



PORT COLBORNE

**CITY OF PORT COLBORNE
SPECIAL COUNCIL MEETING AGENDA
MONDAY, DECEMBER 17, 2012 – 6:30 P.M.
Council Chambers, 3rd Floor, 66 Charlotte Street**

CALL MEETING TO ORDER Mayor Vance Badawey

1. CONFIRMATION OF THE AGENDA
2. DISCLOSURES OF INTEREST
3. ITEM(S) FOR DISCUSSION:

NOTES			ITEM	DESCRIPTION	PAGE NO.	RECOMMENDATION
VB AD DE	BB FD BK	RB YD WS	1.	Community and Corporate Services, Community Services Division Report 2012-36, Subject: Operation of Westside Arena and Transition into the Vale Health and Wellness Centre	3	That the Council of the City of Port Colborne, subject to an Occupancy Permit being issued by the Chief Building Official, approves of Option 1. Continue to operate Westside Arena only until February 17, 2013 and not open the Vale Health and Wellness Centre and its two rinks until full occupancy is ready by all tenants (coinciding with the Community Celebration Opening of the new Vale Health and Wellness Centre on February 16, 2013 and SportsFest weekend events February 15 to 17, 2013). This option ensures that all aspects of the facility are complete from an operational perspective, and has the least impact on staffing and customer service (5 C's).
VB AD DE	BB FD BK	RB YD WS	2.	Memorandum from the Chief Administrative Officer, dated December 6, 2012, concerning the Municipal Infrastructure Investment Initiative Capital Program	9	That the Council of The Corporation of the City of Port Colborne approve the submission of the Expression of Interest as being factually accurate and declare that the Lakeshore Road Watermain project is a priority for public health and safety reasons and; That the City of Port Colborne is committed to developing a comprehensive Asset Management Plan that includes all of the information and analysis described in the "Building Together: Guide for Municipal Asset Management Plans" by December 31, 2013.
VB AD DE	BB FD BK	RB YD WS	3.	ClearSky Energy Inc. / Sam Young Electric Limited Re Request for Council Support to construct and operate a 120-150 kilowatt, rooftop mounted solar system at 658 Main Street West	17	WHEREAS ClearSky Energy Inc. / Sam Young Electric Limited (the "Applicant") proposes to construct and operate a 120-150 kilowatt, rooftop mounted solar system (the "project") to be located on the existing commercial building located at 658 Main Street West (the "Lands") in the City of Port Colborne under the Province's FIT Program; AND WHEREAS the Applicant has requested that the Council of The Corporation of the City of Port Colborne indicate by resolution Council's support for the construction and operation of the Project on the Lands; AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of local municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

						<p>NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF PORT COLBORNE RESOLVES AS FOLLOWS:</p> <ol style="list-style-type: none"> 1. The Council of the Corporation of the City of Port Colborne supports the construction and operation of the Project on the Lands; 2. This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.
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4. CONFIRMATORY BY-LAW

By-law No. 5893/147/12 Being a By-law to Adopt, Ratify and Confirm the Proceedings of the Council of The Corporation of the City of Port Colborne at its Special Meeting of December 17, 2012

5. COUNCIL IN CLOSED SESSION

(i) Motion to go into closed session:

That Council do now proceed into closed session in order to address the following matter(s):

- (a) Confidential verbal report from the General Manager and Director, Economic Development, Tourism and Marketing concerning the potential sale of City owned land, pursuant to the *Municipal Act, 2001*, Subsection 239(2)(c), a proposed or pending acquisition or disposition of land by the municipality or local board.
- (b) Confidential verbal report from the General Manager and Director, Economic Development, Tourism and Marketing concerning the potential sale of City owned land, pursuant to the *Municipal Act, 2001*, Subsection 239(2)(c), a proposed or pending acquisition or disposition of land by the municipality or local board

(ii) Disclosures of interest (closed session agenda)

(iii) Consideration of closed session agenda items

(iv) Motion to rise with report

CALL OPEN SESSION TO ORDER

6. DISCLOSURES OF INTEREST

7. MOTIONS ARISING FROM CLOSED SESSION

8. ADJOURNMENT



Report Number: 2012-36

Date: December 17, 2012

SUBJECT: Operation of Westside Arena and Transition into the Vale Health & Wellness Centre.

