REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

DATED DECEMBER 4, 1995

On motion of Councillor Steek, the Report of the Committee on Finance and Administration, dated December 4, 1995, was considered clause by clause.

Moved by Councillor Steek,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,10,11,12,13 and 14 be adopted.

Carried.

Her Worship the Mayor and Councillors:

St. James Presbyterian Church - Grant-in-Lieu of Outstanding Taxes
File FG-2 (Vol. 8)

200 - 1. Council on August 10, 1995 ruled automatic referral of the following motion to the Committee on Finance and Administration, under Rule 16.1 of the Procedure By-law No. 5400/90 namely:

Moved by Councillor Eadie,
Seconded by Councillor Fraser,

WHEREAS Council, at its meeting held on August 10, 1995 authorized the payment of a grant-in-lieu of taxes to Young United Church for taxes and accumulated penalties owing, brought about by a change in tax status on their property at 222 Furby Street;

AND WHEREAS St. James Presbyterian Church is in tax arrears going back to January 1, 1993 due to the change in tax status on their property located at 1911 Portage Avenue;

AND WHEREAS the small congregation of St. James Presbyterian Church is unable to raise the funds to pay the tax arrears and are seeking relief of same from the City;

THEREFORE BE IT RESOLVED that the Committee on Finance and Administration review the issue of outstanding taxes from St. James Presbyterian Church, and consider providing that church with a grant-in-lieu of outstanding taxes.

The Committee on Finance and Administration has requested additional information which has not been received to date and therefore requests a 60-day extension of time within which to report back to Council.

Adopted by consent.

Business License In Lieu of Business Tax for Home-based Businesses - By-law No. 201/72
File FL-1 (Vol. 9)

201- 2. On December 17, 1993, Council at its reconvened meeting adopted the following system for setting the amount of the annual fee for business licenses in lieu of business tax for home-based businesses in order that the amount of the fee is calculated to be similar to the business tax that would be levied if individual premises were assessed for business tax:

> Prior year's average annual rental value per square foot x maximum square footage of 400 square feet permitted for home occupations x prior year's business tax rate, adjusted by approved phase-in calculations, if applicable.

Report of the Committee on Finance and Administration dated December 4, 1995

On January 22, 1992, Council adopted a report from the Executive Policy Committee dated January 15, 1992, which recommended that all fees and charges for The City of Winnipeg be reviewed at least once every three years.

The City of Winnipeg currently charges a business license in lieu of business tax under By-Law No. 201/72 to businesses conducted from residential dwellings. The authority to levy this charge is provided under Section 183.1 of The City of Winnipeg Act. In 1994, the City issued 3,381 licenses under the provisions of this by-law for revenue of $333,719.00. Based on preliminary figures, it is estimated that approximately 3,400 licenses will be issued in 1995 with revenue of approximately $340,000.00.

In 1994 a system was adopted by Council to set the amount of the annual fee and based on this formula, the fee for 1994 was approved in the amount of $105.00 per annum, an increase of 5%. In 1995, the fee based on this formula was approved in the amount of $120.00 per annum, an increase of 14.29%.

Because decisions affecting business tax such as the amount of the rate and so forth are generally approved in conjunction with the budget process, the adopted formula uses prior year's information to calculate the license fee in lieu of business tax as these licenses cover a calendar year and historically have been mailed in December with payment due January 1 of the following year. The use of prior year's information is similar to the policy adopted by Council for setting mobile home license fees. The variables of the business tax calculation include annual rental values, business tax rates and any approved phase-in calculations.

A rate of $125.00 is recommended for 1996 (from $120.00 in 1995) based on the following information:

> Average annual rental value for 1995 of $3.50 per square foot x the maximum allowable area of 400 square feet = $1,400 x the business tax rate for 1995 of 9.4% = $131.60, reduced by the reassessment phase-in of $4.38 for a total fee of $127.22 per annum, rounded to the nearest $5.00 increment or $125.00 per annum.

The fee of $125.00 is an increase of $5.00 per annum or 4% which may generate an additional $15,000.00 in revenue in 1996 for total revenue of approximately $375,000.00.

In subsequent years, changes in annual rental values caused by reassessment or changes in the uniform business tax rate, as well as changes in approved phase-in calculations will be reflected in the calculation of the fees for the subsequent year. These recommended fees will require a by-law amendment and, therefore, will be brought forward to Council on an annual basis for approval.

A very small number of home-based businesses, approximately ten, take advantage of the reduced annual fee of $12.00 for persons registered with a qualified organization for the physically handicapped or disabled. This amount was not based on a formula and the $12.00 amount has been in place since January 1, 1994. If this fee was increased by 4%, the same percentage increase being recommended for other home-based businesses, the annual fee would be increased to $12.50. This figure rounded to the nearest dollar is $12.00 and is the amount recommended for the 1996 reduced fee for persons registered with a qualified organization for the physically handicapped or disabled.

The Committee on Finance and Administration submits draft by-law and recommends:

I. That By-Law No. 201/72 be amended to increase the annual license fee in lieu of business tax for home-based businesses from $120.00 to $125.00 effective January 1, 1996.

