

**TOWNSHIP OF WEST LINCOLN
SPECIAL PUBLIC WORKS/RECREATION/ARENA
COMMITTEE AGENDA**

MEETING NO. SIX HELD: Wednesday, July 16, 2014 - Township Administration Building, 318 Canborough Street, Smithville – 8:00 p.m.

1. **CHAIR:** Councillor Luciano DiLeonardo

2. **CHANGE IN ORDER OF ITEMS ON AGENDA:**

3. **DISCLOSURE OF PECUNIARY INTEREST AND/OR CONFLICT OF INTEREST:**

4. **REQUEST TO ADDRESS ITEMS ON THE AGENDA:**

NOTE: Section 10.14(5) – General Rules - One (1) hour in total shall be allocated for this section of the agenda and each individual person shall only be provided with **five minutes** to address their issue. A response may not be provided and the matter may be referred to staff.

The Chair to inquire if there are any members of the public present who wish to address any items on the Public Works/Recreation/Arena Committee agenda

5. **STAFF REPORTS:**

(a) **ITEM PW38-14**

Treasurer/Director of Finance (Donna DeFilippis) & Director of Public Works & Engineering (Brent Julian) & CAO (Chris Carter)
Re: Report RFD PW-25-2014 – West Lincoln Community Centre and Arena Upgrade Options

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RECOMMENDATION:

1. THAT, Report RFD PW 25-2014, re: West Lincoln Community Centre and Arena Upgrade Options be received; and,

2. THAT, Staff be and are hereby directed to proceed with Option # _____.

6. **CONFIDENTIAL MATTERS:**

CLOSED SESSION EXEMPTIONS:

NOTE: Closed session item(s) relate to the following allowable exception:

- (1) Personal matters about an identifiable individual, including municipal or local board employees;
- (2) Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board
- (3) Advice that is subject to Solicitor-client privilege, including communications necessary for that purpose

(a) **ITEM PW39-14**

Township Solicitor (Sara Premi) & CAO (Chris Carter)

Re: Legal Matter – NRWC Industrial Wind Turbine Project – Road Use Agreement

VERBAL UPDATE

(b) **ITEM PW40-14**

Township Solicitor (Sara Premi) & CAO (Chris Carter)

Re: Legal Matter – Official Plan Amendments 37 & 38

ATTACHMENT UNDER SEPARATE COVER

RECOMMENDATION:

To be provided.

7. **ADJOURNMENT:**

The Chair declared the meeting adjourned at the hour of _____ p.m.

DATE: July 16, 2014

REPORT NO: RFD PW 25-2014

SUBJECT: **West Lincoln Community Centre and Arena Upgrade Options**

CONTACT: Donna DeFilippis, Treasurer and Director of Finance
Brent Julian, Director of Public Works & Engineering
Chris Carter, CAO

OVERVIEW:

- As a result of the 2014 Budget deliberations, Council directed Staff to proceed with an Engineering Study, to determine the structural integrity of our existing arena
- At the June 16, 2014 Public Works/Recreation/Arena Committee meeting, report RFD PW 22-2014 was presented to Council which outlined building condition and the various alternatives pertaining to the West Lincoln Community Centre and Arena
- At the above meeting, additional financial information was requested by Council

RECOMMENDATION:

1. THAT, Report RFD PW 25-2014, re: West Lincoln Community Centre and Arena Upgrade Options be received; and,
2. THAT, Staff be and are hereby directed to proceed with Option # _____.

ALIGNMENT TO STRATEGIC PLAN

Key Actions (reference page 25):

3. Develop a Capital Plan to ensure infrastructure capacity will have required capacity and resources to maintain existing service demands, as well as future service capacity demands.

