

CITY OF PITT MEADOWS

Special Meeting of Pitt Meadows City Council to be held on Tuesday, June 29, 2010 at 6:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

A G E N D A

A. ADOPTION OF AGENDA

THAT the agenda for the June 29, 2010 Special Meeting of Council be adopted.

B. REPORTS

1. Long Term Financial Strategy Workshop.(Page 1)

THAT Council:

- A. Receive this report for information; and
- B. Provide feedback and input as necessary with respect to priorities for future projects, programs and services and plans for funding these activities.

C. NOTICE OF SPECIAL (CLOSED) COUNCIL MEETING

There were no items received for this Meeting.

D. ADJOURNMENT

THE CITY OF PITT MEADOWS

COUNCIL REPORT

COUNCIL WORKSHOP

To: Chief Administrative Officer File: 1700 - 02
Date: 24-June-10 Bylaw No.:
From: Dean Rear, Director of Finance

LONG TERM FINANCIAL STRATEGY WORKSHOP

□ **RECOMMENDATION:**

THAT Council:

- a) Receive this report for information; and
- b) Provide feedback and input as necessary with respect to priorities for future projects, programs and services and plans for funding these activities.

□ **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

Shout acting CAO

□ **PURPOSE:**

The purpose of this report is to provide a variety of background material for Council consideration in the Long Term Financial Strategy Workshop on June 29th. The intent of the material is to generate discussion and feedback from Council on longer term financial issues and the steps to be taken to plan and prepare to address those issues.

□ **BACKGROUND AND DISCUSSION:**

While the City already has an annual business planning process which has a five year outlook. The recent completion of two significant master plans creates need for considerable long term planning. Both the Parks and Leisure Services Master Plan and the Fire and Rescue Services Master Plan identify initiatives with significant capital and operating budget implications. In determining implementation strategies for these plans, they must be considered together along with any other potential issues that the City may encounter over the life of the plan.

To assist in preparation for the workshop, the following background information has been provided:

- City Policies:
 - Statutory Reserve Funds
 - Debt Funding
 - Revenue and Taxation
- Forecast Community Development to 2021
- The current Five Year Capital Plan
- A listing of significant capital projects, both current and from the master plans
- Approximated equivalent tax rate increases for existing initiatives and potential tax rate increase impacts for the master plans
- From the City of Calgary, a comparison between the Consumer Price Index and the Municipal Price Index.

The necessary outcomes for this workshop are:

- Solid discussion ensuring there is a good understanding by both staff and Council of the long term fiscal issues the community will be facing
- Direction on framework for the Business Planning Guidelines to be brought before Council including:
 - An expanded timeframe for detailed planning, i.e. beyond the five years required by the Community Charter
 - A revised approach on allocating and using taxation revenue generated by community growth
 - Direction to research and develop a City wide strategy on potential tax rate increases for master plan or other significant initiatives.

□ **SUMMARY:**

This report is prepared for information.

Respectfully submitted:



Dean Rear
Director of Finance

□ **ATTACHMENTS:**

- A. Statutory Reserve Fund Policy
- B. Debt Funding Policy
- C. Revenue and Taxation Policy
- D. Capital Plan

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- E. Forecast Community Development to 2021
 - F. Significant Capital Projects and Timing
 - G. Approximate Equivalent Tax Rate Increases (TRI) for Identified and Potential Master Plan Initiatives
 - H. Consumer Price Index v. a Municipal Price Index.

PITT MEADOWS POLICY MANUAL	POLICY NO.:
SUBJECT: Statutory Reserve Funds	Approved by Council: June 21, 2005

Introduction:

Statutory Reserves are an important tool for the long term Financial Health and Fiscal Management of the District of Pitt Meadows. Their effective stewardship requires that they be well managed and utilized with care and thoughtful evaluation. The following quotation applies:

“The economy’s cyclical nature creates a need for comprehensive fund balance policies to ensure stable service delivery, smooth changes in tax rates or structure, and avoid revenue-expenditure imbalances. Financial resources typically are amassed in a prosperous economy for use during a poor economy. Fund balance also can be allocated toward other government purposes that may require an accumulation of financial resources over an extended time period. Another common and crucial purpose for fund balance is to smooth over periods in the fiscal year when tax revenues are unavailable.” (Financial Policies: Design and Implementation – Government Finance Officers Association - Page 71).

