Minutes – Executive Policy Committee – July 11, 2007

REPORTS

Minute No. 439 Glacial Sand and Gravel Special Operating Agency Exit Plan 2007
File GL-5.6.1

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the administrative recommendation and recommends to Council:

1. That prior to December 31, 2007, the Chief Financial Officer of the City of Winnipeg transfer the surplus funds of Glacial Sand and Gravel Special Operating Agency (SOA) to an interest-bearing account in the General Ledger until further direction from Council.

2. That prior to December 31, 2007, the Chief Administrative Officer of the City of Winnipeg ensure that the remaining operations, assets and liabilities of Glacial Sand and Gravel Special Operating Agency are transferred to the Public Works Department.

3. That effective December 31, 2007, the Glacial Sand and Gravel Special Operating Agency be dissolved, its Operating Charter revoked and that the Advisory Board be discharged with thanks.

4. That the Director of Public Works be authorized to renew or decline to renew the business name of the Agency (Glacial Sand and Gravel) upon its renewal date in 2010.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Pursuant to the Operating Charter for the Glacial Sand and Gravel Special Operating Agency, approval by two-thirds of all Members of Council is required to dissolve the Agency or revoke the Agency's Operating Charter.

DECISION MAKING HISTORY:

Moved by Councillor Swandel,

That the administrative recommendation be concurred in and forwarded to Council.

Carried

Councillor Wyatt asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

RE: Glacial Sand and Gravel Special Operating Agency (SOA) Exit Plan 2007

FOR SUBMISSION TO: Alternate Service Delivery Committee

ORIGINAL REPORT SIGNED BY: Bill Larkin P.Eng, Director
Public Works Department

REPORT DATE: June 08, 2007

RECOMMENDATIONS:

That Council direct:

1. That prior to December 31, 2007, the Chief Financial Officer of the City of Winnipeg transfer the surplus funds of Glacial Sand and Gravel Special Operating Agency (SOA) to an interest-bearing account in the General Ledger until further direction from the Council;
2. That prior to December 31, 2007, the Chief Administrative Officer of the City of Winnipeg ensure that the remaining operations, assets and liabilities of Glacial Sand and Gravel Special Operating Agency are transferred to the Public Works Department;
3. That, effective December 31st, 2007, the Glacial Sand and Gravel Special Operating Agency (SOA) be dissolved, its Operating Charter revoked and that the Advisory Board be discharged with thanks;
4. That the Director of the Public Works Department be authorized to renew or decline to renew the business name of the Agency (Glacial Sand and Gravel) upon its renewal date in 2010; and
5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report Summary

Key Issues:

- Glacial Sand and Gravel completed its business review in 2005-06 and Council adopted the Administration's recommendation to sell the Pine Ridge Property along with its reserve assets and equipment on September 27, 2006.
- The sale of the Pine Ridge Property, along with its reserve assets and equipment, disposed of the primary asset of the SOA. The only remaining assets are the Transcona Pit and the Gunton property.
- The Agency currently has a royalty agreement for the Transcona Pit in place until 2009 or until depletion of the pit material. The current operation of the Transcona Pit is maintained through part-time staff.

- The Gunton property is undeveloped and is not expected to be mined in the near future.
- This Report recommends that, rather than maintaining a skeleton staff and maintaining the Glacial Sand and Gravel SOA effectively as a shell, the Agency should be terminated by
    - transferring its surplus funds to an interest bearing account in the General Ledger until such time that Council decides what to do with the monies;
    - transferring its remaining assets and liabilities to the Public Works Department;
    - revoking Glacial Sand and Gravel's Operating Charter.

NOTE: Revocation of the Operating Charter of Glacial Sand and Gravel SOA requires support by a majority of the total number of members of Council.