BACKGROUND:

Report PW-22-2014 (West Lincoln Community Centre and Arena Report / Engineering Study) was received at the June 16th, 2014 Public Works Committee meeting – (see Appendix 'A'). An engineering study was performed to determine the structural integrity of the West Lincoln Community Centre and Arena, and was attached as part of the report. The study reviewed the existing building condition and presented various alternatives for

Council's consideration. Staff was then directed to report back to Council with the following:

- Project financing for the various options for consideration
- An outline of enrolments and revenues for the existing facility
- A report from the Chief Building Official and the Fire Chief regarding the current condition of the building

CURRENT SITUATION:

Staff has prepared the following for Council's consideration:

Current Building Condition:

The engineering report outlined several existing deficiencies that required immediate attention. The Township's Chief Building Official and Fire Chief have since inspected the building with the following:

- a) The Fire Chief has completed an inspection and found the building is currently in compliance with all fire code regulations, including the number of fire extinguishers. The Fire Chief has no concerns with the building fire safety.
- b) The Chief Building Official (CBO) identified three code items that required attention. They included an unsupported floor over an enclosed stairway, caulking and masonry work for fire separations between areas, and a broken door closer. The enclosed stairway and floor have since been completed to the satisfaction of the CBO. Staff is currently addressing the remaining items, which will be completed in July.
- c) The CBO identified five other items that will require attention in the near future, but do not pose an immediate concern. These include eave trough and masonry works, which will be brought forward as a Capital expense for the 2015 Budget. Other minor works will be completed in-house as regular maintenance items.

It was noted by both officials that these repairs are considered minor in nature.

Current Arena Usage:

Staff has reviewed trends for the main arena users from 2010 to 2014. The user groups used for this sampling are the West Lincoln Minor Hockey Association, Figure Skating, and other general ice time users (not including schools). Staff have used typical season weekly ice time bookings for these groups, and have also compared these with revenue trends.

Ice time registrations, bookings, and revenues for these user groups are as shown in Table 1, Table 2, and Table 3 below:

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Table 1: Ice Time User Group Registrations

Group	2010	2011	2012	2013	2014
WLMHA	301	287	239	197	160
Figure Skating	90	90	90	90	90

Table 2: User Group Ice Time Booking Trends

Group	Season Weekly Booking (hrs) - 2010	Season Weekly Booking (hrs) - 2014	Percent Increase/Reduction
WLMHA	42.75	34	-20.5%
Figure Skating	12.25	10.5	-14.3%
General User Groups	29.75	21.25	-28.6%

Table 3: Ice Time User Revenues Trends

Group	2010	2011	2012	2013	2014
WLMHA	\$93,561	\$102,897	\$102,694	\$87,087	\$87,100
Figure Skating	\$28,762	\$27,528	\$25,895	\$22,703	\$22,800
General User Groups	\$120,987	\$113,778	\$99,342	\$95,525	\$94,000

Alternatives:

As presented in the June 16th, 2014 report PW-22-2014, the engineering report presented three options for maintenance upgrades or renovations of the existing building. At this point we are requesting that Council consider the following 4 possible alternatives:

- (1) immediate repairs to provide minimum effort to maintain the existing facility,
- (2) required improvements to achieve an Accessible Facility as well as full-year ice use, and
- (3) renovations to the existing front arena lobby, dressing rooms and community centre section of the overall building.
- (4) full replacement of the existing facility, as outlined in the 2013 Fairgrounds Master Plan and Arena Feasibility Study.

The alternatives and their estimated costs are outlined in Appendix 'A' - PW-22-2014 (West Lincoln Community Centre and Arena Report / Engineering Study). A summary of the financing cost related to the four alternatives is summarized in Appendix 'B' of this report.

Report PW 22-2014 included various alternatives for Council's consideration (and as outlined below). Option One was for Staff to prepare and submit a recommendation report at the July 21, 2014 Council meeting. Option Two was to host a special meeting of Council to prepare and submit a recommendation report. Council elected to hold a special meeting on July 16th to receive recommendations. Therefore, Option One and Option Two are now removed. The remaining option numbers have been revised as below.

As the scope of each alternative requires significant resources and expertise, a Project Management Consultant would be required to be retained. Due to the timing required for implementing, designing, and constructing of each of the alternatives, Staff believes it is important to proceed with the the Request for Proposal/Tender process to solicit a Project Management Consultant as soon as possible, and in order to mitigate any potential vulnerabilities of delay.

Considering the above information, Staff has provided the following options:

Option One:

That the West Lincoln Community Centre and Arena Investigation Report/Engineer Study be received for information; and,

That the decision regarding the West Lincoln Community Centre and Arena be deferred for consideration during the 2015 Budget deliberations.