PURPOSE:

Reserves are established, maintained and used to meet the following purposes:

Least Cost to Taxpayers

Statutory Reserves support the least cost alternative for delivering standards of service adopted by Council by the following:

- Buffer the effects of large cost increases and revenue reductions and allow time to adjust City service costs or revenue generation to avoid unnecessary tax increases; and
- Provide internal capital financing, which is more cost-effective than external borrowing or leasing.

Fairness and Equity to Taxpayers

Statutory Reserves serve to balance the impact of operating and capital costs on both the current and future taxpayers by;

- Applying Statutory Reserves derived from one-time revenue sources to one-time capital or operating projects; and
- Ensuring Statutory Reserves for replacement and maintenance purposes are adequately funded through annual appropriations of revenues. In other

words, current users of City assets make annual contributions towards maintenance and eventual replacement of these assets for future residents.

Meet Statutory and Legal Requirements

Statutory Reserves must meet the requirements of federal and provincial statutes, District bylaws and any contract or judgment enforceable by law.

Policy:

The District will establish and maintain appropriate statutory reserves to achieve the following main objectives:

Stabilize Rates and Levies

Unstable and unpredictable tax levies and user rates can adversely affect residents and businesses. In order to maintain stable and predictable levies, the District will maintain sufficient Statutory Operating Reserves to buffer the impact of unusual or unplanned cost increases and revenue reductions over multiple budget cycles. These Statutory Operating Reserves will also provide for known cyclical expenses such as election costs, OCP review processes and citizen surveys.

Provide for Operating Emergencies

The District is exposed to the risk of unusual operating emergencies that can occur from time to time as the result of inclement weather, catastrophic events, law enforcement issues, environmental hazards and so on. It may not be feasible or cost-effective to absorb the costs of such emergencies during one budget cycle. The District will maintain adequate Statutory Reserves to be able to respond to such emergencies, avoid extensive service interruption and prevent risk to infrastructure and public safety.

Safeguard and Maximize Existing Assets

The District has an inventory of infrastructure, facilities, machinery and equipment necessary for the efficient delivery of services to the public, which needs to be replaced/maintained on well-defined lifecycle standards. Lifecycle standards include the timely replacement of the major components of an asset such as a roof, the cyclical major maintenance such as painting and also the updating/face-lifts necessary for a facility or other asset to achieve its maximum effective economic useful life. The District will therefore maintain adequate Statutory Reserves to provide for the cyclical maintenance and eventual replacement of its major assets.

Finance New Capital Assets

Statutory Reserves provide an effective way to finance the acquisition of new and unique capital assets. It provides a means of matching one-time funds to one-time capital projects. In addition, Statutory Reserves ensure financial resources are available on relatively short notice to respond to opportunities to provide capital infrastructure through private sector partnerships and other alternative service delivery methods.

Provide for Community Development Opportunities

The District sees opportunity for community development through economic development initiatives, OCP initiatives and grant programs for heritage, arts and amateur sport. In this regard, the District will maintain Statutory Reserves to provide funding for these initiatives.

APPLICATION:

To achieve the objectives of this policy the Council & Staff will consider annually, as part of the Financial Plan, the structure, adequacy and annual contributions of the Statutory Reserves and make those adjustments necessary to meet the objectives of this Statutory Reserve Fund Policy.

PITT MEADOWS POLICY MANUAL	POLICY NO. C26
SUBJECT: Debt Funding	Approved: July 22, 2008

PURPOSE:

The purpose of this policy is to provide guidance when analyzing the use of debt funding for project completion.

POLICY:Fundamentals

The following fundamentals will be taken into consideration when determining whether debt funding is appropriate for a particular project. A proposal, report or business case for a project which is recommending borrowing for all or part of the funding source must include an analysis of each of the following applicable fundamentals:

Pay as You Use

The basic premise of a Pay as You Use approach is focusing the financing methodology so that the end users of a program of facility are the ones paying it. This approach promotes intergenerational equity, lessening the impact of past generations, who may not be the end users, paying for future. For new assets, financing arrangements should be set up such that users pay for the acquisition. Debt servicing is one way of achieving this.

Replacement of Existing Assets

The City intends to manage replacement of existing assets through regular, appropriate contributions to reserves for life cycle purposes. Therefore borrowing for asset or infrastructure replacement should generally be avoided unless there are unique circumstances (i.e. grant opportunities, failure, or emergencies).