1) PURPOSE:

This report is to provide Council information regarding the transition into the new Vale Health & Wellness Centre (VHWC) and continued operation of Westside Arena (WSA). The report will outline the operational requirements for the continued use of WSA while we transition into the new VHWC. The report will also speak to substantial performance implications and occupancy in accordance with Ontario Building Code (OBC) requirements.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

The Vale Health & Wellness Centre, located at the T. A. Lannan Sports Complex, is a \$32 million, state-of-the-art LEED (Leadership in Energy and Environmental Design) facility for sport, recreation, wellness, entertainment, and commerce, and the first of its kind in the Niagara Region. The 140,000 square foot venue will house the Port Colborne YMCA, two NHL-sized ice pads (seating capacity for 1,200), an aquatic centre with a lap and leisure pools, gymnasium, fitness area, and child minding centre, community room, six outdoor bocce courts and an indoor walking/jogging track. The new VHWC is nestled within an overall sports and recreation complex that currently is home to 6 soccer fields, 3 baseball fields, a playground and recreation trails that connect with the Welland Canal Multi-Use Trails.

3) STAFF COMMENTS AND DISCUSSIONS

The VHWC is an investment that promotes the pursuit of a healthy lifestyle for the entire community. The new Vale Health and Wellness Centre partnering with the YMCA will offer a greater variety of direct programming opportunities for our community year round. The facility construction was made possible with investments from the Federal, Provincial and local governments including local businesses.

The VHWC is expected to become a community focal point, providing a gathering spot and recreational space for residents of Port Colborne and surrounding area. Its presence will contribute to the overall health and wellness of the region by encouraging more citizens to lead a more healthy and active lifestyle.

Based upon the following values, the New Vale Health & Wellness Centre will have:

- A strong sense of community and civic pride with appropriate programming for all citizens;
- An inclusive and safe environment where young and old can recreate, learn, relax and compete;
- Integrated services ranging from health to commerce and sport to entertainment; and,
- Vibrant partnerships with local, regional, and national corporations, individuals, and community groups.

The General Contractor (GC) Aquicon Construction and contract administrators MHPM provided a substantial completion date of December 17, 2012. That means the City assumes possession of the new building as the owner and puts us in a position to assume responsibility to begin installing furniture, fixtures and effects (FF&E), as well as allow our tenants to carry out their work and begin to install their equipment within the new facility for its intended use. These organizations include the YMCA who will provide direct programming for aquatics, fitness and child minding services to members for the 'warm side', Subway who will be the food service provider, Goods Sports will provide pro-shop sales and service and the Bocce club. In addition we will also have the Jr. B hockey team and Port Colborne Minor Hockey Association as additional tenants.

Substantial performance on December 17, 2012 represents approximately 96% completion of the GC work. The City assumes possession of the building on that date allowing the City and tenants access to the work site to begin their transition and work installing equipment prior to occupancy.

Coinciding with substantial performance and transition into the new facility, staff plans to continue to operate the WSA activities and operations through to Dec. 31, 2012 with the goal to be 'turn-key' ready for all user groups to transition into the new VHWC. Prior to occupancy in the new facility there are additional logistics and operational requirements to consider that include staffing, continued operation of the WSA, fire safety plan, the period our tenants require to install their equipment and Occupancy Permit for the new VHWC from the Chief Building Official (CBO). With this in mind it is anticipated that full operation of the new facility will be ready for the February 16, 2013 weekend in time for family day weekend and Sportsfest activities and a Community Celebration.

The YMCA, operating the 'warm side' of the facility, requires up to 2 months to ensure they are ready to receive patrons and provide the services their members are accustomed to receiving from the YMCA. In addition, our other tenants will require time, however, it is anticipated that most of this work will be completed prior to the February 16, 2013 date.

Transition into the new facility prior to occupancy is amplified by the fact that the two new rinks will have ice ready for January 7, 2013, which poses a number of challenges for our transition. The biggest challenge is that we simply cannot operate three ice pads with the current staffing levels. Therefore, we can only consider operating one or two rinks. We cannot operate the WSA and rink 2 of the VHWC for full programming as rink 2 cannot be sectioned off from the rest of the facility. Since rink 2 does not have accessible public washrooms within its area, it cannot be separated from the east area of the facility where all the public washrooms are situated. Although ice will be available in both rinks, the fact remains that the warm side will not be open to the public and from an operational perspective the entire Centre will not be ready for public access in January 2013.