II. That the reduced fee for persons registered with a qualified organization for the physically handicapped or disabled remain at $12.00 per annum.

III. That the Proper Officers of the City do all things necessary to implement the foregoing including the execution of any documents related thereto.

Adopted by consent.

Report of the Committee on Finance and Administration dated December 4, 1995

Feasibility of City-Wide Low Cost Spay and Neuter Program
File EL-4 (Vol. 26)

202 - 3. Council at its meeting held on August 10, 1995, ruled automatic referral of the following motion to your Committee, under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Duguid,
Seconded by Councillor Hyman,

WHEREAS Stray dogs and cats are a growing problem in the City of Winnipeg causing thousands of animals to be euthanized each year;

AND WHEREAS by taking a preventative approach, these lives and thousands of dollars could be saved;

AND WHEREAS the City of Regina has realized such savings in a city wide low cost spay and neuter program;

BE IT RESOLVED THAT the City of Winnipeg examine the City of Regina's system and determine whether such a program, working in conjunction with the Humane Society, is feasible for the City of Winnipeg.

The Committee on Finance and Administration has requested that a report on this issue be submitted to the Ad Hoc Committee on Licensing and Animal Control which report has not been received to date and Committee, therefore, requests a 60-day extension of time within which to report back to Council on this matter.

Adopted by consent.

1996 License Fees for Mobile Homes
File EL-8 (Vol. 3)

203 - 4. On June 19, 1991, Council adopted a System of Taxing Mobile Homes in Winnipeg as well as a method of annually updating mobile home license fees for future years.

In subsequent years, license fees for mobile homes were increased by 5.13% in 1992, 2.4% in 1993, 1.2% in 1994 and 2.3% in 1995, using the method to calculate the fees approved by Council in 1991.

The method of calculating the mobile home license fees is based on the following formula: the assessed average square foot value of mobile homes x the portion share for the class x square footage x the average city wide mill rate for the prior year.

The license fees for mobile homes are to be adjusted by new assessment information, the change in the average city wide mill rate (from 56.829 to 58.605), and the reassessment phase-in calculation. Mobile home fees are based on the prior year's mill rates and assessment values.

The recommended license fees for mobile homes for 1996 reflect a 2.49% increase over the 1995 license fees for mobile homes, an average increase of $11.20 per annum for mobile home owners. At present, approximately 610 mobile homes are being licensed, therefore, the revised fees should generate approximately $275,000.00 in 1996, a decrease of approximately $2,170.00 due to a decease in the number of mobile homes.

The Committee on Finance and Administration therefore submits draft by-law and recommends:

I. That Schedule "A" to By-law No. 821/74 be repealed and that the following schedule be substituted therefor effective January 1, 1996.

Report of the Committee on Finance and Administration dated December 4, 1995

LICENSE FEES FOR MOBILE HOMES		
Size of Mobile House (based on exterior dimensions)	Present Monthly Fee	Proposed Monthly Fee
400 square feet or less	$16.03	$16.44
Over 400 square feet • First 400 square feet • Each additional 100 square feet or part thereof	 16.03 4.01	 16.44 4.11

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

By-law to Authorize the Borrowing of Monies during the year 1996, under Section 281(1) of The City of Winnipeg Act
File FC-2 (Vol. 17)

204 - 5. The City is authorized under Section 281(1) of The City of Winnipeg Act to pass a by-law to provide for the borrowing for capital and current purposes from banks or from any other persons or corporations in such amounts as Council may deem necessary, and to issue promissory notes in respect thereof.

On December 16, 1992, Council adopted a policy whereby the annually approved short-term borrowing limit is established based on an analysis of cash flow projections and estimates requirements. The short-term borrowing limit for 1995 was $250,000,000.00.

An analysis of the City's cash flow projections for the balance of 1995 and 1996, indicates that a short-term borrowing limit of $250,000,000.00 will meet the City's requirements for 1996.

The Committee on Finance and Administration submits draft by-law, approved as to financial details by the City Treasurer and certified as to form by the City Solicitor/Manager of Legal Services and recommends:

I. That Council authorize the City of Winnipeg to borrow monies for capital and current purposes during the year 1996, not exceeding in the aggregate the sum of $250,000,000.00 at any one time, and to authorize the issuance and delivery of promissory notes in respect thereof.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

By-law to Authorize the Expenditure of Monies in 1996 Prior to the Adoption of the 1996 Estimates under Section 281 (1)(d) of The City of Winnipeg Act
File FC-2 (Vol. 17)

205 - 6. The City is authorized under Section 281 (1)(d) of The City of Winnipeg Act to pass a by-law authorizing the expenditure in any year prior to the adoption of the annual estimates for that year, of amounts not exceeding, in the aggregate, thirty percent of the estimate of expenditures adopted for the previous year.

The by-law provides for spending in 1996 of amounts not exceeding 30% of $1,244,735,583.00 or $373,000,000.00 prior to the adoption of the 1996 annual estimates.