Opportunities for Sharing Costs

Opportunities for sharing costs with senior governments or other partners should be vigorously pursued for significant priority projects. When these opportunities can result in the acquisition of an asset for the City at a substantial saving from full cost, borrowing may be considered for the City's portion of the funding.

Business Case

The business case of the project should clearly demonstrate the benefit to the community. The business case should outline the impact of increased service levels or new services and any financial partnerships creating good value for the investment of taxpayer funds.

The City will take appropriate steps to ensure the public has an opportunity to understand the direct and indirect benefits of the project and the need for borrowing to complete it.

Borrowing Limitations

The City will be bound by the following financial parameters for borrowing:

- The length of the term of the borrowing will not be longer than the estimated useful life of the asset being built or acquired. Budget permitting, the City will work to limit the borrowing term to 15 years.
- The City will comply with the debt servicing capacity limitations prescribed by the province.

Paying Off Debt Early

Whenever possible and in compliance with the City's reserve policy, annual surpluses will be used to pay down borrowing. Non productive assets, such as land holdings with no foreseeable municipal use, will be considered for sale to retire debt early.

Elector Assent

Elector assent for borrowing is specifically referred to in the Community Charter. A referendum may be used to gauge resident approval of projects but is not binding.

Elector assent will be sought for a borrowing bylaw as required by the province in a situation where debt is outside the "assent free zone" or otherwise as decided by Council.

A borrowing bylaw should be for a single project or a group of "like" projects. Bundling will only be considered in appropriate circumstances.

PITT MEADOWS POLICY MANUAL	POLICY NO. C28
SUBJECT: Revenue and Taxation	Approved by Council:

PURPOSE:

The purpose of this policy is to provide guidance when determining the proportion of total revenue to come from each funding source and to comply with section 165 of the Community Charter.

POLICY:Total Revenue

Charter Requirement: Set out the objectives and policies regarding the proportion of total revenue proposed to come from each funding source.

Policy: Council is committed to, where feasible and for appropriate municipal services, shifting the payment of the services from property taxes to user fees.

Council commits to regularly review the fees that it has in place and the Development Cost Charge rates to ensure that developers who profit from development in the municipality pay an appropriate share of the cost of the municipal infrastructure required to service new developments.

Objective: Over the five year period of this financial plan, the City will endeavour to shift the distribution of total ongoing own source revenue from property taxes to other sources (not including proceeds from borrowing or transfers from reserves) as noted in the targets below:

Table One - Target Proportion of Total Revenue:

	2009 Budget % Total Operating Revenue	2010 Budget % Total Operating Revenue	Target % Total Operating Revenue
Property value taxes	58.7%	58.6%	54.1%
Parcel taxes	0.1%	0.1%	0.1%
Utility levies	31.2%	31.6%	32.7%
User fees and charges	3.9%	4.4%	8.0%
Other sources	6.1%	5.3%	5.1%
TOTAL	100.0%	100.0%	100.0%

As per Council policy C26 – Debt Funding, proceeds from borrowing are to be used for capital project purposes and will fluctuate annually depending upon the projects being undertaken. For this reason, proceeds from borrowing are not included on this table.

Taxation Revenue

Charter Requirement: Set out the objectives and policies regarding the distribution of property taxes among the property classes.

Policy: For 2010, approximately 38.3% of taxation revenue comes from non-residential assessment classes which make up only 15.1% of the total assessed value for the City. Council is committed to increasing the overall proportion revenue from non residential classes through growth and development while working to ensure that the amount of property taxes paid by business and industry does not harm the ability for existing businesses to operate effectively in the community and is not a deterrent for business considering locating in the community.

Council has become concerned that the current property tax rates on business and industry do not proportionately correlate with the actual use of services by these property classes. While actual correlation would require an extensive study of service use, Council will work towards closing the gap between the proportionate share of property tax paid by non-residential property classes and that of the residential property class.

Objective: Over the five year period of this financial plan, the City will endeavour to reduce the mill rate multiplier between Class 1 (Residential) and Class 6 (Business and Other) to 1:3.50 adjusted for market impact on the classes. For 2010 the multiplier is expected to be 1:3.22 including market adjustments and 1:3:63 without.

Permissive Exemptions

Charter Requirement: Set out the objectives and policies regarding the use of permissive tax exemptions.

Policy: The City of Pitt Meadows uses Policy C24 – Permissive Tax Exemptions, which has been approved by Council. The purpose of the policy is as follows:

“A permissive tax exemption is a means for Council to support organizations within the community which further Council’s objectives of enhancing quality of life (economic, social, cultural) and delivering services economically. This policy guides identification of organizations meeting Council’s objectives.”