The OBC requirements are strict and in general terms we need complete sign off letters from the engineers and consultants indicating the following items are complete and working:

- Electrical,
- mechanical,
- structural, and
- fire alarm and sprinklers

The agencies responsible for approval of these primary components will need to verify their requirements are met. Moreover, the following systems must also meet Code and Standards:

- in relation to public works - backflow prevention and clean water testing,
- TSSA for elevating devices including any pressure vessels,
- ESA for final hydro inspection,
- the Regional Health Department for pool commissioning and operation including the '60 day cycle' that is scheduled in three stages commencing January 18, 2013, concluding February 15, 2013; as well as inspection of food preparation areas for Subway restaurant and Bocce Club – still under construction.
- The Fire Department must also approve the fire safety plan and ensure fire access routes are complete and clear of any obstruction.

With regard to Aquatics centre, as of November 27, 2012 GC site meeting a schedule for the commissioning of the aquatics area is as follows:

- Completion of the pool deck tile by December 17, 2012;
- completion of the wall siding by December 31, 2012;
- complete cleaning of the pool area by January 4, 2013;
- fill pool tanks January 7-18, 2013;
- Stage 2 commission and train staff by February 1, 2013; and
- Stage 3 commission and training staff by February 15, 2013.

The YMCA is prepared to move in after substantial completion in parallel to the pool work.

The temperature pull-down of the two rink slabs for the testing of the CIMCO refrigeration system will begin on December 4, 2012; staff training started on December 5, 2012; and ice making commenced on December 12, 2012. Monitoring of all mechanical and operational systems are required by staff over a period of time to ensure all systems are working and no operational or safety issues are encountered prior to opening the facility to the public. The challenge we face is the continued use of WSA and running that facility until February 16, 2013 while potentially engaging a 'soft opening' period (current staffing levels can only operate two ice pads and does not include the maintenance and cleaning of the entire new Centre). Additionally, the City has to consider the financial implications of potential revenue of rentals of approximately \$50,000 of a second rink in operation.

Subject to receiving approval for occupancy from the CBO, achieving occupancy allows us to meet our obligations with user groups and achieve budgeted forecast for Fiscal Year 2013 once full transition to the VHWC occurs. This does not impact on the current staffing levels and would enhance operational performance and staff training. Once the WSA is closed and decommissioned, we would also need guidance and approval from both the CBO and Fire Prevention Officer to section off work areas in other parts of the building where interior work is still taking place. Based on substantial completion date of December 17, 2012, Council should be mindful that we will begin to incur inherent operating costs for the new facility. These additional costs were estimated and included in the 2012 budget.

The success of the new VHWC is largely dependent on programming and occupancy

and our commitment to deliver quality services. The YMCA positioned to deliver a myriad of direct programming options for their membership is a proven model and plans to be ready for February 16, 2013. In addition, the availability of quality food services and pro-shop amenities in the new facility through Subway and Goods Sports will add to the high level of service we aim to offer at the new VHWC. Staff anticipates that these tenants should be ready in advance of February 16, 2013; coinciding with the Community Celebration Opening of the new VHWC and SportsFest weekend events February 15 to 17, 2013.

4) OPTIONS AND FINANCIAL CONSIDERATIONS:

a) Do nothing.

Doing nothing is not a viable option.

Although not recommended, Council can choose to continue operating WSA and operate both rinks in the VHWC. That would require additional staff and operating budget resources. It is not feasible to pull staff from other Operational Divisions to perform Rink duties given it is the middle of winter and all staff in Operations is required for Winter Operations.

b) Other Options.

Council may consider the options available to them.

1. Continue to operate WSA only until February 17, 2013 and not open the VHWC and until full occupancy is ready by all tenants (Coinciding with the Community Celebration Opening of the new VHWC on February 16, 2013 and Sportsfest weekend events February 15 to 17, 2013). This option ensures that all aspects of the facility is complete for full operational performance; or

2. Transition to the new VHWC for use of the 'cold side' when all approvals have been granted to occupy the building and close WSA at that time. This option will open the facility to the public although areas would have to be cordoned off to the public, such as the aquatics centre, gymnasium, fitness centre, bocce area and possibly the food service concession and pro shop. This option does impact operational performance and customer service. The YMCA is responsible for the 'warm side' and that includes all cleaning and day to day operational maintenance and public supervision. Our current staffing is not in a position to either manage or supervise the entire facility if it is open to the public before the 'warm side' work is complete. We have a measure of dependency on the YMCA's presence in the new building when the public have access to the entire facility.

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

This investment aligns with the municipal goal of enhancing and providing fun, active, healthy activities within the City of Port Colborne. The new VHWC will support Port Colborne's long-term growth by attracting residents and families to the area and demonstrate confidence in the future of the city to potential businesses and investors.