Option Two:

That Council be and hereby direct Staff to proceed with Alternative # _____, as outlined in Report PW 22-2014 (West Lincoln Community Centre and Arena Report / Engineering Study), and that Staff initiate the Request for Proposal/Tender process to solicit a Project Management Consultant.

Option Three:

Staff will proceed as alternately directed by Council.

FINANCIAL IMPLICATIONS:

The following points provide further clarification as to the financing available for the possible four repair/construction alternatives related to the West Lincoln Community Centre and Arena.

- 1) Any of the four scenarios will require the Township to borrow funds externally. The Treasurer is recommending that borrowing take place through Infrastructure Ontario. The borrowing rates used in Appendix B are the lending rates posted by Infrastructure Ontario as of July 8, 2014. Lending rates fluctuate, and the actual rate at the time of borrowing may differ from the one used in Appendix B. However, fluctuations have been kept to a minimum over the past few years, and the Treasurer does not foresee any large variances in the near future. Prior to any borrowing taking place, the appropriate By-Laws would be presented and approved by Council. The Township's ARL(Annual Repayment Limit) for 2014 is \$2,385,739, which is significantly higher than any of the annual repayment alternatives outlined in Appendix B. The borrowing term of the debt is based on the estimated useful life of the Capital Improvements, as indicated by the Engineering Report for each scenario.

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2) The Township currently has no external borrowing. However, there is internal borrowing that has been committed through previous budgets as follows:

Project	Annual Amount	Period
Repayment of Land Purchase for New Fire Hall	\$18,600	2015-2021
Repayment for Canborough Street	\$91,100	2015-2022
Repayment for Northridge Drive	\$56,000	2015-2023

Please note that the above repayments are in the 2014 tax base, and do not represent an annual increase to taxes. However, they are amounts that cannot be cut from future budgets until repayment is completed.

3) There are two other financial commitments that should also be considered. At the June 21, 2010 Administrative meeting, Item A58-10 was received and supported which indicated that a capital contribution of \$420,000 to the YMCA will be paid over a five-year period in equal instalments (\$84,000 a year) commencing on a date which is to be established by the municipality. In addition, the 2014 budget indicated that an annual commitment of \$183,900 from 2015 to 2019 (total of \$919,500) to the Fire Reserve would be required in order to meet all of the requirements in the 5 year Fire Capital Budget. These two commitments will result in an increase to the 2015 taxation requirement.

4) As outlined in report RFD-T-09-14, "Municipal Funding Agreement for the Federal Gas Tax Fund", the estimated schedule of payments that will be forwarded to the Township of West Lincoln are as follows:

<u>Year</u>	<u>Payment Estimate</u>
2014	\$400, 656
2015	\$400, 656
2016	\$420, 689
2017	\$420, 689
<u>2018</u>	<u>\$440, 721</u>
Total	<u>\$2,083,411</u>

Under the new agreement, eligible funding categories have expanded to 17 categories as follows:

1. roads and bridges
2. short-sea shipping
3. short-line rail
4. regional and local airports
5. broadband connectivity
6. public transit
7. drinking water
8. wastewater

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- 9. solid waste
- 10. community energy systems
- 11. Brownfield redevelopment
- 12. sport
- 13. recreation
- 14. culture
- 15. tourism
- 16. disaster mitigation
- 17. capacity building

The New Federal Gas Tax Agreement would allow the Gas Tax Funds to be allocated to the financing of the West Lincoln Community Centre and Arena repairs/construction. However, this is **not recommended by the Treasurer**. Federal Gas Tax funds should continue to be allocated to Road and Bridge work.

5) The financial analysis found in Appendix B includes the use of the Arena Building Fund Reserve of \$110,900 as financing for each alternative. Alternative #4, also includes the use of the Development Charge Reserve. The analysis on Appendix B does not include the use of any other reserves. In reviewing the reserve balances the following amounts are uncommitted and could be used towards the West Lincoln Community Centre and Arena.