This policy demonstrates that Council will consider providing permissive exemptions to not-for-profit institutions that form a valuable part of our community. These include religious institutions, historical societies, some recreational facilities, service organizations and cultural institutions.

Objective: In the next five years, Council will examine its permissive tax exemption policy to determine if changes are necessary.

Capital Plan

2010 thru 2014

PROJECTS BY CATEGORY

Category	Project#	Priority	2010	2011	2012	2013	2014	Total
Drainage System								
Storm Rehab Projects	DS-001	3	20,000	20,000	20,000	20,000	20,000	100,000
Meadow Gardens Way Storm System - New	DS-004	3					120,500	120,500
Harris Road Storm System - New	DS-005	3					230,000	230,000
Meadows Gardens Storm Sewer - New	DS-006	3					103,000	103,000
North Lougheed Storm Sewer (Bonson Road)	DS-008	5					144,300	144,300
Meadow Gardens Storm Sewer	DS-010	5			111,300			111,300
Fraser Way Storm Sewer	DS-011	3					148,200	148,200
All Pumpstations - Refurbish	DS-012	3	45,000	45,000	45,000	45,000	45,000	225,000
Culvert Replacements	DS-015	3	150,000	200,000	200,000	200,000	200,000	950,000
Drainage Pumpstations - Misc. Repairs	DS-017	3	10,000	10,000	10,000	10,000	10,000	50,000
Scada Upgrade Drainage Pumpstations	DS-018	3	40,000					40,000
Drainage Pump Lifecycle Replacement - Kennedy	DS-019	3				80,000		80,000
Drainage Pump Lifecycle Replacement - Baynes Rd	DS-020	3		80,000			80,000	160,000
Drainage Pump Lifecycle Replacement - McKechnie	DS-021	3	80,000					80,000
Drainage Pump Lifecycle Replace - Fenton Slough	DS-022	3			80,000			80,000
McKechnie Floodbox	DS-023	3			535,000			535,000
New Pumpstation and Move Transformers PS #4	DS-024	n/a			1,739,000			1,739,000
Pumpstation #1 Replacement	DS-025	1	317,500					317,500
Katzie Slough (South) Study	DS-027	3	60,000					60,000
Katzie Slough Environmental Review	DS-028	3	100,000					100,000
Trash Racks - Baynes Rd Pump Station	DS-029	3	40,000					40,000
Baynes Road PS - Hydrolic Analysis	DS-030	3	40,000					40,000
McKechnie Drainage Area	DS-031	2	750,000	800,000				1,550,000
Drainage System Total			1,652,500	1,155,000	2,740,300	355,000	1,101,000	7,003,800
Dyking System								
Miscellaneous	DD-001	3	20,000	20,000	20,000	20,000	20,000	100,000
Dyke Topping	DD-005	3	10,000	10,000	10,000	10,000	10,000	50,000
Dieter Crossing Flapgate	DD-015	2	115,700					115,700
Dyking System Total			145,700	30,000	30,000	30,000	30,000	265,700
Fire and Emergency Services								
Car 301	FS-005	4		55,000				55,000
Replacement of Squad Van with Functional Vehicle	FS-007	4	50,000	100,000				150,000
Engine 1 - 2	FS-008	3	275,000	275,000				550,000
Fire Officer Training Vehicle 302	FS-010	4			55,000			55,000

Category	Project#	Priority	2010	2011	2012	2013	2014	Total
Mobile Data Terminal	FS-013	2		7,500	7,500			15,000
Fire Training Ground Development	FS-014	2	40,000					40,000
Fire and Emergency Services Total			365,000	437,500	62,500			865,000

Information Technology

PC Replacement Strategy	IS-001	3		94,000		90,000		184,000
WAN/LAN Upgrade - POE Switches	IS-003	3		25,000				25,000
Printer & Peripherals: Replacement Strategy	IS-005	3	115,000	10,000				125,000
Vadim Software Upgrades	IS-012	3	65,000	10,000	10,000	10,000		95,000
Work, Resource, and Asset Management	IS-017	1	50,000	50,000	50,000	50,000	50,000	250,000
Misc Computer Infrastructure Purchase	IS-020	3	11,000	11,000	11,000	11,000	11,000	55,000
Server Refresh	IS-021	1	125,000	25,000	25,000			175,000
WAN/LAN Upgrade - Fibre	IS-025	3	130,000		50,000			180,000
Telephone System Redundancy	IS-031	3	13,000					13,000
Civic Centre Connectivity	IS-037	4	21,500	5,000	5,000			31,500
Enterprise Reporting	IS-040	3	8,000					8,000
Information Technology Total			538,500	230,000	151,000	161,000	61,000	1,141,500