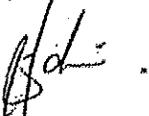
6) ATTACHMENTS

7) RECOMMENDATION

That the Council of the City of Port Colborne, subject to an Occupancy Permit being issued by the CBO, approves of Option 1. Continue to operate WSA only until February 17, 2013 and not open the VHWC and its two rinks until full occupancy is ready by all tenants (coinciding with the Community Celebration Opening of the new VHWC on February 16, 2013 and Sportsfest weekend events February 15 to 17, 2013). This option ensures that all aspects of the facility are complete from an operational perspective, and has the least impact on staffing and customer service (5 C's).

8) SIGNATURES

Prepared on December 12, 2012 by:



Harry Hakim,
Manager of Community Services

Reviewed by:



Peter Senese,
Director of Corporate & Community
Services

Reviewed by:



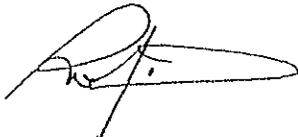
Ron Hanson,
Director of Engineering

Reviewed by:



Lyle Merritt
Chief Building Official

Reviewed and Respectfully Submitted:



Robert J. Heil,
Chief Administrative Officer

Reviewed by:



Mike Bendia,
Fire Prevention Inspector

r7 1.3.3. Occupancy of Buildings

r7 1.3.3.1. Occupancy Permit - General

(1) Except as permitted in Sentence 1.3.3.2.(1), a person may occupy or permit to be occupied any *building* or part of it that has not been fully completed at the date of occupation where the *chief building official* or a person designated by the *chief building official* has issued a permit authorizing occupation of the *building* or part of it prior to its completion in accordance with Sentence (2).

r7 (1.1) Sentence (1) does not apply in respect of the occupancy of a *building* to which Article 1.3.3.4. applies.

(2) The *chief building official* or a person designated by the *chief building official* shall issue a permit authorizing occupation of a *building*, where

- (a) the structure of the *building* or part of it is completed to the roof,
- (b) the enclosing walls of the *building* or part of it are completed to the roof,
- (c) the walls enclosing the space to be occupied are completed, including balcony *guards*,
- (d) all required *fire separations* and *closures* are completed on all *storeys* to be occupied,
- (e) all required *exits* are completed and fire separated including all doors, door hardware, self-closing devices, balustrades and handrails from the uppermost floor to be occupied down to *grade* level and below if an *exit* connects with lower *storeys*,
- (f) all shafts including *closures* are completed to the floor-ceiling assembly above the *storey* to be occupied and have a temporary *fire separation* at such assembly,
- (g) measures have been taken to prevent access to parts of the *building* and site that are incomplete or still under *construction*,
- (h) floors, halls, lobbies and required *means of egress* are kept free of loose materials and other hazards,
- (i) if service rooms should be in operation, required *fire separations* are completed and all *closures* installed,
- (j) all *building drains*, *building sewers*, *water systems*, *drainage systems* and *venting systems* are complete and tested as operational for the *storeys* to be occupied,
- (k) required lighting, heating and electrical supply are provided for the *suites*, rooms and common areas to be occupied,
- (l) required lighting in corridors, stairways and *exits* is completed and operational up to and including all *storeys* to be occupied,
- (m) required standpipe, sprinkler and fire alarm systems are complete and operational up to and including all *storeys* to be occupied, together with required pumper connections for such standpipes and sprinklers,
- (n) required fire extinguishers have been installed on all *storeys* to be occupied,
- (o) main garbage rooms, chutes and ancillary services thereto are completed to *storeys* to be occupied,
- (p) required fire fighting access routes have been provided and are accessible, and
- (q) the *sewage system* has been completed and is operational.

(3) Where a *registered code agency* has been appointed to perform the functions described in clause 4.1(4)(b) or (c) of the Act in respect of the *construction* of the *building*, the *chief building official* or a person designated by the *chief building official* shall issue the permit referred to in Sentence (2) after receipt of a *certificate for the occupancy of a building not fully completed* issued by the *registered code agency* in respect of the *building*.



PORT COLBORNE

Memo to: Members of City Council

From: Robert Heil, Chief Administrative Officer

Date: December 6, 2012

Re: Municipal Infrastructure Investment Initiative Capital Program

Last week, the provincial government announced its 2013 Municipal Infrastructure Investment Initiative Capital Program (MIICP). The province will be providing up to \$51 million in 2013-14 and 2014-15 to address urgent road, bridge, water and wastewater projects where health and safety are at risk and projects are identified as top priorities through comprehensive asset management plans.