Implications of the Recommendation(s):

General Implications

( ) None
(X) For the organization overall and/or for other departments
( ) For the community and/or organizations external to the City
(X) Involves a multi-year contract
Comment(s): It is recommended that Glacial Sand and Gravel's two existing pits (Transcona and Gunton) will be transferred to the Public Works Department and the multiyear contract for the Transcona Pit will be assigned to Public Works Department upon dissolution of the Agency.

Policy Implications

(X) No
( ) No
Comment(s):

Regulatory Implications

(X) None
( ) Eliminates or reduces regulatory impact
( ) Proposes regulatory impact
Comment(s):

Environmental Implications

(X) No
( ) Yes
Comment(s):

Human Resources Implications

( ) No
(X) Yes

Comment(s): All permanent employees of Glacial Sand and Gravel are in the process of being redeployed and the process will be completed before the end of 2007.

Financial Implications

(X) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s): It is proposed that the royalty contract for the Transcona Pit, along with the assets, be transferred to the Public Works Department upon dissolution of the Agency.

Report

REASON FOR THE REPORT:

At the March 21, 2007, meeting, Council adopted the recommendation of the Alternate Service Committee which directed the Administration to submit a report, prior to the summer 2007 Prorogue Period, outlining a plan to finalize operations and dissolve the Special Operating Agency.

Also, Glacial Sand and Gravel's Operating Charter stipulates that the termination of the charter requires a majority of the total number of Members of Council to dissolve the Agency or revoke the Agency's Operating Charter.

HISTORY:

Glacial Sand and Gravel (GSG) was designated a Special Operating Agency (SOA) by Council effective January 1, 2001. The Agency had three properties namely:

- Pine Ridge Pit;
- Transcona Pit; and
- Gunton property.

Operating as a SOA, and adhering to business-like principles, the Agency was intended to produce the best return for the asset to the taxpayers. To review its performance and plan for the future business strategy, the Agency initiated and completed its strategic review of the business in 2005 -06. Based upon the recommendations of that business review, Council directed Glacial management and the Public Works Department to initiate an Expression of Interest and Proposal (EOIP) process for the Pine Ridge Pit and equipment. The EOIP process was completed in 2006 and a decision was made on September 27, 2006 by the Council to sell the Pine Ridge Pit along with its reserve assets and equipment.

DISCUSSION:

As of February, 2007, the sale agreement for the Pine Ridge Pit had been completed and the property handed over to the new owners along with the reserve assets and equipment. The current status of the Agency's operations for the remaining two properties is as follows:

- There is still an ongoing royalty agreement at the Transcona Pit that runs until 2009 or depletion of the pit material, whichever comes first; and
- The second property, Gunton is undeveloped and will not be mined in the near future.

Current Royalty Agreement
The Agency has an ongoing royalty agreement at the Transcona Pit for the sale of bank run material. This agreement, based on a royalty rate, is in place until July 2009 or until the pit material is depleted.

The current operating model under the royalty agreement is to run a normal pit operation. There are no real operating efficiencies to be achieved with another approach other than managing the City's property in a prudent manner. Transferring the Transcona Pit operations to the Public Works Department will bring some efficiency in terms of operating costs. The department has the staff and resources to manage the pit so that there will be no need to maintain a dedicated skeleton staff within the Special Operating Agency.

Financial Highlights:
Detailed financial statements based upon projections of expenses and revenues up to December 2007 have been enclosed with the report as appendix A.
Highlights include:

- The Pine Ridge pit along with its assets was sold for an amount of $11M;
- Retained earnings are projected to be $9.864M at the end of 2007 and will be transferred to the appropriate account until Council recommends a use for the funds;
- Interest gained at the City's rate has been included in the projections until end of the year; and
- All future expenses related to Transcona pit will be borne by Public Works Department through its own budget and revenues generated by the Transcona pit.

Staff Redeployment
All of the Agency's permanent staff is in the process of being redeployed to different divisions within the Public Works Department. Redeployment will be completed by the end of 2007. Currently the Transcona pit is being managed through part time staff of the SOA.