Facility Reserve	\$ 40,000
Capital Reserve	\$500,000

6) Appendix B includes Scenario #4, which considers the construction of a new Multi-Purpose Recreational Centre. The cost of \$12,696,000 does not include any costs related to the demolition of the current facility. In addition, a new Splash Pad and Skateboard Park have not been included in the analysis. The estimated cost to build the Splash Pad is \$150,000 and the estimated cost to build the Skateboard Park is \$350,000.

7) Appendix B includes an estimation of the tax impact related to the repayment of external debt. Annual taxes under the four alternatives have been estimated. It is helpful to put our taxes in perspective with our neighbouring communities. Based on a home assessed at \$294,488, in the urban boundary, **2014** taxes are as follows:

Township of West Lincoln	\$3,569
Town of Lincoln	\$3,676
Town of Grimsby	\$3,765
Town of Pelham	\$3,856

INTER-DEPARTMENTAL COMMENTS

This report has been reviewed by the Fire Chief, CBO, and CAO.

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CONCLUSION

This report outlines various options and associated funding options for the revitalization, or replacement of the arena and community centre.

Staff will proceed as direction provided by Council.

Prepared by:

Prepared by:

Donna DeFilippis
Treasurer/Director of Finance

Brent Julian C.Tech., rcji
Director of Public Works & Engineering

Approved by:

Chris Carter, CAO



REPORT
PUBLIC WORKS/RECREATION/
ARENA COMMITTEE

DATE: June 16, 2014
REPORT NO: RFD PW 22-2014
SUBJECT: West Lincoln Community Centre and Arena Report/Engineer Study
CONTACT: Brent Julian, C.Tech., rcji, Director of Public Works & Engineering

OVERVIEW:

- As a result of the 2014 Budget deliberations, Council directed Staff to proceed with an Engineering Study, which will determine the structural integrity of our existing arena

RECOMMENDATION:

1. THAT, Report RFD PW 22-2014, re: West Lincoln Community Centre and Arena Report/Engineer Study be received for information purposes; and,
2. THAT, Staff be and are hereby directed to proceed with Option # _____.

ALIGNMENT TO STRATEGIC PLAN

Key Actions (reference page 25):

3. Develop a Capital Plan to ensure infrastructure capacity will have required capacity and resources to maintain existing service demands, as well as future service capacity demands.

BACKGROUND:

As part of the 2014 Budget deliberations, Staff were directed by Council to complete an existing building condition survey (Engineer Study) to determine the current condition of the West Lincoln Community Centre and Arena. The purpose was to provide Council with information regarding the condition of the existing building and identify, if any, various alternatives to full replacement.

This study was completed in June 2014, and is provided as 'Attachment A' of this report

CURRENT SITUATION:

Included in the study was an examination of the structural integrity, and the electrical and mechanical conditions. The works identified were categorized into three categories:

- (1) immediate repairs to provide minimum effort to maintain the existing facility,
- (2) required improvements to achieve an Accessible Facility as well as full-year ice use, and
- (3) renovations to the existing front arena lobby, dressing rooms and community centre section of the overall building.

APPENDIX "A" TO RFD PW 25-2014

The review also included an investigation of the mechanical and electrical systems. The study noted that all of the mechanical and electrical systems have exceeded their life expectancy, and that costs would be prohibitive to repair. Several items were identified as not meeting the Ontario Building Code.

The estimated costs are in 2014 dollars. It is recommended that an inflation factor of three percent (3%) be added to future year capital dollars. This factor has not been included in the estimates provided in this report. It is important to note that the estimated costs to retrofit the existing building, as well as costs outlined in the feasibility study for replacement of the existing building are considered Class 'D' estimates. Class 'D' estimates have a precision magnitude of -25% to +75%.

The study has identified several action items in the immediate category that will remain required. The study also notes that items such as the arena concrete pad and brine piping are currently beyond their life expectancy. Temporary repairs to the brine piping were completed once in 2012. The study identified the need to replace the pad and piping within one to two years, however; the timeline cannot be guaranteed. There is a risk that the system could experience a serious failure. In such a case arena ice-making abilities could be closed until replaced. It is noted that we have been operating the arena under these conditions for several years.