As you are aware, we are in the process of completing our asset management plan this year and provided we are committed to completing it by December 31, 2013, we are eligible to apply for funds. Maximum funding is 90% of total project costs or \$2 million, whichever is lower.

There will be a pre-screening process for the MIICP to identify projects that have the greatest potential for alignment with the objective of the program. Only applicants whose proposed projects show high potential for alignment with the objectives of the MIICP will be invited to submit an application.

They will be judged from three angles:

1. Asset Management Planning - are we committed to completing our asset management plan
2. Criticality of Project - is there preliminary evidence of a health and/or safety problem
3. Fiscal Situation - what are our general fiscal circumstances - do we really need provincial assistance to complete the project

Staff from the Operations and Engineering Department have met, and have determined two possible projects.

The first would be to replace the cast iron water pipes in the Hawthorne Heights neighbourhood. We have evidence of low chlorine residuals from 2011, resulting in a number of adverse water samples and requiring hydrant flushing on a regular basis to keep the chlorine at the necessary levels.

The second project would be in the Lakeshore West area. There is only one cast iron pipe on Bayview Lane supplying water to this area. We currently have low pressure for firefighting purposes and low chlorine residuals in the area. The replacement of the cast iron pipe with PVC and the connection of a watermain loop along Cement Plant Road to Stanley Avenue would resolve these issues.

Staff is preparing initial estimates on these projects and plan to meet again on December 11th to discuss further and determine which project would best meet the criteria of the MIIICP.

We have to submit our Expression of Interest by 5:00 p.m. on January 9, 2013. After the Council meeting on December 10th, we do not have another meeting scheduled until January 14th.

We are asking council for approval to submit an Expression of Interest to the MIIICP by January 9, 2013 for one of the two projects listed above.

Municipal Infrastructure Investment Initiative Capital Program – Expression of Interest

On August 16, 2012, the Province of Ontario launched the Municipal Infrastructure Investment Initiative (MIII) as part of the Municipal Infrastructure Strategy. Through the MIII Capital Program, up to \$51 million will be made available to address necessary road, bridge, water and wastewater projects identified as top priorities through comprehensive asset management plans. Funding will be targeted to municipalities and Local Services Boards (LSBs) that are unable to pay for proposed projects without provincial assistance.

Ontario municipalities and LSBs that own roads and/or bridges and/or water systems and/or wastewater systems are eligible. In addition, municipalities that have not done so already must submit their 2011 Financial Information Return to the Ministry of Municipal Affairs and Housing by January 9, 2013.

The MIII Capital Program includes both a pre-screening and an application process. To begin, municipalities and LSBs may submit this Expression of Interest form for pre-screening. Completed expression of interest forms must be submitted by 5 p.m. EST on January 9, 2013. Municipalities and Local Services Boards that pass the pre-screening process will be given the opportunity to submit a detailed application.

For more information, see the **Municipal Infrastructure Investment Initiative Capital Program manual** and **Building Together: Guide for Municipal Asset Management Plans**.

If submitting this form by email, please save the completed form to your desktop and send as an attachment to miii@ontario.ca

If submitting by mail please print the completed form and send to:

Municipal Infrastructure Investment Initiative Secretariat
c/o Rural Programs Branch
Ontario Ministry of Agriculture, Food and Rural Affairs
1 Stone Road West, 4th Floor
Guelph ON N1G 4Y2

<http://www.ontario.ca/municipalinfrastructure>

Please fill in all fields on this form that apply to your municipality or LSB.

Section 1 – Municipality/LSB Contact Information

Municipality/LSB Name*
The Corporation of the City of Port Colborne

Authorized Contact

Last Name Hanson		First Name Ron	Middle Initial
Position Director, Engineering&Ops	Telephone Number 905 835-2900	Email Address ronhanson@portcolborne.ca	

*Note if this is a joint project, please include all municipalities and LSBs that are part of the project, but only the contact information for the lead municipality/LSB.

Mailing Address

Unit Number	Street Number 66	Street Name Charlotte Street	PO Box
City/Town Port Colborne		Province ON	Postal Code L3K 3C8

Section 2 – Project Information

Project Name
Watermain rehabilitation to address water quality and pressure issues

Project Type (road, bridge, water or wastewater)
Water

Project Financial Information

Total Project Cost \$2,250,000.00	Amount of Provincial Funding Request \$2,000,000.00
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Section 2 – Project Information (Cont'd)

List the sources of financing for the project other than the provincial funding requested.