Report of the Committee on Finance and Administration dated December 4, 1995

The Committee on Finance and Administration submits draft by-law approved as to financial details by the City Treasurer and certified as to form by the City Solicitor/Manager of Legal Services, and recommends:

I. That Council authorize the expenditure of up to $373,000,000.00 in 1996 prior to the adoption of the 1996 annual estimates.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Recommendations for Amusement Tax Exemption File FL-6 (Vol. 12)

206 - 7. The Committee on Finance and Administration has considered recommendations received from the Winnipeg Arts Advisory Council for exemption to the Amusement Tax By-law.

The Committee on Finance and Administration submits draft by-law and recommends:

I. That the following list of exemptions be added to subsection 7(6) of the Amusement Tax By-law No. 3107/81, namely:

Harpsichord Association/Musik Barock for:
Concerts at Bethel Mennonite Church on February 18, March 24 and May 12, 1996.

Theatre Projects Manitoba for:
1996 plays at the Colin Jackson Theatre: Jack of Hearts, January 24-February 3; Short Shots, February 29-March 9; The Harrowing, March 13-23

University of Manitoba School of Music for:
Jazz Orchestra and Ensemble, January 31, 1996, at Dakota Collegiate; The Jazz Connection, February 24, 1996, at Eva Clare Hall; Jazz Ensembles/Big Band Showcase, March 9, 1996, at UMSU; Wind Ensemble, March 21, 1996, at Bethel Mennonite Church; University Singers, Choir and U of M Orchestra, March 24, 1996, at Sturgeon Creek United Church; “Canadian Content”, March 25, 1996, at Eva Clare Hall; Jazz Orchestra and Ensemble, April 4, 1996, at College Louis Riel

Winnipeg’s Contemporary Dancers for:
Benches, February 7-10, 1996 at the RWB Founder’s Studio

Winnipeg International Children’s Festival for:
1996 Festival, June 4-9 at the Forks

Aurora Musicale for:
Concert, February 12, 1996, at Eckhardt-Gramatte Hall

Manitoba Choral Association for:
Manitoba Sings, February 18, 1996, at Pantages Playhouse Theatre

University of Winnipeg, Music Committee for:
Virtuosi Concerts: David Stewart, January 6, 1996, at Winnipeg Art Gallery; Hoebig/Moroz Trio, March 26, 1996, at Holy Trinity Church; Nielsen/Moroz, April 19, 1996, at Winnipeg Art Gallery

Festival du Voyageur for:
1996 Festival events at Le Rendez-vous: Marcel Soulodre and Ratatouille, February 9; Fiddling & Jigging, Bandaline and George Bear, February 10; Cajun Night, February 15; Jacques Chenier, Lynda Lemay and Brigitte Sabourin, February 17

Report of the Committee on Finance and Administration dated December 4, 1995

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Approval of a Special Grant to Children's Home of Winnipeg - 618 Burnell Street
File WS-4 (Vol. 7)

207 - 8. Effective January 1st, 1984, Council established a policy whereby under certain conditions, the City would bear the costs of major maintenance of sewer connections, one of the conditions being that the policy would apply only to sewer connections that serve property that is residential in use, is a single family dwelling or duplex, and is owner-occupied.

The Committee on Works and Operations on November 16, 1995 considered a request from the Children's Home of Winnipeg for assistance in the payment of the cost of a major repair of the sewer line to their institution, and referred the matter to the Committee on Finance and Administration for consideration of a grant, inasmuch as the request is not within the established criteria for sewer connections (Policy C190) in that the Children's Home of Winnipeg is not a single-family, owner-occupied dwelling, residential in use.

The Committee on Finance and Administration on December 4, 1995 heard representation from the Children's Home of Winnipeg and is of the view that some form of relief, in the form of a grant, should be available to the Children's Home of Winnipeg in this case.

The Committee on Finance and Administration recommends:

I. That an additional appropriation for a Special Grant in the amount of $3,619.50 be approved to The Children's Home of Winnipeg on an ex-gratia basis for the purpose requested.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

The Executive Policy Committee recommends that recommendation I. be amended by adding the words "for one time only" after the word "approved".

Moved by Councillor Steek,
Adoption of the clause.

In amendment,

Moved by Deputy Mayor Eadie,
That the recommendation of the Executive Policy Committee be adopted.

Carried.

The motion for the adoption of the clause, as amended, was put and declared carried.

Report of the Committee on Finance and Administration dated December 4, 1995

North End YM-YWCA - 365 McGregor Street - Sunny Mountain Day Care Centre - Approval of Funds from the Land Dedication Reserve Account
Files PR-2 (Vol. 80) and EP-2 (Vol. 23)

208 - 9. In a letter dated August 2, 1995 the YM-YWCA advised the City that it intended to cease operations at the North End YM-YWCA Branch located at 365 McGregor Street on October 31, 1995. It indicated, that in accordance with a 1948 reversionary caveat, the lands would be reconveyed to the City, free and clear of all encumbrances, once the YM-YWCA ceased to operate.

On July 17, 1995 the Committee on Finance and Administration directed that the Ward Councillor meet with representatives of the YM-YWCA and other interested groups and agencies in the area to determine if a joint use agreement could be negotiated for the use of the building. The Ward Councillor on August 1 and on November 1, 1995 met with representatives from the Land and Development Services Department, the Parks and Recreation Department, Members of the Manitoba Legislative Assembly Messrs. Chomniak, MacKintosh and Martindale, representatives from the North Winnipeg Care Association Inc., and the Sunny Mountain Day Care Centre which is a tenant in the facility. The Committee on Finance and Administration on December 4, 1995 considered various alternatives regarding the facility and heard representation from Councillors Lazarenko and Prystanski as well as representatives from the North Winnipeg Care Association Inc., and the Sunny Mountain Day Care Centre.

