

Request for Decision City Council




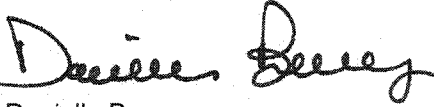
Type of Decision									
Meeting Date	September 12, 2007				Report Date	September 5, 2007			
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only				Type of Meeting		Open		Closed

Report Title
Extension of Contract 2002-42: Operation of Landfill Sites

Budget Impact / Policy Implication		Recommendation	
X	This report has been reviewed by the Finance Division and the funding source has been identified.		
<p>If approved, the additional cost in 2008 would be approximately \$86,000 and would be incorporated into the 2008 Operating Budget.</p>		<p>That the Contract 2002-42, Operation of Landfill Sites be extended for a period of two years with an option of the City to extend it for an additional year, in accordance with the report from the General Manager of Infrastructure Services dated September 5, 2007.</p>	
X	Background Attached		Recommendation Continued

Recommended by the Department	Recommended by the C.A.O.
 R. G. (Greg) Clausen, P. Eng. General Manager of Infrastructure Services	 Mark Mieto Chief Administrative Officer

Date: September 5, 2007

Report Prepared By	Division Review
 Bernice Tario Co-ordinator of Waste Disposal	 Danielle Braney Acting Director of Assets & Solid Waste

In 2002, Contract 2002-42, Operation of Landfill Sites, was awarded to two different companies. Part A, operation of the Rayside, Valley, and Walden Landfill sites, was awarded to Pioneer Construction Inc. in the amount of \$907,464.39 per annum and Part B, operation of the Sudbury Landfill Site was awarded to William Day Construction Limited in the amount of \$1,139,207.60 per annum. The contract was awarded for a three-year term with options to extend the contract upon mutual agreement for a period of two (2) additional years at the terms/conditions in effect on the last day of the contract. Staff did extend the contract for the two (2) additional years. Each year the annual rates were adjusted in accordance with the Canada Composite Construction Cost Index for Ontario (i.e. 3.6%, 2.7%, 5.1%, and 4.2%).

Both contractors have been performing well and have been very cooperative with respect to new waste diversion initiatives that the City wants to pursue. With the implementation of the Household Organics Collection Pilot Program, William Day Construction was asked to process the organics at the Sudbury Landfill Site. William Day hired a consultant to work with them to help with the processing of the organics for the one year duration of the program. The actual composting of the material will take an additional six months after the one year period and will go beyond the length of the current contract (as well as the consultant's contract with William Day). Staff is hoping to extend the pilot project beyond the one year until City-wide organics collection can be implemented.

Staff wishes investigate the possibility of recycling asphalt shingles and will be working with Pioneer Construction on the recycling of the shingles at their asphalt plant.

William Day Construction has proposed the possibility of processing tires into other products (or at least decrease their size for shipping purposes). Staff would like to investigate this further.

These pilot projects may allow the City to better define the needs for these waste diversion activities which may help to decrease the cost of these initiatives in future contracts.

In addition, the equipment at the sites is still in good mechanical shape and should be able to perform adequately for another 2 to 3 years. The specifications for the next contract will stipulate the need to provide for new equipment; these costs have increased by approximately 15-20%.

Both contractors have asked for an increase to their rate for the recycling of tires. Since the beginning of this contract, the price to recycle the large earth-moving tires has increased in the range of \$400-\$600 per tonne. Our tipping fees for these tires are much lower (i.e. \$190 per tonne) and should be adjusted to reflect these increased costs. However, William Day Construction has managed to contract with a company to recycle all sizes of tires at a rate, closer to the cost to recycle the smaller passenger tires.

Date: September 5, 2007

Other individual rates for which the contractors have asked increases are: Electronic Waste Recycling, granular material, and labour.

Overall, Pioneer Construction has asked for an increase of 5% for the first year, and the Canadata Composite Construction Cost Index for Ontario to apply to subsequent years. William Day Construction's overall increase amounts to approximately 8% for the first year and the Canadata Composite Construction Cost Index for Ontario to apply to subsequent years.

Staff would like to take advantage of the relationships which have formed with these companies (i.e. new waste diversion initiatives) and is recommending that the contract be extended for an additional two (2) years, with an option for a third year, at the rate increases described above.