Funding Source	Amount
Niagara Region - Debenture	\$250,000.00

Project Location			
Unit Number	Street Number	Street Name see Section 5	PO Box
City/Town Port Colborne		Province ON	Postal Code
Latitude		Longitude	

Section 3 – Asset Management Planning

Please describe your municipality's or LSB's progress to date toward completing a comprehensive asset management plan according to the key elements outlined in **Building Together: Guide for Municipal Asset Management Plans**. Where possible, please provide supporting documentation.

State of local infrastructure

We have a completed tangible capital asset database naming all asset types, values and depreciation assumptions to date. The expected useful life of each asset has been the determining factor for asset conditioning. As part of our new commitment, a report on the 'Current State of the Local Infrastructure' will be generated based on best practices as outlined in the 'Building Together' kit with our recently attained consultant to develop our Asset Management Plan. We are working with our Engineering department to establish condition assessments for the critical infrastructure of Road, Bridges, Water and Wastewater. Currently, Bridges are being assessed on a 2 year interval with the most current being 2012.

Expected levels of service

We will be taking what our Engineering department had employed in the past to determine the quality of acceptable service, report on expected levels of service and outline key performance measures that will be used to track the actual progress towards established levels of service for each of our asset categories with our Asset Management Plan consultant.

Asset management strategy

We have retained a company who specializes in Asset Management to develop our Plan going forward. We have been attending webinars and seminars in an effort to bring our Engineering team on board and develop an accepted plan based on MIII guidelines. We have integrated planning already in place in conjunction with our Regional government's asset renewal program. With our new plan, we will explore life cycle methodologies, ensuring the lowest overall cost for the program while including risk assessment and management in the process.

Financing strategy

We have a current capital budget strategy in place whereby replacement, renewal and maintenance projects are indicated by funding/financing structure in reference to the budget and other revenue resources available in the current year. Funding shortfalls are also identified on this report and are indicated for future consideration. With our new Asset Management Plan, we will include a full financing strategy to implement a 10 year infrastructure program utilizing the best investment scenario possible.

Please explain in detail your community's workplan for completing a comprehensive asset management plan according to the key elements outlined in **Building Together: Guide for Municipal Asset Management Plans**.

State of local infrastructure

We have contracted consultants and are anticipating the completion of the water and storm sewer infrastructure needs study for such assessment reports to enable us to utilize physical condition ratings and therefore enhance our age based condition ratings that we currently use. The City's wastewater infrastructure needs study is currently 8 years old. The Asset Management Plan going forward will provide a platform for continuous improvement of our infrastructure programs and will produce a summary named the Infrastructure Report Card as per best practices.

Expected levels of service

Our current service level standards will be incorporated into our Asset Management Plan so we can utilize these standards in our future planning and costing module. We will also develop key performance measures to track the progress of the expected levels of service. As the cost to keep these standards in place have an impact on future budgets, this will indicate how manageable the future replacement costs will be. Annual reporting will show current performance relative to the targets in place.

Asset management strategy

In working with our Asset Management Plan provider we will be building a Plan based on key components showing life cycle activity options, asset condition assessments, growth and demand projects, cost/benefit analysis for each and will include risk probabilities for the future. We will also provide non-infrastructure solutions as part of the Plan. This will be the basis for the framework to produce the 10 year infrastructure implementation schedule prior to the end of 2013 to be reviewed and updated annually.

Financing strategy

The asset management strategy above will be fully integrated with a financial plan. This will include revenue and expenditure forecasts for the delivery of the 10 year infrastructure budget. Key assumptions and alternate scenarios will be provided during the budget process. All available revenue resources will be identified in this program and will assist us in preparing for our future costs. Any funding shortfalls will be explored and compared to existing service levels and expectations of the future state of the infrastructure.

Section 4 – Problem Description

The problem description should clearly describe the public health and/or safety problem arising from the current situation and the impact of the problem on the municipality or LSB (e.g., number of people affected).

The Lakeshore Road portion of the City's water distribution system (roughly south of Hampton Avenue to Lake Erie, and along Lakeshore Road) is fed by only one 8" watermain; thus the entire residential development is what is termed a "dead end". This area of the distribution system has a history of low pressures and water quality issues and the corresponding health and safety issues are twofold; low water pressures compromise the Fire Department's ability to put out fires in this neighbourhood as not enough water flow is provided, potentially threatening the homes and lives of the approximate 700 people who reside in this area; while the dead end nature of the water system, with low flows, creates water quality issues. Without constant flushing (which wastes water and causes unnecessary costs to the City's ratepayers), chlorine levels would degrade quickly and leave the residents of this neighbourhood vulnerable to exposure to contaminated water, should the chlorine levels degrade enough to permit the growth of bacteria in the watermains. E.coli has not yet been detected in samples collected in this neighbourhood, however total coliform adverse have been reported to the Ministry of Environment on a sporadic basis throughout the past several years.