In a letter dated August 29, 1995, the Sunny Mountain Day Care Centre had requested permission from the City to stay in its present location in the facility past the October 31, 1995 deadline. The reason for this request was that the day care could not find alternative accommodations. The Committee on Finance and Administration has been advised that to date the day care has been unsuccessful in securing a replacement location.

The YM-YWCA had indicated that it would be prepared to extend the lease to the Sunny Mountain Day Care Centre, however, the YM-YWCA would require funding in the amount of approximately $7,000.00 per month from an external source to cover the operational cost of the facility to maintain the day care centre in place.

For the information of Members of Council, the Committee on Finance and Administration on December 4, 1995 directed that a Request for Proposals be initiated within the next two months for outside groups to come forward with proposals for the use of the North End YM-YWCA facility.

In the interim, the Committee is of the view that an extension of time of up to a maximum of two months should be provided for the Sunny Mountain Day Care Centre to enable it to find a suitable alternative facility for its operation, and that the associated costs to maintain the day care centre at the facility be funded by the City from the Lord Selkirk-West Kildonan Land Dedication Reserve Account.

In order to use funds from the Land Dedication Reserve, it will be necessary to waive the requirements of the policy adopted by Council for the expenditure of funds from the Reserve Account, inasmuch as the policy does not allow the funds to be utilized for property management costs, including utilities and other related costs.

For the information of Council, there are sufficient funds in the Lord Selkirk-West Kildonan Land Dedication Reserve Account to cover this expenditure.

The Committee on Finance and Administration therefore recommends:

I. That funds in the amount of $14,000.00 be approved to the YM-YWCA to permit the Sunny Mountain Day Care Centre to be housed at the North End YM-YWCA premises located at 365 McGregor Street until January 31, 1996, and that funding be allocated from the Lord Selkirk-West Kildonan Land Dedication Reserve Account;

II. That the policy governing the expenditure of funds from the Land Dedication Reserve Account be waived in this instance;

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Report of the Committee on Finance and Administration dated December 4, 1995

The Executive Policy Committee recommends that recommendation I. be amended by deleting the date January 31, 1996, and replacing it with February 18, 1996.

Moved by Councillor Steek,
Adoption of the clause.

In amendment,

Moved by Deputy Mayor Eadie,
That the recommendation of the Executive Policy Committee be adopted.

Carried.

The motion for the adoption of the clause, as amended, was put and declared carried.

Redemption of 637 Oakdale Drive from Tax Sale by Instalments
File FL-2.4 (Vol. 12)

209 - 10. On June 24, 1993, Mr. and Mrs. Stock, through their solicitor, requested to be allowed to redeem their property from Tax Sale by instalments, and the request was granted for a one- year term which expired on September 30, 1994. The Stocks then requested a renewal of the agreement which was granted for a one year term which expired September 30, 1995.

Mr. and Mrs. Stock have applied for an extension to the Tax Sale Agreement authorized by By-Law No. 6672/95, which was passed by Council at its meeting of August 9, 1995.

The City of Winnipeg Act Section 255(4) states the following:

> Notwithstanding section 245 and subsection (1), but subject to subsection (5), the city, if authorized by by-law, may enter into an agreement in writing with an owner of, or a person who has an interest or estate in, or a charge on, land that has been sold for taxes, for the redemption of the land from the tax sale and the payment of all taxes payable in respect of the land subsequently accrued to the date of the agreement and during the currency of the agreement, by instalments.

The payment plan negotiated consists of monthly payments in the amount of $565.00. The application of such a proposal would retire the present indebtedness of $8,617.00 in approximately 28 months. Together with the 24-month term granted previously, the total repayment schedule is approximately 50 months.

The Committee on Finance and Administration therefore recommends:

I. That a redemption be granted from Tax Sale of 637 Oakdale Drive by consecutive monthly payments of $565.00.

II. That the Legal Services Division be requested to prepare the necessary by-law authorizing the agreement on a one year conditional basis.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Report of the Committee on Finance and Administration dated December 4, 1995

Redemption of 561 St. Anne's Road from Tax Sale by Instalments
File FL-2.4 (Vol. 12)

210 - 11. On October 3, 1995, Mr. Ameer Khan through his solicitor, Alex Cudney of the law firm of McRoberts, Cudney, Friesen, Boyechko, requested to be allowed to redeem his property from Tax Sale by instalments.

The City of Winnipeg Act Section 255(4) states the following:

> Notwithstanding section 245 and subsection (1), but subject to subsection (5), the City, if authorized by by-law, may enter into an agreement in writing with an owner of, or a person who has an interest or estate in, or a charge on, land that has been sold for taxes, for the redemption of the land from the tax sale and the payment of all taxes payable in respect of the land subsequently accrued to the date of the agreement and during the currency of the agreement, by instalments.