Municipal Buildings

Misc Office Equipment/Furniture	MB-001	3	5,000	15,000	15,000	15,000	15,000	65,000
Works Yard - Minor Renovations	MB-011	3	20,000					20,000
Library Expansion	MB-018	3	45,000	1,072,500				1,117,500
Masson House - Upgrades	MB-022	3	15,000	5,000	5,000	10,000		35,000
Fire Hall Life Cycle Repairs	MB-023	2	48,000	20,000				68,000
Archive Shelving & Shelving Ladder for Hub	MB-029	3	15,000					15,000
Misc Building Upgrade (MH, Lib, WY, Fire)	MB-035	3	10,000	10,000	10,000	10,000	10,000	50,000
Struthers House - Upgrades	MB-046	2	65,000	19,000	15,000	17,000		116,000
Civic Parking Structure	MB-047	1	1,258,000					1,258,000
Fire Hall Major Renovation	MB-049	3	380,000					380,000
Works Yard Paving	MB-051	3	30,000					30,000
FH Meeting Room Furniture	MB-053	4				7,500		7,500
Furniture & Kitchen Equipment	MB-054	3		35,000				35,000
Plan and Temporary Reno of Old Library	MB-055	4			100,000			100,000
Works Yard Stores and Storage	MB-056	3		30,000				30,000
VIC Remodel	MB-058	3	10,300					10,300
Municipal Buildings Total			1,901,300	1,206,500	145,000	59,500	25,000	3,337,300

Municipal Fleet and Equipment

1997 Tandem Axle Truck - Replace	MF-006	3		225,000				225,000
1991 Rollpac - Replacement	MF-011	3		30,000				30,000
1998 Main Flushing Trailer - Replacement	MF-013	3				6,000		6,000
Wipco Sideveyor - Replacement	MF-014	3				14,000		14,000
2001 F150 4x4 Truck - Replacement	MF-016	3	45,000					45,000
1993 Promarc Chipper - Replacement	MF-017	3				20,000		20,000
2000 F450 Cube Van - Replacement	MF-020	3	100,000					100,000
Tilt Trailer - Replacement	MF-023	3				6,000		6,000

Category	Project#	Priority	2010	2011	2012	2013	2014	Total
1993 Airspeed Trailer - Replacement	MF-024	3				6,000		6,000
Tractor Mower	MF-034	3	195,000					195,000
Replace Ford Pick up (2004)	MF-035	3	40,000					40,000
Ford Utility Truck	MF-036	3			65,000			65,000
Service Truck (1996)	MF-037	3			65,000			65,000
John Deere Mower	MF-038	3			35,000			35,000
Air Compressor	MF-039	3			35,000			35,000
Rubber Tire Backhoe	MF-040	3				125,000		125,000
2004 Dodge Dakota	MF-041	3					35,000	35,000
1979 John Deere Grader	MF-042	4					185,000	185,000
Municipal Fleet and Equipment Total			380,000	255,000	200,000	177,000	220,000	1,232,000

Parks

Caretaker House - PM Athletic Park	MB-042	3	260,000					260,000
Parks/Dyke/Facilities Infrs	PR-003	3	250,000	270,000	290,000	310,000	330,000	1,450,000
McMyn Park Development	PR-009	3	300,000					300,000
Hoffman Park Planting	PR-022	3	74,000					74,000
Dike & Trails - Mitchell to Baynes	PR-027	3	20,000					20,000
Harris Park Sports Field N Reno	PR-033	3	330,000		330,000			660,000
Harris Road Park Masterplan	PR-041	3	15,000					15,000
Mountain Bike Skills Park	PR-043	3	20,000					20,000
Bonson Landing Landscaping	PR-045	3		25,000				25,000
Trail - PM Arena to Harris Road	PR-046	3				30,000		30,000
Trail - Airport to Bonson Road	PR-047	3					50,000	50,000
Bonson Park Improvements	PR-048	3				40,000		40,000
PM Athletic Sports Field Renovation	PR-049	3					350,000	350,000
Pitt Meadows Athletic Park Fencing	PR-050	1	20,000					20,000
PM Community Garden Expansion	PR-051	3	15,000					15,000
Off Leash Dog Area	PR-052	1	20,000					20,000
Parks Total			1,324,000	295,000	620,000	380,000	730,000	3,349,000