Section 5 – Project Description

The project description should outline the scope of the project.

To alleviate the water pressure and water quality issues that plague the Lakeshore Road area of the water distribution system, the City intends to construct a new watermain (approximately 1500m in length) from Stanley Avenue (located to the north), along Cement Plant Road (which runs north-south), and connect to the end of the watermain that runs along Lakeshore Road.

The project will include the watermain installation and all reinstatements (road, curb, sod etc.).

Section 6 – Project Rationale

Please describe how the project would reduce or eliminate the public health and/or safety problem.

In the Lakeshore Road area, the joining, or "looping" of this area of the distribution system to another area, will provide two feeds for the neighbourhood and eliminate this dead end. Eliminating the dead end will alleviate the water quality and pressure issues in the neighbourhood through circulation and the ability to feed the area through two major trunk mains instead of one, thus improving the fire flows and fire protection capabilities and ensuring chlorine levels are more easily maintained.

Additionally, replacing the corroded cast iron watermains with PVC watermains will improve water quality and eliminate the health and safety issues associated with contaminated water by ensuring that chlorine residuals can be maintained. Corroded cast iron watermains increase the chlorine demand in that area of the water system as the

chlorine in the drinking water reacts with the corrosion and iron bacteria on the inside of the watermain. This increased demand makes it very challenging to maintain chlorine levels adequate to inhibit bacterial growth within the watermain. Additionally, the uneven "barnacle-like" tuberculations within the watermain provide ideal conditions for bacterial growth and contamination. Replacing the cast iron mains with PVC mains will reduce the chlorine demand in that section of the water system, thus reducing the potential for bacterial contamination and reducing the potential for public health issues from drinking water contamination.

Section 7 – Project Readiness

Describe your workplan to complete the project by Dec. 31, 2014, including obtaining any necessary approvals (e.g., Environmental Assessment).

There are no approvals required for this project, as the proposed watermain loop and replacement activities is covered under the City's existing Drinking Water Works Permit.

- Finalize and approve design - September 2013
- Issue Tender request - January 2014
- Award Tender to successful bidder - February 2014
- Begin work - April 2014
- Complete all reinstatements - August 2014

Section 8 – Alternative Options Considered

Please describe other options considered to address the problem.

To address water quality issues in the Lakeshore Road area, simply installing flushing stations to "move" the water has been considered. However, this is viewed as a "bandaid solution", not a permanent solution - and in light of the Province's Water Opportunities Act, which will require municipalities to prepare water conservation plans, use of flushing stations to maintain water quality is not a sustainable operational practice.

To address pressure issues and the impact on firefighting capability, the Fire Department does have the capability to "bump up" pressures by using the pumper truck to increase the flow to the fire hoses; however, this activity is risky to the distribution system, as this action can create negative pressure within the distribution system and actually cause the watermains to collapse. Therefore, continued reliance on the pumper truck to attain adequate fire fighting pressures actually increases the health and safety risks to the homeowners in this neighbourhood, as firefighting activities may cause contamination of the drinking water.

Section 9 – Funding Need

Explain why your municipality or LSB requires the amount of provincial funding requested above and why it cannot implement the project on its own.

The City of Port Colborne has approximately 105 kms of watermain, 45 kms of which are cast iron mains that were installed between 1920 and 1960. Approximately 30 kms of the cast iron mains have exceeded their service life. In Port Colborne, the rock is very shallow, and watermain installations/replacements generally involve having to break rock. Because of this, the cost to install/replace watermain (including re-instatements) in Port Colborne is between \$500 and \$1,500 per metre. Therefore, there is an approximate \$15,000,000 to \$45,000,000 watermain replacement "deficit" in the City.

Port Colborne has approximately 16,000 residents on the water system, with 6,000 water accounts. At current water rates (which are 3rd highest in the Niagara Region), and forecasted annual increases of 3-5%, and a current watermain replacement budget of approximately \$1,000,000 every other year, it will take 30+ years for the City to replace just the current "expired" cast iron watermain.

Section 10 – Declaration

Each Expression of Interest must be accompanied by a declaration. For municipalities, the declaration can be made by a resolution or letter from municipal council. For LSBs, the declaration must be made by resolution from the LSB board.