Considering the information above, Staff has provided the following options:

Option One:

That the West Lincoln Community Centre and Arena Building Condition Investigation Report be received for information; and,

That Staff prepare and submit a recommendation report at the July 21, 2014 Council meeting that outlines the various options with respect to addressing the repair and/or replacement of the West Lincoln Community Centre and Arena.

Option Two:

That the West Lincoln Community Centre and Arena Building Condition Investigation Report be received for information; and,

That Council host a special meeting on July ____, 2014, to consider a recommendation report that outlines the various options with respect to addressing the repair and/or replacement of the West Lincoln Community Centre and Arena.

Option Three:

That the West Lincoln Community Centre and Arena Building Condition Investigation Report/Engineer Study be received for information; and,

That the decision regarding the West Lincoln Community Centre and Arena be deferred for consideration during the 2015 Budget deliberations.

Option Four:

Staff will proceed as alternately directed by Council.

ADDITIONAL CONSIDERATIONS:

NOTE 1: It is noted that some items identified in the study, such as roof repairs, structural repairs, and non-compliant and safety items, will remain deficient until addressed.

NOTE 2: It is noted that because of the magnitude of the suggested/required repairs, none of the options noted above will be able to be completed in 2014. It is also noted that if the arena floor and brine piping system included in the floor structure suffers a breach, the repair is estimated to take between 3 and 4 months, or possibly longer.

NOTE 3: If it is the decision of the Committee to take no action at this time, consideration should be given to delegating the authority to the CAO to expend unbudgeted funds in excess of \$50,000.00 in the event that a serious operational breach of the **arena system(s)** occurs. It is further noted that a by-law to delegate this authority to the CAO would be required. This delegation is suggested as Council would not be in a position, during the "lame duck" period, to authorize any expenditure(s) that have not been budgeted for that are in excess of \$50,000.00.

OUTLINE OF ALTERNATIVES PROVIDED BY BUILDING CONDITION STUDY:

The study found at Attachment A provides a review of four alternatives, up to and including the full replacement as outlined in the original 2013 Fairgrounds Master Plan and Arena Feasibility Study. The study also noted that the estimated costs provided for the various alternatives do not include the associated 'soft costs' for completing large infrastructure projects. The report recommends the inclusion of additional soft costs (such as design, project management and administration, etc.) for all of the alternatives. The additional soft costs are as outlined in Table 1 below:

Table 1: Additional Soft Costs

Item	
Design	10%
Project Management	4%
Contract Administration and Site Observation (inspection)	6%
General Contingencies	10%
Total Additional Soft Costs	30%

Below is a summary of the available alternatives:

Alternative One – Immediate Required Upgrades:

Alternative One is to address the minimum requirements to repair the existing facility. The minimum requirements include various building condition improvements such as roofing, building drainage, masonry work, various building safety improvement features, and non-compliant building code concerns, etc. It also includes immediate repairs required to the mechanical and electrical systems. Alternative One also identifies future required

APPENDIX "A" TO RFD PW 25-2014

expenditures to keep the building in a usable state for the future. The future needs are forecast in the 1 to 2 year, 2 to 5 year, and 5 to 10 year needs ranges. Alternative One will require the Township to significantly increase its capital works for the immediate and future building maintenance and condition. The study identified works requiring immediate attention for a total of \$1,392,750.00, and additional future works of \$1,714,500.00 over the next ten years. Including estimated soft costs, the total estimated costs for immediate and future works is \$4,013,425.00 as outline in Table 2 below:

Table 2: Alternative One – Immediate Upgrades

Item	Summary	Estimated Cost
Building Upgrades	Various immediate repairs required to bring the facility into compliance	\$520,750.00
Mechanical Upgrades	Cooling plant upgrades, interior plumbing, heating & ventilation upgrades, etc.	\$455,000.00
Electrical Upgrades		\$397,000.00
Sub-Total		\$1,372,750.00
Additional Soft Costs		\$411,825.00
Total Estimated Immediate Upgrades		\$1,784,575.00

Additional Future Repairs:

Future Repairs (1 to 2 years)	Rink enhancements – concrete ice pad replacement, boards, various arena concrete flooring, etc.	\$952,500.00
Future Repairs (2 to 5 years)	Exterior improvements, full roof replacement, washroom enhancements, Community Centre Upgrades	\$507,000.00
Future Repairs (5 to 10 years)	Parking lot rehabilitation	\$255,000.00
Sub-Total		\$1,714,500.00
Additional Soft Costs		\$514,350.00
Total Estimated Future Cost		\$2,228,850.00
Total Immediate and Future Costs of Existing Building		\$4,013,425.00

Alternative Two – Immediate Required Upgrade Plus Accessibility Upgrades:

Alternative Two includes the immediate required repairs, and repairs from 1 to 5 years, as outline in alternative one. It does not include repairs in the 5 to 10 year range. This work would have to be considered further to option two, but at a later date. Additionally, alternative two includes the repairs required to bring the facility into accessibility compliance. Alternative Two also provides for esthetic upgrades and landscaping for improved

APPENDIX "A" TO RFD PW 25-2014

appearances. Works include accessible washrooms that are not achievable using the existing facility footprint or configuration, and a new elevator for accessibility to the second floor. The report notes a cost of \$50,000 to \$300,000 for this item, however; Staff have provided the higher estimate for report. There is a further option to provide additional cooling capacity for year round ice making. While this is an optional component, it is provided to Council for their consideration.

The total estimated cost for option two (including soft costs and additional ice capacity) is \$4,845,425.00

Table 3: Alternative - Accessibility Upgrades

Item	Summary	Estimated Cost
New Accessible Washrooms & Elevator Access	Not achievable using the existing building footprint or configuration.	\$300,000.00
New Mechanical and Electrical	Additional cost to upgrade the cooling capacity for year round ice.	\$500,00.00
Landscaping & Outside Esthetics	Building front improvements and esthetics	\$75,000.00
Option Two Improvements	Immediate required improvements (plus mechanical & electrical - see table 2)	\$1,392,750.00
Future Repairs	1 to 5 years (see table 2)	\$1,459,500.00
Sub-Total		\$3,727,250.00
Additional Soft Costs		\$1,118,175.00
Total Estimated Immediate Upgrades		\$4,845,425.00

Alternative Three – New Building Entrance, Community Centre & Arena Upgrades:

Alternative Three is to provide a new building entrance, community centre, and replacement of the existing hockey change rooms, lobby area, mechanical room, concession stand and the second floor of the community centre. This portion of the facility is outlined as Area 1 of the engineer's report. The intent of the new construction is to revitalize the front end of the building, and provide a new building feel. There is a potential for cost savings by utilizing the existing superstructure of the arena, mechanical, and electrical rooms, as well as additions to the rear of the building. A reconfigured facility will also provide for better floor layout for accessibility, and for better integration of facility upgrades, such as mechanical and electrical.

Table 3: Alternative Three – New Building Façade, Community Centre & Change Rooms

Item	Summary	Estimated Cost
Estimated Demolition Cost of Area 1	Demolish 2 story facility – 11,200 square feet	\$100,000.00

APPENDIX "A" TO RFD PW 25-2014

Estimated Replacement Cost of Area 1	Complete new 2 story facility - 11,200 square feet at \$200 / sq. ft.	\$2,240,000.00
Rink Slab Improvements	New rink slab and related improvements	\$950,000.00
Arena and Building Upgrades	Repairs required in the next 5 years (excluding Area 1)	\$701,000.00
Mechanical and Electrical Repairs	Estimated repair costs for the next 5 years (excluding Area 1)	\$150,000.00
New Mechanical and Electrical Repairs	Additional cooling capacity (50 tons) for year round ice making	\$500,000.00
Landscaping & Outside Esthetics	Building front improvements and esthetics	\$75,000.00
Sub-Total		\$4,716,000.00
Additional Soft Costs		\$1,414,800.00
Total Estimated Immediate Upgrades		\$6,130,800.00

Alternative Four – New Complete Facility:

Alternative four follows the recommendation of the 2013 Fairgrounds Master Plan and Arena Feasibility Study to replace the existing facility with a new complete facility with an NHL regulation single pad and a new multi-use community centre. As per the 2013 Fairgrounds Master Plan and Arena Feasibility Study, the estimated cost to construct this facility was \$12,696,000.00 (in 2013 dollars – excluding taxes). It is important to note that the study costs provided were considered a Class ‘D’ estimate. Class ‘D’ estimates have a precision magnitude of -25% to +75%.

