rob noting Staff are already adding interest allocation to reserve funds and recommend the standard rate be applied, further adding Letter of Credit tracking is operational.