Permanent CUPE employees of Glacial will be re-deployed within the Public Works Department based on their seniority. Seasonal CUPE employees will be recalled for work elsewhere in the Public Works Department based on their seniority and workloads in the department.

In total, 4 permanent CUPE staff and 1 permanent WAPSO (exempt) staff will be transferred to the Public Works Department. A provision has been made to pay salaries of the staff by Glacial till the end of 2007 or until budgeted positions become available within different divisions of Public Works Department, whichever is earlier.

Advisory Board
Glacial management would like to thank the Advisory Board members for their contributions over the years. If the recommendations in this Report are adopted by Council, the Board will be discharged from its duties upon dissolution of the Agency with an expression of thanks for its service.

Date of Dissolution
It is proposed that the Glacial Sand and Gravel SOA be dissolved and its Operating Charter revoked as of December 31, 2007. This is the fiscal year end for the Agency and provides sufficient time to ensure an orderly transition of assets and responsibilities to the Public Works Department.

Financial Impact Statement **Date:** June 7, 2007

Project Name:

Glacial Sand and Gravel Special Operating Agency (SOA) Exit Plan 2007

COMMENTS:

2007 Financial Projections are included as appendix to this report.

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
Corporate Services Department - Legal Services Division
Corporate Finance Department

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:

Department:	Public Works Department
Division:	Glacial Sand and Gravel SOA
Prepared by:	Preetipal Paul, P. Eng. COO Glacial Sand & Gravel
	Phone No: 986-5335
File No.:	Glacial SOA Exit Plan

Appendix A - Projected Financial Statements for the year 2007

THE CITY OF WINNIPEG
GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY

STATEMENT OF PROJECTED FINANCIAL POSITION

As at December 31
(in thousands of dollars)

	Projected **2007**	Audited 2006
ASSETS		
Current		
Due from City of Winnipeg - General Revenue Fund (Note 3)	**$ 9,864**	$ -
Accounts receivable	**-**	280
Inventory	**-**	277
Capital assets held for sale	**-**	4,066
	9,864	4,623
Capital assets	**-**	27
	$ 9,864	$ 4,650
LIABILITIES		
Current		
Due to City of Winnipeg - General Revenue Fund (Note 3)	**$ -**	$ 1,412
Accounts payable and accrued liabilities	**-**	28
Deferred revenue	**-**	272
Vacation payable	**-**	31
Current portion of long-term debt (Note 5)	**-**	3,875
	-	5,618
Retirement allowance (Note 6a)	**-**	45
Long-term debt (Note 5)	**-**	12
	-	5,675
CAPITAL		
Retained Earnings (Deficit)	**9,864**	(1,025)
	$ 9,864	$ 4,650

See accompanying notes to the financial statements

THE CITY OF WINNIPEG
GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY

STATEMENT OF PROJECTED OPERATIONS AND RETAINED EARNINGS

For the years ended December 31
(in thousands of dollars)

	Projected 2007	Audited 2006
REVENUES		
Sales of goods and services	**$ 672**	$ 2,419
Interest income (Note 7)	**323**	-
	995	**2,419**
EXPENSES		
Administrative services	**3**	283
Amortization and depletion	**-**	286
Interest (Note 5)	**15**	90
Material, parts and supplies	**280**	351
Salaries and benefits	**267**	382
Services	**42**	661
	607	2,053
Net income	**388**	366
Extraordinary event - gain on disposal of Pine Ridge Pit and assets (Note 4)	**10,501**	-
Net income for the year	**10,889**	366
RETAINED DEFICIT, BEGINNING OF YEAR	**(1,025)**	(1,391)
RETAINED EARNINGS (DEFICIT), END OF YEAR	**$ 9,864**	$ (1,025)

See accompanying notes to the financial statements

THE CITY OF WINNIPEG
GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY

STATEMENT OF PROJECTED CASH FLOWS

For the years ended December 31
(in thousands of dollars)

NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:

	Projected **2007**	Audited 2006
OPERATING		
Net income for the year	**$ 10,889**	$ 366
Non-cash items related to operations		
Amortization and depletion	**-**	286
Retirement allowance	**(45)**	-
Working capital from operations	**10,844**	652
Net change in working capital	**226**	37
	11,070	689
FINANCING		
Due from City of Winnipeg - General Revenue Fund	**(11,276)**	(683)
Cancellation/repayment of long-term debt (Note 5)	**(3,887)**	(90)
	(15,163)	(773)
INVESTING		
Disposal (purchase) of capital assets	**4,093**	(1)
	4,093	(1)
(DECREASE) INCREASE IN CASH POSITION	**-**	(85)
CASH POSITION, BEGINNING OF YEAR	**-**	85
CASH POSITION, END OF YEAR (Note 3)	**$ -**	$ -

See accompanying notes to the financial statements

THE CITY OF WINNIPEG
GLACIAL SAND AND GRAVEL - SPECIAL OPERATING AGENCY

NOTES TO THE PROJECTED FINANCIAL STATEMENTS

As at December 31, 2007
(in thousands of dollars, except as noted)

1. Description of Business

Glacial Sand and Gravel - Special Operating Agency ("Agency") commenced operations on January 1, 2001. Since the inception, sales of gravel pit aggregate, limestone, and treated sand are realized from both The City of Winnipeg and private industry customers.

As a result of the Agency's continuing losses, on February 15, 2006, the Executive Policy Committee approved the issuance of a request for Expressions of Interest for disposition or other commercial arrangements with respect to all or part of the Agency's active equipment and land/reserve assets.

On September 27, 2006, City Council approved the sale of the Agency's Pine Ridge property, facilities, equipment and reserve assets for $11.0 million. Transfer of ownership occurred February 5, 2007.

2. Summary of Significant Accounting Policies

Future Oriented Financial Information

The projected 2007 financial information utilized actual results to April 30, 2007. Estimates are included in the projections to the period ending December 31, 2007. As a result of the use of estimates in projecting these results, the actual results achieved for this period will vary and the variations may be material.

The financial statements have been prepared on the basis of Canadian generally accepted accounting principles and include the following significant accounting policies:

Revenue recognition

Amounts billed for products not yet delivered are recorded as deferred revenue. Revenue is recognized upon delivery of products.

Financial instruments

Financial instruments include accounts receivable, due to/due from City of Winnipeg - General Revenue Fund, accounts payable and accrued liabilities, and long-term debt. Unless otherwise stated, it is management's opinion that the Agency is not exposed to significant interest, currency or credit risks arising from these financial instruments. The book value of the Agency's financial assets and liabilities approximates their fair value.

3. Due to/due from City of Winnipeg - General Revenue Fund

The City of Winnipeg operates a centralized treasury function with a single operating bank account in the General Revenue Fund. Consequently, the Agency does not have a bank account. Bank transactions are credited or charged to the "Due (to)/from" account. Interest is credited or charged based on the City's average short-term earnings (cost of funds) on the single bank account.

3. *Due to/due from City of Winnipeg - General Revenue Fund (continued)*

Effective January 1, 2005, the previously authorized $400 thousand operating line of credit from The City of Winnipeg - Idea Bank Reserve was replaced with access to term debt financing at the City's applicable borrowing rate. As at December 31, 2007 it is projected there will be no amounts owing with respect to this borrowing arrangement.

4. *Disposal of Pine Ridge Pit and assets*

On September 27, 2006, City Council approved the sale of the Agency's Pine Ridge property, facilities, equipment and reserve assets for $11.0 million. Transfer of ownership occurred February 5, 2007.