I certify that:

- the information in the Expression of Interest is factually accurate; and

- the municipality or LSB has a comprehensive asset management plan that includes all of the information and analysis described in **Building Together: Guide for Municipal Asset Management Plans** in place; or
- the municipality or LSB is committed to developing a comprehensive asset management plan that includes all of the information and analysis described in **Building Together: Guide for Municipal Asset Management Plans** by December 31, 2013.

I have the authority to bind the municipality/LSB.

Full Name (Last name, first name) Heil, Robert	Position Chief Administrative Officer	Date (yyyy/mm/dd) 2012/12/13
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If submitting an electronic copy of the resolution or by-law, please attach this document to the email submitted.

Section 11 – Submission

Expressions of Interest must be received by 5 p.m. EST on January 9, 2013.

Questions? Call 1 888 588-4111 or send an email to miii@ontario.ca.

Mailing address:
 Municipal Infrastructure Investment Initiative Secretariat
 c/o Rural Programs Branch
 Ontario Ministry of Agriculture, Food and Rural Affairs
 1 Stone Rd West, 4th Floor
 Guelph ON N1G 4Y2

Section 12 – Documents Submitted With This Expression of Interest

Please outline any files or documents (e.g., asset management plan) you will be submitting along with this Expression of Interest.

If you are submitting this form by email, write a description of the file's contents to the left and indicate the file name or hyperlink to the right.

Attach all documents to the same email as this form.

If you are submitting this form by mail, simply write a description of each document you are submitting along with this Expression of Interest, in the left-hand column.

Description of File or Document Attached	File Name or Hyperlink
Resolution of Council	



Municipal Council Support Resolution Request

December 6, 2012

Requested By: ClearSky Energy Inc. / Sam Young Electric Limited
11290 Golf Course Rd, Port Colborne, ON L3K 5V4

On Behalf of: 1302645 Ontario Limited (o/a The Young Automotive Professionals)
658 Main St W, Port Colborne, ON L3K 5W1
(905) 835-8120

This is a formal request to the Port Colborne City Council for a Municipal Support Resolution in writing indicating the council's support for a 120-150 kilowatt, rooftop mounted solar system under the Ontario Power Authority FIT 2.0 Program. The solar system is to be located on the existing commercial building located at 658 Main Street West in Port Colborne, ON. This building is currently owned by The Young Automotive Professionals and the proposed solar system will also be majority owned and operated by the principals of the corporation.

Reasons for Council's Support:

1. Local project ownership
2. Local skilled labour and trades utilized (i.e. solar installers and licensed electricians)
3. Local warehousing and logistics support
4. Over 60% of project components manufactured in Ontario
5. Industrial/commercial zoned location
6. Creates green, renewable energy used by local electricity grid
7. Rooftop located solar system (no extra land utilized)
8. Fully engineered solar system with all required permitting and inspections

While not a requirement of the Ontario Power Authority FIT program, we wish to involve the council via this request as it makes you aware of the many local benefits of this project, while at the same time improving the chances of this project obtaining the approval of the Ontario Power Authority and moving forward in a more expedient manner.

We thank you in advance for your time and consideration in this manner and look forward to working with the council toward a successful conclusion.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Bartlett", written over a horizontal line.

Stephen Bartlett
President

ClearSky Energy Inc. / Sam Young Electric Ltd.
11290 Golf Course Rd, RR 3, Port Colborne, ON L3K 5V4
Phone: (905) 581-4810 Fax: (905) 835-1388
www.ClearSkyENERGY.ca

PRESCRIBED FORM/TEMPLATE: MUNICIPAL COUNCIL SUPPORT RESOLUTION

Section 6.1(d)(i) - FIT Rules, Version 2.0

OPARP/f-FIT-015r3

Capitalized terms not defined herein have the meanings ascribed thereto in the FIT Rules, Version 2.0.

Resolution NO: _____

Date: _____

WHEREAS _____ insert name of "Applicant" _____ (the "Applicant") proposes to construct and operate a
_____ insert description of type of project (e.g. rooftop solar, ground mount solar, bioenergy, on-shore wind) _____

(the "Project") on _____ insert description of the lands or building _____ (the "Lands") in
_____ insert the name of the Local Municipality _____ under the Province's FIT Program;

AND WHEREAS the Applicant has requested that Council of _____ insert the name of the Local Municipality _____
indicate by resolution Council's support for the construction and operation of the Project on the Property;

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Local Municipalities will be awarded Priority Points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the _____ insert the name of the Local Municipality _____ supports the
construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive Priority Points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

(Note: signature lines for councilors or other representatives, as appropriate)

FIT reference number: _____
(Note: Must be inserted by Applicant to complete Application)