Request for Decision City Council



Type of Decision											
Meeting Date		September 12, 2007				Report Date		September 5, 2007			
Decision Requested		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority		<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
		Direction Only				Type of Meeting		<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed


Report Title
Tax Adjustments under Sections 357 and 358 of the Municipal Act

Budget Impact / Policy Implication		Recommendation	
<input type="checkbox"/>	This report has been reviewed by the Finance Division and the funding source has been identified.		
<p>Of the total taxes to be struck from the tax roll, the City's portion is \$61,999.22. This amount, as well as previous amounts struck from the roll for 2007, is well within the budget amount for the tax write offs.</p>		<p>THAT the amount of \$98,631.13 be struck from the tax roll.</p>	
<input checked="" type="checkbox"/>	Background Attached	<input type="checkbox"/>	Recommendation Continued

Recommended by the Department
 Lorella Hayes Chief Financial Officer / Treasurer

Recommended by the C.A.O.
 Mark Mieto Chief Administrative Officer

Date: September 5, 2007

Report Prepared By	Division Review
 Tony Derro Supervisor of Tax / Chief Tax Collector	

Background

Sections 357 and 358 of the Municipal Act provide the authority for the cancellation, reduction or refund of realty taxes.

Section 357

Section 357 authorizes the cancellation, reduction or refund of realty taxes in the current year for such reasons as change in rate of taxation, change in tax status, fire / demolition or gross error. Section 357 applications are verified by the Municipal Property Assessment Corporation and processed by the municipality.

Section 358

Section 358 of the Municipal Act authorizes the reduction of realty taxes for clerical errors such as errors in key punching, transposition of figures or mathematical calculations. Such errors occur with the preparation of the assessment roll and are confirmed by the Municipal Property Assessment Corporation prior to the tax adjustment by the municipality. Section 358 applications are limited to the two (2) taxation years prior to the year in which the error(s) was made.

The Treasurer's recommendations for the cancellation, reduction or refund of realty taxes under the Municipal Act are presented to Council for approval. Attached for Council's information and action is Schedule A, summarizing the tax adjustments by authority, reason and amount. Also attached is Schedule B which provides a more detailed property by property description of the tax adjustments.

The Municipal Act provides for a notification / appeal process for property owners that have applied for a tax adjustment. Notices were sent to property owners on or before August 22, 2007 and all queries / concerns were addressed by the Tax Department prior to the preparation of the attached Schedule B and none of the applicants have requested an appearance before the Hearing Committee of Council.

SCHEDULE 'A'
APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT
September 12, 2007

<i>Reason for Adjustment</i>	<i>Applications</i>	<i>City Portion</i>	<i>Education Portion</i>	<i>CBI / FBI</i>
Fire or Demolition	28	\$ 54,473.62	\$ 32,685.21	\$ -
Class Change	4	\$ 725.94	\$ 1,118.03	\$ -
Gross or Manifest Error	2	\$ 372.99	\$ 63.36	\$ -
Exempt	10	\$ 6,426.67	\$ 2,765.31	\$ -
TOTAL:	44	\$ 61,999.22	\$ 36,631.91	\$ -

Schedule 'B'

APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT

SEPTEMBER 12, 2007

FIRE OR DEMOLITION

Item #	Roll #	Class	Location	Assessed Property Owner	Assessment Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Total	Comments			
1	010 029 102	RTEP	810 KINGSWAY	PERIGORD HENRI ALBERT	43,025	2007	365	0.01712830	736.95	0.00264000	113.59			850.54	Demolition			
2	040 026 058	RTES	443 BURTON AVE	HOLETICH FRANK	15,900	2007	354	0.01712830	264.13	0.00264000	40.71			304.84	Demolition			
3	060 032 056	RTEP	73 MAKI ST	CARMEN TRIPODI	49,000	2007	91	0.01712830	209.25	0.00264000	32.25			241.50	Demolition			
4	060 032 056	RTEP	73 MAKI ST	CARMEN TRIPODI	0	2006	0	N/A	-	N/A	-			-	Submitted after deadline			
5	080 001 037	MT	5 PARK ST	STEPHEN FOX	0	2007	0	N/A	-	N/A	-			-	No Recommendation			
6	090 004 093	RTEP	2374 EDEN TOWNSHIP RD	PETER BEST	31,000	2007	365	0.01712830	530.98	0.00264000	81.84			612.82	Demolition			
7	090 013 118	RTEP	74 COUNTRYSIDE DR	ERNEST ANSAHSAM	37,000	2007	365	0.01712830	633.75	0.00264000	97.68			731.43	Demolition			
8	090 014 091	RTEP	2762 LONG LAKE RD	HAUVISTO JIMMY	0	2007	0	0.01712830	-	0.00264000	-			-	Completed by MOS			
9	090 014 091	RTEP	2762 LONG LAKE RD	HAUVISTO JIMMY	0	2006	0	0.01906385	-	0.00264000	-			-	Completed by MOS			
10	090 017 121	RTEP	2213 SANDY COVE RD	DAN MACLENNAN	115,000	2007	365	0.01712830	1,969.75	0.00264000	303.60			2,273.35	Destruction or Damage			
11	090 020 00502	RGN	5600 HIGHWAY 69S	TRANSPORTATION MINISTRY	42,500	2007	365	N/A	-	N/A	-			-	Demolition			
12	120 012 049	RTEP	7316 HIGHWAY 17 W	ANDREW DUNN	79,800	2007	365	0.01549919	1,236.84	0.00264000	210.67			1,447.51	Demolition			
13	150 002 060	RTEP	49 BEECH ST	JO-ANN ARBOUR	0	2007	0	N/A	-	N/A	-			-	No Recommendation			
14	150 002 060	RTEP	49 BEECH ST	JO-ANN ARBOUR	0	2006	0	N/A	-	N/A	-			-	No Recommendation			
15	150 002 061	RTEP	47 BEECH ST	JO-ANN ARBOUR	0	2007	0	N/A	-	N/A	-			-	No Recommendation			
16	150 002 061	RTEP	47 BEECH ST	JO-ANN ARBOUR	0	2006	0	N/A	-	N/A	-			-	No Recommendation			
17	170 016 332	RTES	4576 ELYSEE CR	CARRIE ANN COLLIN	78,000	2006	151	0.01554136	501.50	0.00264000	85.19			586.69	Destruction or Damage Processed under 361 of Municipal Act			
18	190 007 093	RTN	18 YOUNG ST	THE ROYAL CANADIAN LEGION	0	2007	0	N/A	-	N/A	-			-				
19	210 004 04301	RTEP	2699 FALCONBRIDGE HWY	DARRYL BARTON	4,000	2007	365	0.01549919	62.00	0.00264000	10.56			72.56	Demolition			
20	250 003 262	RTFS	WOODLAND RD	STEPHEN REITZEL	114,000	2007	348	0.01492956	1,622.70	0.00264000	286.94			1,909.64	Demolition			
21	150 003 251	CTN	LEVACK MINE & MILL	CVRD INCO LTD	19,970	2006	61	0.03698277	123.43	0.02606315	86.98			210.41	Demolition			
22	080 005 040	LTN	SMELTER COMPLEX	CVRD INCO LTD	861,000	2006	119	0.04675055	13,123.33	0.02954118	8,292.49			21,415.82	Demolition			
23	080 005 040	LTN	SMELTER COMPLEX	CVRD INCO LTD	136,800	2006	365	0.04675055	6,395.48	0.02954118	4,041.23			10,436.71	Demolition			
24	060 035 001	CTN	1933 REGENT ST	920076 ONTARIO LIMITED	506,620	2006	365	0.02825845	14,316.30	0.01984045	10,051.57			24,367.87	Under construction			
25	060 035 001	CTN	1933 REGENT ST	920076 ONTARIO LIMITED	192,850	2006	115	0.02825845	1,717.01	0.01984045	1,205.52			2,922.53	Under construction			
26	060 035 001	CTN	1933 REGENT ST	920076 ONTARIO LIMITED	310,750	2006	89	0.02825845	2,141.20	0.01984045	1,503.35			3,644.55	Under construction			
27	060 035 001	CTN	1933 REGENT ST	920076 ONTARIO LIMITED	9,910	2006	212	0.02825845	162.65	0.01984045	114.20			276.85	Under construction			
28	060 035 001	CTN	1933 REGENT ST	920076 ONTARIO LIMITED	370,770	2006	304	0.02825845	8,726.37	0.01984045	6,126.84			14,853.21	Under construction			
TOTAL:															\$ 32,685.21	\$ -	\$ -	\$ 87,159.83

Schedule 'B'

RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT
SEPTEMBER 12, 2007

Item #	Roll #	Class	Location	Assessed Property Owner	Assessed Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Total	Comments	CHANGE IN TAX RATE
1	230 003 131 02	CTN RTN	32 SECOND AVE	MAHAFFY STEVEN	65,000 (65,000)	2007	365	0.02666750 0.01549919	\$ 1,733.39 (1,007.45)	0.01984045 0.00264000	\$ 1,289.63 (171.60)	\$ -	\$ -	\$ 3,023.02 (1,179.05)	Class Change	
2	090 019 05501	RPFS EN	6054 RAFT LAKE RD	MIN OF NATURAL RESOURCES	3,100 (3,100)	2007	365	N/A N/A	0.00 0.00	N/A N/A	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	Clerical Error	
3	090 019 05501	RPFS EN	6054 RAFT LAKE RD	MIN OF NATURAL RESOURCES	3,100 (3,100)	2006	365	N/A N/A	0.00 0.00	N/A N/A	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	Clerical Error	
4	090 019 05501	RPFS EN	6054 RAFT LAKE RD	MIN OF NATURAL RESOURCES	3,100 (3,100)	2005	365	N/A N/A	0.00 0.00	N/A N/A	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	Clerical Error	
4				TOTAL:				\$ 725.94			\$ 1,118.03	\$ -	\$ -	\$ 1,843.97		

Schedule 'B'
RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT
 SEPTEMBER 12, 2007

Item #	Roll #	Class	Location	Assessed Property Owner	Assessed Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Total	Comments
1	170 017 17550	RTEP	HIGHWAY 69 N	996485 ONTARIO LTD	24000	2006	365	0.01554136	372.99	0.00264	\$ 63.36			436.35	Clerical Error
2	210 005 049	RTEP	67 ALICE ST	DELLA BOTTRELL	0	2007	0	N/A	0.00	N/A	0.00			0.00	No Recommendation
2	TOTAL:														
									\$ 372.99		\$ 63.36	\$ -	\$ -	\$ 436.35	

Schedule 'B'
RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTION 357 OF THE MUNICIPAL ACT
SEPTEMBER 12, 2007

Item #	Roll #	Class	Location	Assessed Property Owner	Assessed Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Total	Comments
1	070 004 054	CTN	127 CEDAR ST	CORA GROUP INC	0	2006	365	N/A	0.00	N/A	0.00			0.00	Lease to Regional Hospital, not in effect until 2007
2	070 004 054	CTN	127 CEDAR ST	CORA GROUP INC	135,400	2007	306	0.02947050	3,345.30	0.01984045	2,252.16			5,597.46	Leased to Regional Hospital
		EN			-135,400			0.000000000	0.00	0.000000000	0.00			0.00	
3	170 001 261	RTEP	1725 HIGHWAY 69 N	City of Greater Sudbury	52,000	2007	365	0.01617622	841.16	0.00264000	137.28			978.44	Exemption for municipal purposes
		EN			25,000			0.000000000	0.00	0.000000000	0.00			0.00	
4	170 002 142	RTFS	1678 WENDY ST	City of Greater Sudbury	24,500	2007	365	0.01617622	396.32	0.00264000	64.68			461.00	Exemption for municipal purposes
		EN			(24,500)			0.000000000	0.00	0.000000000	0.00			0.00	
5	170 002 143	RTFS	1674 WENDY ST	City of Greater Sudbury	25,000	2007	365	0.01617622	404.41	0.00264000	66.00			470.41	Exemption for municipal purposes
		EN			(25,000)			0.000000000	0.00	0.000000000	0.00			0.00	
6	190 007 070	EN	31 YOUNG ST	RAYMOND PREVOST	11,200	2007	242	0.000000000	0.00	0.000000000	0.00			0.00	Became Billable
		RT			(11,200)			0.01549919	\$ (115.09)	0.00264000	\$ (19.60)			\$ (134.69)	
7	210 004 03305	RTFS	O'NEIL DR	City of Greater Sudbury	35,000	2007	365	0.01549919	542.47	0.00264000	92.40			634.87	Exemption for municipal purposes
		EN			(35,000)			0.000000000	0.00	0.000000000	0.00			0.00	
8	210 005 12884	RTEP	DONNELLY DR	City of Greater Sudbury	37,000	2007	365	0.01549919	573.47	0.00264000	97.68			671.15	Exemption for municipal purposes
		EN			(37,000)			0.000000000	0.00	0.000000000	0.00			0.00	
9	210 005 13034	RTEP	DONNELLY DR	City of Greater Sudbury	2,300	2007	365	0.01549919	35.65	0.00264000	6.07			41.72	Exemption for municipal purposes
		EN			(2,300)			0.000000000	0.00	0.000000000	0.00			0.00	
10	210 011 08706	RTEP	O'RELL ST	City of Greater Sudbury	26,000	2007	365	0.01549919	402.98	0.00264000	68.64			471.62	Exemption for municipal purposes
		EN			(26,000)			0.000000000	0.00	0.000000000	0.00			0.00	
10				TOTAL:					\$ 6,426.67		\$ 2,765.31	\$ -	\$ -	\$ 9,191.98	