Recreation Equipment

PM Family Rec Centre - Misc Equipment	RF-001	3	10,000	10,000	10,000	10,000		40,000
PM Family Rec Centre - Gym Equipment	RF-002	3	3,000	5,000	3,000	2,500		13,500
Heritage Hall - Misc Equipment	RF-012	3	10,000	5,000	5,000	5,000		25,000
PM Family Rec Centre - Treadmill Rep.	RF-013	3	20,000					20,000
PM Family Rec Centre - Curtain/Hoops	RF-039	3					30,000	30,000
PM Family Rec Centre - Youth Centre Equip	RF-041	2	1,000	1,000	1,000	1,000		4,000
PM Family Rec Centre - Sound System	RF-043	2	3,000					3,000
S. Bonson Community Centre Equip.	RF-046	3	160,000	10,000	5,000	5,000	5,000	185,000
PM Special Event Equipment	RF-052	3	6,000	5,000	5,000	1,000	1,000	18,000
PM Special Event Sound System	RF-053	2	5,000					5,000
Recreation Equipment Total			218,000	36,000	29,000	24,500	36,000	343,500

Recreation Facilities

South Bonson Community Centre	PR-030	3	3,105,000	1,500,000				4,605,000
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Category	Project#	Priority	2010	2011	2012	2013	2014	Total
Youth Action Park (Skate Park Relocation)	PR-031	3		450,000				450,000
Synthetic Sports Field	PR-032	3	2,185,000					2,185,000
PMFRC Emergency Generator	PR-038	2	30,000					30,000
PMFRC Space Review	RF-047	3	15,000					15,000
Pitt Meadows Arena Upgrades	RF-049	3	4,000,000	850,000				4,850,000
PMFRC Replacement Signage	RF-051	3	27,000					27,000
PMFRC Storage	RF-054	3	8,000					8,000
Recreation Facilities Total			9,370,000	2,800,000				12,170,000

Sanitary Sewer System

Sewer Rehab Projects	SS-001	3	10,000	15,000	15,000	15,000	15,000	70,000
Blakely Road	SS-006	3		250,000				250,000
Meadow Gardens Way	SS-008	3				300,000		300,000
Sutton Road	SS-010	3		250,000				250,000
Service Locations	SS-015	3	25,000					25,000
Hammond Lift Station	SS-017	2	22,000					22,000
Advent Road Sewer Relay	SS-020	2	200,000					200,000
Harris/Fieldstone Pumps	SS-021	3		45,000				45,000
Sewer Pipe Rehabilitation	SS-023	2			275,000	275,000	275,000	825,000
Scada Upgrades	SS-024	2	25,000					25,000
North Lougheed Lift Station	SS-025	3					325,000	325,000
North Lougheed Lift Station	SS-026	2	15,000					15,000
Sanitary Sewer System Total			297,000	560,000	290,000	590,000	615,000	2,352,000

Transportation

Misc Road Works	RD-001	3	45,000	45,000	45,000	45,000	45,000	225,000
Road - Beautification	RD-002	3	75,000	75,000	75,000	75,000	75,000	375,000
Harris Road - Repave	RD-007	3			301,000			301,000
McMyn Road Curb/Gutter	RD-008	3					75,000	75,000
Blakely Road - Repave	RD-011	2	60,000	110,000	110,000			280,000
Advent Road Asphalt Lift	RD-015	3	50,000					50,000
Rannie Road Repave	RD-017	3		318,000		375,000		693,000
Thompson Road - Repave	RD-019	3		350,000				350,000
Harris Road Repave - Cranberry Slough to ODT	RD-020	3				375,000		375,000
Harris Road Repave - from Alouette to Cranberry	RD-022	3				350,000		350,000
Hammond Road Overlay - Bonson to Katzie	RD-024	3	250,000	300,000				550,000
Traffic Calming	RD-028	3	100,000	100,000	100,000	100,000	100,000	500,000
Dewdney Trunk Repave - Sharpe to Hale	RD-029	3		400,000		400,000		800,000
Wildwood Cres Repave - Hammond to Wildwood Pl	RD-034	3				100,000		100,000
McKechnie Road Repave - DT to Connecting	RD-035	3					311,000	311,000
Ford Road Repave - Woolridge to West End	RD-042	3			248,000			248,000
McNeil Rd Repave - 196C to Rannie	RD-043	3	330,000		330,000			660,000
Bonson Road Repave - 116B to Athletic Park	RD-045	3			200,000			200,000
Harris Road Christmas Lights	RD-046	3	40,000					40,000
Signal Controller Upgrades	RD-049	4	25,000	25,000	25,000	25,000	25,000	125,000
Hale Road Repave - Cranberry to Dyke	RD-055	4		248,000			248,000	496,000
Kennedy Road Bridge Replacement	RD-057	2	750,000					750,000