The payment plan negotiated consists of monthly payments in the amount of $2,100.00. The application of such a proposal, which falls within the framework of previous agreements approved by Council, would retire the present indebtedness of $46,181.67 in approximately 40 months.

The Committee on Finance and Administration therefore recommends:

I. That a redemption be granted from Tax Sale of 561 St. Anne's Road by consecutive monthly payments of $2,100.00.

II. That the Legal Services Division be requested to prepare the necessary by-law authorizing the agreement on a one year conditional basis.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Appointment of Council Alternate - Winnipeg Arts Advisory Council
Files FG-3 (Vol. 31) and GC-7 (Vol. 25)

211 - 12. Council on November 19, 1995, appointed Councillor Golden as the representative of the Committee on Finance and Administration to the Winnipeg Arts Advisory Council.

The Committee on Finance and Administration recommends the appointment of Councillor Phillips as the Committee's alternate member to the Winnipeg Arts Advisory Council.

Adopted by consent.

Report of the Committee on Finance and Administration dated December 4, 1995

Appointment of Three Members - Board of Appeal (Local Improvement Assessment Appeals
Files BA and GC-7 (Vol. 25)

212 - 13. Council, at its Organizational Meeting held on November 8, 1995, referred to the Committee on Finance and Administration for recommendation the matter of the appointment of three members of Council to the Board of Appeal (Local Improvement Assessment Appeals).

The Committee on Finance and Administration recommends that Councillors Timm-Rudolph, Councillor Eadie and Golden be appointed to the Board of Appeal.

Adopted by consent.

Discount(s) to be allowed for the Prepayment of 1996 Realty and Business Taxes File FL-2.1 (Vol. 2)

213 - 14. The Committee on Finance and Administration is of the opinion that a discount rate should be established for the prepayment of 1996 realty and business taxes which will financially assist in accommodating the City's fiscal requirements, and at the same time provide an attractive investment opportunity for Winnipeg taxpayers.

For comparative purposes, the prepayment of discounted taxes for 1995 and 1994 is as outlined on Exhibit “A”.

The Committee on Finance and Administration submits draft by-law to allow for the following discounts on prepayments received in the Tax Office during the months of January and February, 1996 on the City’s 1996 realty and business taxes:

	Face Value Discount Rate
REALTY TAX - PAYABLE AT PAR UP TO JUNE 30	
January	2.20%
February	1.80%
BUSINESS TAX - PAYABLE AT PAR UP TO MAY 31	
January	1.80%
February	1.35%

The Committee on Finance and Administration further recommends that the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Copy of Exhibit “A” is on file in the office of the City Clerk.

Adopted by consent.

REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

DATED DECEMBER 7, 1995

On motion of Councillor Steek, the Report of the Committee on Finance and Administration, dated December 7, 1995, was considered.

Her Worship the Mayor and Councillors:

North End YM-YWCA - 365 McGregor Street - Call for Proposals - Approval of Funds from the Land Dedication Reserve Account
Files PR-2 (Vol. 80) and EP-2 (Vol. 23)

214 - 1. As outlined in Clause 9 of the Report of the Committee on Finance and Administration dated December 4, 1995, it is the recommendation of the Committee that funds in the amount of $14,000.00 be approved to the YM-YWCA to facilitate the maintenance of the Sunny Mountain Daycare Centre in the North End YM-YWCA located at 365 McGregor Street for sixty days, the funding to be allocated from the Lord Selkirk-West Kildonan Land Dedication Reserve Account.

The Committee also requested that a Call for Proposals be instituted for the use of the facility over the long term, and stipulated that the Daycare be advised that if the Proposal Call for the building is unsuccessful, additional funding to maintain the Daycare in the subject facility will not be provided by the City. The Committee on Finance and Administration was further advised at its Special Meeting on December 7, 1995, that costs for the Call for Proposals for advertising, contingencies and finance and administration charges will be required in the amount of $6,000.00 for a total funding commitment of $20,000.00 to be debited to the Lord Selkirk-West Kildonan Land Dedication Reserve Fund.

Funding in the amount of $20,000.00 has been identified in the Lord Selkirk-West Kildonan Land Dedication Reserve Account to cover the funding to the YM-YWCA, as well as the advertising expenses to be incurred by the City for the Proposal Call.

In order to use funds from the Land Dedication Reserve, it will be necessary to waive the requirements of the policy adopted by Council for the expenditure of funds from the Reserve Account, inasmuch as the policy does not allow the funds to be utilized for the purpose requested. Also, the Policy requires that the expenditure of funds from the Land Dedication Reserve Fund be approved by the Lord Selkirk-West Kildonan Community Committee.

The Committee on Finance and Administration recommends:

I. That funding in the amount of $6,000.00 be approved from the Lord Selkirk-West Kildonan Land Dedication Reserve Account to finance the Call for Proposals for the use of the North End YM-YWCA facility over the long term.

II. That the Policy governing the expenditure of funds from the Land Dedication Reserve Account be waived in this instance.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

The Executive Policy Committee recommends non-concurrence with the recommendations of the Committee on Finance and Administration.

Moved by Councillor Steek,
That the clause be considered.