INTER-DEPARTMENTAL COMMENTS

This report has been reviewed by the Treasurer and CAO.

CONCLUSION

This report outlines various options for the revitalization, or replacement of the arena and community centre.

Staff will proceed as direction provided by Council.

Prepared and Submitted by:

Approved by:

Brent Julian, C. Tech., rcji
 Director of Public Works & Engineering

Chris Carter
 Chief Administrative Officer

Assumptions:
In calculating the impact on taxes, an average assessed home of \$294,488 is used. Comparison in dollar amount is to the 2014 base. In 2014, a home assessed at \$294,488 pays \$1,044.37 (urban area) in West Lincoln portion taxes and \$3,569 in total taxes.

Alternative #1

IMMEDIATE REQUIRED UPGRADES							
Estimated Costs	Contribution from Developer for Compressor	Arena Building Fund Reserve	Amount to be Financed	Term of Debt	Est. Rate of Interest	Annual Repayment	Estimated Increase in Taxes
\$ 4,039,425.00	\$ 50,000.00	\$ 110,900.00	\$ 3,878,525.00	20 years	3.62%	\$ 274,201.00	\$55.32 annually \$4.61 monthly

Alternative #2

IMMEDIATE REQUIRED UPGRADES , PLUS SOME ACCESSIBILITY UPGRADES							
Estimated Costs	Contribution from Developer for Compressor	Arena Building Fund Reserve	Amount to be Financed	Term of Debt	Est. Rate of Interest	Annual Repayment	Estimated Increase in Taxes
\$ 4,845,425.00	\$ 50,000.00	\$ 110,900.00	\$ 4,684,525.00	20 years	3.62%	\$ 331,184.00	\$66.81 annually \$5.57 monthly

Alternative #3

NEW BUILDING ENTRANCE, COMMUNITY CENTRE AND ARENA UPGRADES							
Estimated Costs	Contribution from Developer for Compressor	Arena Building Fund Reserve	Amount to be Financed	Term of Debt	Est. Rate of Interest	Annual Repayment	Estimated Increase in Taxes
\$ 6,130,800.00	\$ 50,000.00	\$ 110,900.00	\$ 5,969,900.00	30 years	3.92%	\$ 339,766.00	\$68.54 annually \$5.71 monthly

<p>Alternative #4</p> <p>Construction of a Multi-Purpose Recreational Center</p> <p><i>Annual debt repayment amounts may be partially offset by development charges collected in future years. The annual amount collected that is estimated could be allocated towards the Construction of a new Multi-Purpose Recreation Center is \$80,000 a year</i></p>	<p>Estimated Costs as indicated in Monteith Brown Planning Report</p> <p>\$ 12,696,000.00</p>	<p>Contribution from Developer for Compressor</p> <p>\$ 50,000.00</p>	<p>Arena Building Fund Reserve & Development Charge Reserve</p> <p>\$ 1,484,255.00</p>	<p>Amount to be Financed</p> <p>\$ 11,161,745.00</p>	<p>Term of Debt</p> <p>30 years</p>	<p>Est. Rate of Interest</p> <p>3.92%</p>	<p>Annual Repayment</p> <p>\$ 635,997.00</p>	<p>Estimated Increase in Taxes, after allocation of annual DC collected</p> <p>\$112.16 annually \$9.35 monthly</p>
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Impact of Four Scenario's on Tax Base:

	2014 Total Taxes for a home assessed at \$294,488	Est. Annual Increase in Taxes as a result of Debt Repayments	New Annual Taxes	% Increase
Scenario #1	\$ 3,569.00	\$ 55.32	\$ 3,624.32	1.55% Repayment of 20 years
Scenario #2	\$ 3,569.00	\$ 66.81	\$ 3,635.81	1.87% Repayment of 20 years
Scenario #3	\$ 3,569.00	\$ 68.54	\$ 3,637.54	1.92% Repayment of 30 years
Scenario #4	\$ 3,569.00	\$ 112.16	\$ 3,681.16	3.14% Repayment of 30 years