Category	Project#	Priority	2010	2011	2012	2013	2014	Total
Neaves Rd Repave - S Allouette to N Allouette	RD-058	1	100,000	100,000	100,000			300,000
116B Avenue Overlay - Bonson to 197B	RD-060	3					100,000	100,000
Ladner Road Repave - Rannie to Middleton	RD-061	3		100,000		300,000	300,000	700,000
Various Bridge Maintenance	RD-062	3	20,000	20,000				40,000
Harris Road Cross Walks	RD-063	n/a	80,000	80,000				160,000
Civic Centre/Harris Pedestrian Crossing	RD-065	2		81,000				81,000
Civic Centre Access	RD-066	3	40,000					40,000
Speed Reader Signs	RD-068	4	30,000					30,000
Bonson Road (North) Asphalt Lift	RD-070	3					350,000	350,000
Ford Road Overlay - from Harris to 189B	RD-071	3					220,000	220,000
Kennedy Road Safety Improvements	RD-072	3	26,000					26,000
Transportation Total			2,021,000	2,352,000	1,534,000	2,145,000	1,849,000	9,901,000
Water System								
Various Water Rehab	WS-001	3	30,000	30,000	30,000	30,000	30,000	150,000
Hydrant Improvements	WS-002	3	10,000					10,000
Haney Main No 1	WS-008	3		500,000				500,000
Meadow Gardens - New Main	WS-014	3				264,000		264,000
193 Street - Main Replacement	WS-015	3		200,000				200,000
Woolridge Road - Main Replacement	WS-018	3	425,000					425,000
Service Locations	WS-021	3	20,000					20,000
Baynes Road - AC Main Replacement	WS-027	3			350,000	350,000		700,000
Blakely Road Watermain Replacement	WS-036	2	175,000		225,000		175,000	575,000
119B Avenue Watermain Replacement	WS-037	3	225,000					225,000
Hale Road	WS-038	3			200,000	200,000		400,000
203 St. Watermain and PRV	WS-039	3			250,000	250,000		500,000
141st Avenue Watermain Looping	WS-040	3		200,000				200,000
Water Meter Program	WS-041	3	100,000	100,000	100,000	100,000	100,000	500,000
Wildwood Crescent Main Replacement	WS-042	3				300,000		300,000
Sutton Road Main	WS-043	4					260,000	260,000
Ford Road Main Replacement	WS-044	3					250,000	250,000
116B Avenue Main	WS-045	3					225,000	225,000
Pressure Reducing Stations	WS-046	n/a	40,000	40,000	40,000			120,000
Water System Total			1,025,000	1,070,000	1,195,000	1,494,000	1,040,000	5,824,000
GRAND TOTAL			19,238,000	10,427,000	6,996,800	5,416,000	5,707,000	47,784,800

CITY OF PITT MEADOWS
Forecast Community Development

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Residential											
Ongoing - Minor Projects/Renos	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Osprey/Residential	1,925,000										
Cedar Downs - Phase 1	2,500,000	2,500,000									
Cedar Downs - Balance	31,700,000	7,925,000	7,925,000	7,925,000	7,925,000						
Solaris - Phase 2	17,500,000	17,500,000									
North Loughheed Residential	30,000,000	7,500,000	7,500,000	7,500,000	7,500,000	7,500,000					
City Property South Benson	37,000,000	9,250,000	9,250,000	9,250,000	9,250,000	9,250,000					
Total Residential	24,425,000	30,425,000	17,925,000	27,175,000	27,175,000	19,250,000	11,750,000	2,500,000	2,500,000	2,500,000	2,500,000
Commercial											
Ongoing - Minor Projects/Renos	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Airport	3,750,000	3,750,000	3,750,000	3,750,000							
Osprey Commercial	868,300										
Aquiline Expansion	5,000,000										
Orni Industrial Park	72,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000					
Airport Industrial Park	72,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000					
North Loughheed Commercial	80,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000					
Cardiff Farm Property	90,000,000										
Total Commercial	12,118,300	24,250,000	57,250,000	57,250,000	53,500,000	35,500,000	25,000,000	25,000,000	25,000,000	25,000,000	25,000,000
Base Growth	36,543,300	54,675,000	75,175,000	84,425,000	80,675,000	54,750,000	36,750,000	27,500,000	27,500,000	27,500,000	27,500,000