Carried.

The motion for the adoption of the clause was put.

Report of the Committee on Finance and Administration dated December 7, 1995

Deputy Mayor Eadie called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Golden, Lazarenko, Lubosch, Steek, Thomas, Timm-Rudolph, Vandal and Her Worship Mayor Thompson. 9

Nay: Councillors Clement, Murray, Phillips, Silva, Deputy Mayor Eadie and Councillor Angus. 6

and the motion for the adoption of the clause was declared carried.

REPORT OF THE

COMMITTEE ON FINANCE AND ADMINISTRATION

DATED DECEMBER 12, 1995

On motion of Councillor Steek, the Report of the Committee on Finance and Administration, dated December 12, 1995, was considered.

Moved by Councillor Steek,
That the Consent Agenda, Clause 1 be adopted.

Councillor Prystanski requested that Clause 1 be pulled from the Consent Agenda.

Her Worship the Mayor and Councillors:

Proposed Northwest Branch Library
File L(34) (Vol. 1)

215 - 1. On May 25, 1995, the Committee on Finance and Administration directed that a call for proposals be issued for the construction of a Northwest Branch Library at the site of Burrows Avenue and Keewatin Street. The Proposal Call was to request submissions for a leased facility on City-owned land as well as a leased facility on privately-owned land. In light of the submissions, a further review of the City to construct by way of tender or purchase alternative is considered warranted.

The Manager of Financial Services, Corporate Finance Department, in a memorandum dated November 17, 1995, advised as follows:

> "If the City decided to lease the proposed Northwest Library from Shelter Canadian Properties (Shelter) for twenty years and then purchase it for $900,000.00, in nominal dollar terms the City would pay a total of $4,075,200.00 to use and acquire this new library. (In today's dollars, assuming 3% inflation, this amount would be $2,946,064.00.)
>
> If the City decided to have Shelter design and build this library, purchase it upon [total] completion for $1,400,000.00 and then finance it by the issuance of twenty year debentures at 8.75%, in nominal dollar terms the City would pay a total of $3,012,840.00 to use and acquire this new library. (In today's dollars, assuming 3% inflation, this amount would be $2,241,173.00.)
>
> This analysis shows that even though the Shelter proposal is the most cost effective twenty year lease proposal, it is more expensive than if the City purchased the library on [total] completion and then financed the library itself.

	Nominal Dollars	**Current Dollars**
Lease	$4,075,200.00	$2,946,064.00
Purchase	3,012,840.00	2,241,173.00
Variance	$1,062,360.00	$ 704,891.00

> One additional consideration, is that if the City leases this new library it will have to pay school taxes . . . . whereas if the City purchases the new library and does the financing itself, the City will not have to pay these taxes."

The foregoing analysis is based on a base purchase cost at $1,400,000.00. With the total acquisition costs estimated at $1,750,000.00 the foregoing analysis would be negatively affected.

Report of the Committee on Finance and Administration dated December 12, 1995

The realty taxes on the proposed Northwest Branch Library would be comparable to the Pembina Trails Library and the Louis Riel Library which are at $2.94 and $2.87 per square foot respectively. Based on an area of 13,500 square feet, the annual taxes on this new library would be in the range of $40,500.00 annually. School taxes are approximately 50% of this amount or about $20,250.00 in annual savings if the City owned both the land and building for this item.

In addition to the other savings mentioned in the area of City financing and realty taxes, other reductions would be anticipated in the City operation of its own building in the areas of GST and management fees. Civic Buildings Department estimates that its annual operating costs for 1998 would be in the range of $70,000.00 for the Northwest Library and operating costs in the Brooklands and McPhillips libraries would amount to approximately $47,000.00 per annum. With the anticipated $70,000.00 costs associated with this new library, the net effect would be $23,000.00 annually. The mothballing of the Brooklands and McPhillips buildings will result in ongoing operating costs in the range of $15,000.00 pending disposition.

Total annual Library Department costs in the proposed Northwest Library are estimated to be offset by the amalgamation of the McPhillips and Brooklands branches into the new facility, and with the acquisition of the Northwest Library and amalgamation of the Brooklands and McPhillips libraries there will be substantial savings in the 1998 Civic Buildings Department Current Estimates.

Inasmuch as the Request for Proposals and Addendum related thereto addressed the earliest purchase date as the first anniversary date of substantial completion, this is the first opportunity for the City to exercise its purchase option.

On December 5, 1995, the Committee on Planning and Community Services considered the award of contract for the design and construction of the Northwest Library and due to a tie vote, submitted the matter without recommendation.

The Committee on Finance and Administration, on December 4, 1995, and at Special Meetings on December 7 and 12, 1995, considered the matter and recommends:

I. That the lowest evaluated responsive bid as submitted by Shelter Canadian Properties Ltd. at $1,400,000.00 for the design, construction and sale of the Northwest Library Branch on City-owned land located at the southeast corner of Burrows Avenue and Keewatin Street, on the first anniversary of the date of total completion be accepted.

II. That the Civic Buildings Department Current Budget be amended to include $73,000.00 in 1996 and $227,000.00 in 1997 to provide for occupancy cost for the twelve-month rental period.