Sale price	**$ 11,000**
Interest for change in closing period	**29**
Credit for royalty contract amounts previously paid by purchaser	**(235)**
Proceeds received	**10,794**
Net Book Value of disposed assets	
Gravel pit	**3,273**
Machinery	**705**
Building under capital lease	**43**
Land clearing	**28**
Building	**15**
Office equipment	**2**
	4,066
Gain on disposal - sale of Pine Ridge pit and assets	**6,728**
Cancellation of gravel pit loan with City of Winnipeg - Equipment and Material Services (Note 5)	**3,800**
Write-down of obsolete computer equipment	**(27)**
Gain on disposal of Pine Ridge Pit and assets	**$ 10,501**

5. *Long-Term Debt*

	2007	2006
City of Winnipeg - Equipment and Material Services:		
Gravel pit loan, non-interest bearing, cancelled in 2007	**$ -**	$ 3,800
City of Winnipeg - Fleet Management - Special Operating Agency:		
Equipment loan, interest at 6.5%, payment of $6.5 thousand monthly, extinguished April 2007	**-**	87
	-	3,887
Current portion of long-term debt	**-**	(3,875)
	$ -	$ 12

5. *Long-Term Debt (continued)*

The Agency's $3.8 million gravel pit loan with City of Winnipeg - Equipment and Material Services (EMS) and the offsetting Due from Glacial Sand and Gravel in the books of EMS are assumed to be cancelled in 2007. The entire proceeds and gain from the sale of the Pine Ridge Pit and assets are reflected in the Agency's statements.

a) Interest on the equipment loan during the year is projected to be $2 thousand (2006 - $8 thousand) paid to The City of Winnipeg - Equipment and Material Services and Fleet Management - Special Operating Agency; and

b) Cash paid for interest during the year is projected to be $13 thousand (2006 - $82 thousand).

6. *Employee Benefits*

a) Retirement allowance

Under the retirement allowance plan, qualifying employees become entitled to a cash payment upon retirement, death or termination of service under certain conditions (not resignation). The costs are actuarially determined using the projected benefit valuation method pro-rated on services and reflects management's best estimate of retirement ages of employees, salary escalation and length of service. In addition, adjustments arising from plan amendment, changes in assumptions, and experience gains and losses are amortized on a straight-line basis over 14.4 years, which represents the expected average remaining service life of the employee group. Amortization is calculated beginning in the year following the year of occurrence of the actuarial gains or losses.

The Agency measures its accrued retirement allowance obligation as at December 31 of each year. The most recent actuarial valuation report was at December 31, 2006.

Information about the Agency's retirement allowance benefit plan is as follows:

	2007	2006
Retirement allowance - accrued obligation:		
Balance, beginning of year	**$ 45**	$ 42
Current service cost	**-**	1
Interest cost	**-**	2
Transferred to tax-supported operations	**(45)**	-
Retirement allowance - accrued liability	**$ -**	$ 45

It is assumed that all staff will be redeployed within the tax-supported operations of the Public Works Department by December 31, 2007.

b) Pension

The Agency's employees are eligible for pensions under the Winnipeg Civic Employees' Benefits Program. The Plan is a defined benefit plan. The City of Winnipeg allocates its pension costs to various departments. During the year it is projected $16 thousand (2006 - $22 thousand) of pension costs will be allocated to the Agency. An actuarial valuation for the Winnipeg Civic Employees' Benefits Program was made as of December 31, 2005 and has an actuarial surplus.

7. Related Party Transactions

In addition to those disclosed elsewhere in the financial statements the transactions that are projected to occur are as follows:

a) Interest income of $323 thousand (2006 - $nil) from The City of Winnipeg, and

b) Charges in the amount of $16 thousand (2006 - $75 thousand) to Fleet Management - Special Operating Agency for services related to equipment supply, maintenance, and fuel.

8. Income Tax Equivalency

As part of the municipal government, the Agency is not subject to corporate income taxes. However, in order to approximate a business model, the operation of the Agency is assessed with an income tax equivalency charge/recovery of 46% which is payable to (recoverable from) The City of Winnipeg. The income tax expense for 2007 is more than offset by cumulative losses from previous years. As a result there is no charge or recovery recorded for 2007.