CITY OF PITT MEADOWS

Significant Capital Projects and Timing

	2010	2011	2012	2013	2014	2015 - 2019	2020 - 2024	2025 - 2029	2030 - 2034
Current Capital Plan (Total \$47,784,800 over 5 years)									
Library expansion	45,000	1,072,500							
Pumpstation #4			1,739,000						
McKechnie Drainage Area	750,000	800,000							
Civic Parking Structure	1,258,000								
Kennedy Road Bridge	750,000								
South Bonson Community Centre	3,105,000	1,500,000							
Artificial Turf Field	2,185,000								
Arena Revitalization	4,000,000	850,000							
Potential Future Capital from Master Plans									
Seniors Facility				3,000,000					
Fire Hall #2 (Bldg. & Equip)						6,150,000			
Replace Fire Hall #1						7,000,000			
PMFRAC Youth Centre Addition						2,000,000			
PMFRAC Aquatic Centre Addition						15,000,000			
Performing Arts at Heritage Hall						800,000			
Other Potential Future Capital									
Arena Phase 2 and 3				1,900,000	750,000		X		
Harris/Loughheed Overpass									
Other Civic Space Issues									
Police Housing									
Use of Library									
Community Meeting Space									
Public Works Building/Yard									X
Business Systems									
Budgeting		X							
Performance Measurement		X							
Billing									X
Permitting/Planning									X

CITY OF PITT MEADOWS

Approximate Equivalent Tax Rate Increases (TRI) For Identified and Potential Master Plan Initiatives

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Distinct TRI Impacts from Current Plan										
<i>Eliminate Tax Rate Stabilization Transfer</i>	1.0%	1.0%	1.0%							
<i>Planned Debt Servicing</i>	1.9%	2.4%	1.2%							
<i>New Library Space</i>	0.8%	1.5%								
<i>RCMP</i>	1.3%	1.4%	0.7%	0.7%						
Potential Future TRI Impacts from Master Plans										
<i>Parks & Leisure Services *</i>	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.5%	1.5%	1.5%	1.5%
<i>Fire & Rescue Services *</i>	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

* - Per analysis of master plan, estimated to cover operating and debt servicing for eventual capital

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City Hall > Municipal Government > Office of the Aldermen > Ward Offices > Ward 14 > Topics of Interest > Consumer Price Index and Municipal Price Index

Printer Friendly Version

Topics of Interest

- Auto Crime in LRT Parking Lots
- \$70 Million Seton Regional Recreation Facility Approved
- Tanbridge Academy Sports School Approved in Walden
- City Receives Award for Financial Reporting
- Consumer Price Index and Municipal Price Index
- LRT Parking Lots and Bus Rapid Transit - May 2009

Consumer Price Index and Municipal Price Index

The City of Calgary
Office of the Aldermen

I have had many discussions with residents regarding the differences in the Individuals Household Basket of Goods (CPI) compared to the Basket of Goods of the Municipality (MPI)

The City's internal rate of inflation is different than the Consumer Price Index. We purchase a different basket of goods, and that basket is dominated by staff costs, contractual services and construction materials, factors that recently have been growing at a faster pace than the CPI.

CONSUMER PRICE INDEX (CPI)		MUNICIPAL PRICE INDEX (MPI)	
<i>Purchase</i>	<i>Weight</i>	<i>Purchase</i>	<i>Weight</i>
Shelter	28%	Wages, salaries, benefits	56%
Transportation	20%	Consulting, business expenses	18%
Food	15%	Materials, supplies, fuel and equipment	12%
Recreation, education and reading	13%	Grants and transfers to other organizations	6%
Household operation, furnishings, equipment	11%	Interest expense and debt charges	6%
Clothing and footwear	5%	Utilities	2%
Health and personal care	5%		
Alcohol and tobacco	3%		

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