III. That the Civic Buildings Department 1997 Capital Budget be increased by $1,750,000.00 which amount includes the purchase cost, construction, GST, contingencies and finance accounting charges.

IV. That Council reaffirm its decision of October 31, 1990, to amalgamate the Brooklands and McPhillips Branch Libraries into the new Northwest Library.

V. That the Proper Officers of the City do all things necessary to implement the above recommendations including the execution of any documents related thereto in order to fulfill the intent of Council.

Moved by Councillor Steek,
Adoption of the clause.

In amendment,

Moved by Councillor Murray,
Seconded by Councillor Thomas,
WHEREAS The Brooklands Community is geographically isolated and continues to be a high needs neighbourhood presenting real city service delivery challenges;

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THEREFORE BE IT RESOLVED that during the period of construction of the new northwest library and preparation for the closure of McPhillips and Brooklands, the City explore the potential for an agreement with the St. James Assiniboia School Division to create a library presence at Brooklands School, that could include such features as assignment of a Library Technician for after school hours, installation of a library computer terminal, consolidation of library collection and/or modifications to the existing school building to allow after hours access.

In amendment,

Moved by Councillor Golden,
Seconded by Councillor Lazarenko,

WHEREAS the proposed placement of the subject library shall cost the taxpayers of Winnipeg substantial additional monies than alternative construction options;

THEREFORE BE IT RESOLVED THAT the location of the library on the subject City owned lands be subject to plan approval by the Committee on Planning and Community Services.

Moved by Councillor Clement,

That the Clause be referred back to the Committee on Finance and Administration.

The motion to refer was put.

The Speaker called for the yeas and nays, which were as follows:-

Yea: Councillors Clement, Golden, Murray, Thomas, Timm-Rudolph, Vandal and Angus. 7

Nay: Councillors Prystanski, Lazarenko, Lubosch, Phillips, Silva, Steek, Deputy Mayor Eadie and Her Worship Mayor Thompson. 8

and the motion to refer was declared lost.

Moved by Deputy Mayor Eadie,

That Council recess to reconvene at 1:30 p.m.

Carried.

Council recessed at 11:46 a.m., and reconvened at 1:38 p.m., same members present.

Councillors Clement and Golden entered the meeting after Council had reconvened.

With the concurrence of the seconder, Councillor Thomas, and with the permission of Council, Councillor Murray amended his motion by replacing it with the following:

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Moved by Councillor Murray,
Seconded by Councillor Thomas,

WHEREAS current Council policy calls for a closure of three libraries; McPhillips, Brooklands and the former William Library; and this is reaffirmed by this motion;

AND WHEREAS Council's policy of July 1990 as reaffirmed and expanded on, on September 27, 1995 calls for other service changes such as a literary program at St. Johns Library, an expansion of services at the West End Branch and alternative services in isolated areas such as Brooklands;

THEREFORE BE IT RESOLVED that Clause 1 of the Report of the Committee on Finance and Administration dated December 12, 1995, sub clause IV be amended to add the words "and that service delivery alternatives for the Brooklands neighbourhood, consistent with Council's New Directions for Libraries" policy and Council's motion of September 27, 1995 be explored;

AND FURTHER THAT any services offered must provide the savings required by Council library policy and are clearly understood not to impede or delay the closure of the Brooklands Library.

With the permission of Council, Councillor Lazarenko withdrew his name as seconder for the motion proposed by Councillor Golden.

Councillor Clement stated that he would second the amendment proposed by Councillor Golden.

Moved by Councillor Clement,

That the amendment proposed by Councillors Murray and Thomas be referred to the Committee on Planning and Community Services.

The motion to refer was put.

The Speaker called for the yeas and nays, which were as follows:-

Yea: Councillors Clement, Golden, Timm-Rudolph and Angus. 4

Nay: Councillors Prystanski, Lazarenko, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Vandal, Deputy Mayor Eadie and Her Worship Mayor Thompson. 11

and the motion to refer was declared lost.

The Speaker called the Deputy Speaker, Councillor Prystanski, to the Chair to take part in the debate, and after speaking resumed the Chair.

The amendment proposed by Councillors Golden and Clement was put.

Councillor Golden called for the yeas and nays, which were as follows:-

Yea: Councillor Golden. 1

Nay: Councillors Prystanski, Clement, Lazarenko, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Timm-Rudolph, Vandal, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 14

and the amendment was declared lost.

Report of the Committee on Finance and Administration dated December 12, 1995

The amendment proposed by Councillors Murray and Thomas was put.

At the request of Councillor Prystanski, Council considered the recommendations separately.

The first recommendation was put.

Councillor Clement called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Golden, Lazarenko, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Vandal, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 13

Nay: Councillors Clement and Timm-Rudolph. 2

and the first recommendation was declared carried.

The second recommendation was put.

Councillor Clement called for the yeas and nays, which were as follows:-

Yea: Councillors Clement, Lazarenko, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Vandal, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 12

Nay: Councillors Prystanski, Golden and Timm-Rudolph. 3

and the second recommendation was declared carried.

The motion for the adoption of the clause, as amended, was put.

Councillor Clement called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Lazarenko, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Vandal, Deputy Mayor Eadie and Her Worship Mayor Thompson. 11

Nay: Councillors Clement, Golden, Timm-Rudolph and Angus. 4

and the motion for the adoption of the clause, as amended, was declared carried.

Councillor Prystanski asked to be recorded as having voted against Recommendation No. IV., as amended, in accordance with Rule 50.7 of the Procedure By-law.

COMMITTEE ON FINANCE AND ADMINISTRATION

MOTIONS

Moved by Councillor Steek,
Seconded by Councillor Timm-Rudolph,
216 - WHEREAS:

(a) Pursuant to its By-law No. 6687/95, The City of Winnipeg authorized the expropriation of the land described therein and executed a Declaration of Expropriation, dated the 27th day of September, A.D. 1995; and

(b) Notice of Intended Expropriation was served by The City of Winnipeg upon all owners and interested parties in the land intended to be expropriated and published in the newspapers, pursuant to Section 1 of Schedule A to The Expropriation Act; and

(c) No Notices of Objection to the intended expropriation have been received by the Confirming Authority.

BE IT RESOLVED THAT the Declaration of Expropriation, dated 27th day of September, 1995, executed pursuant to By-law No. 6687/95, and expropriating respectively the following lands:

The lands taken for Nairn Avenue and Regent Avenue West as the same are shown bordered on Plan Deposit 909/95 WLTO, prepared by Kenneth William Baley of The City of Winnipeg, Manitoba Land Surveyor, hereto attached.

is hereby confirmed.

The aforesaid lands are expropriated free and clear of all encumbrances except mines, minerals and named substances which are excepted from or not included in the Certificate of Title of the registered owner of the surface under the Real Property Act or are not owned by the owner of the surface under the Registry Act, and except reservations in favour of the Crown as excepted from the Title of the owner of the surface, or to which Title is subject by implication under the provisions of the Real Property Act.

Carried.

COMMITTEE ON FINANCE AND ADMINISTRATION

CONSIDERATION OF BY-LAWS

217 - On motion of Councillor Steek, the following By-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:

By-law No. 6712/95, a By-law of the City of Winnipeg to authorize the expenditure of monies in 1996 before the adoption of the 1996 annual estimates File FC-2 (Vol. 17)

By-law No. 6713/95, a By-law of the City of Winnipeg to authorize the borrowing during the year 1996 of monies not exceeding in the aggregate the sum of TWO HUNDRED AND FIFTY MILLION DOLLARS ($250,000,000.00) at any one time for capital and current purposes, and to authorize the issue and delivery of promissory notes in respect thereof
File FC-2 (Vol. 17)

By-law No. 6732/95, a By-law of the City of Winnipeg to amend By-law No. 201/72, being a By-law to impose a license fee in lieu of business tax upon certain persons carrying on business in The City of Winnipeg. File FL-1 (Vol. 9)

Committee on Finance and Administration - Consideration of By-laws (continued)

By-law No. 6733/95, a By-law of the City of Winnipeg to amend By-law No. 821/74, being a By-law relating to mobile houses, tourist camps and trailer parks File EL-8 (Vol. 3)

On motion of Councillor Steek, the rule was suspended and the following By-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:

By-law No. 6743/95, a By-law of the City of Winnipeg to amend the Amusement Tax By-law No. 3107/81. File FL-6 (Vol. 12)

By-law No. 6744/95, a By-law of the City of Winnipeg to provide for discounts where Realty or Business Taxes are prepaid. File FL-2.1 (Vol. 2)

Council here reverted to the order of business - "Committee on Finance and Administration - Motions".

COMMITTEE ON FINANCE AND ADMINISTRATION

MOTIONS

Moved by Councillor Golden,
Seconded by Councillor Lazarenko,
218 - The City authorize the construction of a second giant slide at a cost of up to $60,000.00 in concert with the Exchange District Business Improvement Zone.

Automatic Referral to the Committee on Finance and Administration in accordance with Rule 16.1 of the Procedure By-law

Moved by Councillor Golden,
That the rule be suspended to allow consideration of the motion at this time.

The motion was put.

The Speaker called for the yeas and nays, which were as follows:-

Yea: Councillors Golden, Lazarenko, Lubosch, Phillips, Silva, Steek, Timm-Rudolph, Vandal, Her Worship Mayor Thompson and Councillor Angus. 10

Nay: Councillors Prystanski, Clement, Murray, Thomas and Deputy Mayor Eadie. 5

and the motion to suspend the rule was declared carried, having received the required two-thirds vote of the members present in accordance with Rule 3 of the Procedure By-law.

Committee on Finance and Administration - Motions (continued)

In amendment,

Moved by Councillor Timm-Rudolph,
Seconded by Deputy Mayor Eadie,
THAT the motion be amended to replace the word “authorize” with “explore”.

The amendment was put and declared carried.

The motion, as amended, was put.

Councillor Murray called for the yeas and nays, which were as follows:-

Yea: Councillors Prystanski, Golden, Lazarenko, Lubosch, Timm-Rudolph, Vandal, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 9

Nay: Councillors Clement, Murray, Phillips, Silva, Steek and Thomas. 6

and the motion, as amended, was declared carried.