

The Corporation of the Municipality of Sioux Lookout  
One-Time Special Projects

Legislated Projects

1. Community Risk Assessment \$16,200

The completion of the Community Risk Assessment is being initiated as per Ontario Regulation 378/18. The Community Risk Assessment will be used to inform decisions for fire protection services.

*Municipal Accommodation Tax revenue is required*

2. Road and Sidewalk Assessment \$60,000

The completion of the Road and Sidewalk Assessment needs to be completed every five years. This assessment process is being initiated as per Ontario Regulation 588/17 (Provincial Asset Management Requirements). The previous assessment was completed in 2018 which was only completed on Municipal roads and not sidewalks. Pricing includes all the data collection, video processing and capital planning.

*Roads Reserve is required*

2023 Commitments

1. Outdoor Washroom \$30,000

The outdoor washroom will be located in Centennial Park. The \$30,000 will support the remaining setup costs (connecting to water and sewer, concrete pad, etc,) along with the additional 2024 operational expenditures.

*Municipal Accommodation Tax is required*

2. Tourism Diversification Infrastructure Enhancement Study \$10,000

Municipality currently is awaiting approval from FedNor of \$180,000, and \$10,000 from partnership (Destination Northern Ontario) to support the total \$200,000 project cost. The purpose of the study is to explore the implementation of a tourism diversification strategy, including the feasibility of related infrastructure enhancements. The still will also examine necessary investments such as a swimming pool, an arena, a wellness centre, and the impact of related Cedar Bay improvements.

*Municipal Accommodation Tax was approved by Council at the March 6th Meeting.*

Other Projects

1. Water/Bottle Fountain Station Initiative \$50,000

The Municipality partnered with the Northwestern Health Unit to purchase four stationary water/bottle fountains to be located outside throughout the community. Possible locations include: Town Beach, Travel Information Centre, Centennial Park, Outdoor Sports Complex. Expenses relate to the following: connection to water supply/drainage, construction changes to buildings, winterizing, maintenance and 2024 Utility costs.

*Utilities Reserve is required*

<b>Total Expenditures</b>	<b>\$166,200</b>
Total MAT	\$ 56,200
Total Reserves	\$110,000

**MUNICIPALITY OF SIOUX LOOKOUT**  
**2023 Capital Projects Brought Forward to 2024 - Summary**

Department	Project Name	Approved by Council	2024 Project Remaining Costs	Funding Source			
				Government Grants/Subsidies	Reserves & Reserve Funds	Long Term Debt	User Fees & AIF
<b>AIRPORT</b>							
1	Service Road Rehabilitation and Upgrade	\$774,003	\$590,411		\$295,205	\$295,206	
<b>TOTAL:</b>		<b>\$774,003</b>	<b>\$590,411</b>		<b>\$295,205</b>	<b>\$295,206</b>	
<b>FACILITIES</b>							
2	Recreation Fitness Floor & Weight Room Floor Replacement	\$80,000	\$200,000	\$200,000			
3	New Dock Ramp - Town Beach	\$15,000	\$15,000		\$15,000		
4	Baseball Field Concession Stand Upgrade	\$65,000	\$65,000			\$65,000	
5	Facilities Shed	\$45,000	\$10,000		\$10,000		
6	Biomass Site Work - Public Works & Fire Hall	\$125,000	\$125,000			\$125,000	
7	Fitness Centre Foyer Air Conditioning	\$20,000	\$20,000		\$20,000		
8	Baseball Net Replacement	\$10,000	\$10,000		\$10,000		
9	Municipal Office Foyer Air Conditioning	\$20,000	\$20,000		\$20,000		
<b>TOTAL:</b>		<b>\$380,000</b>	<b>\$465,000</b>		<b>\$75,000</b>	<b>\$190,000</b>	
<b>UTILITIES</b>							
10	New E Type Primary Drive for CTU #2	\$40,000	\$15,000		\$15,000		
11	Cyber Security Assessmetn & Prevention	\$36,000	\$36,000		\$36,000		
12	Rovert Street VFD	\$36,000	\$36,000		\$36,000		
13	PLC Replacement Sioux Lookout Water Treatment Plant	\$76,000	\$85,000		\$85,000		
<b>TOTAL:</b>		<b>\$188,000</b>	<b>\$172,000</b>		<b>\$172,000</b>		
<b>INFRASTRUCUTRE DEVELOPMENT</b>							
14	Bigwood Service Extension	\$4,372,407	\$1,025,791			\$1,025,791	
15	Wastewater Treatment Plant Expantion Initiation - 3rd CTU Design	\$5,835,000	\$300,000		\$300,000		
16	3rd and Front St. Intersection Upgrade						
17	Pelican Park Infrastructure Upgrade & MNRF Beach Property	\$2,500,000	\$1,500,000			\$1,500,000	
18	Hillcrest Service Extension	\$9,700,208	\$5,307,108	\$1,010,794		\$4,296,314	
19	Sioux Lookout Accelerated Housing	\$17,158,500	\$17,158,500	\$17,158,500			
<b>TOTAL:</b>		<b>\$39,566,115</b>	<b>\$25,291,399</b>	<b>\$18,169,294</b>	<b>\$300,000</b>	<b>\$6,822,105</b>	<b>\$0</b>
<b>GRAND TOTAL CAPITAL:</b>		<b>\$40,908,118</b>	<b>\$26,518,810</b>	<b>\$18,169,294</b>	<b>\$842,205</b>	<b>\$7,307,311</b>	<b>\$0</b>

**MUNICIPALITY OF SIOUX LOOKOUT  
2024 "NEW" Capital Project Summary**

Department	Project Name	2024 Project Budget	Funding Source			
			Government Grants/Subsidies	Reserves & Reserve Funds	Long Term Debt	User Fees & AIF
<b>AIRPORT</b>						
1	Equipment Garage Design and Build	\$4,769,582	\$2,146,311	\$500,000	\$2,123,271	
2	Half Ton Truck Replacement	\$65,000				\$65,000
3	Loader Attachment	\$34,737				\$34,737
4	Additional Parking Lot Design	\$115,000				\$115,000
5	Security Camera Replacement	\$18,150				\$18,150
6	Skid steer Tracks	\$8,528				\$8,528
7	Secure Holding Area - Terminal Building	\$410,000		\$410,000		
<b>TOTAL:</b>		<b>\$5,420,997</b>	<b>\$2,146,311</b>	<b>\$910,000</b>	<b>\$2,123,271</b>	<b>\$241,415</b>
<b>FACILITIES</b>						
8	Men's Changeroom Enhancement in Fitness Centre	\$45,000				\$45,000
<b>TOTAL:</b>		<b>\$45,000</b>				<b>\$45,000</b>
<b>PUBLIC WORKS</b>						
9	John Deere with Loader Backhoe Replacement	\$258,770		\$258,770		
10	Multiple Roads Resurfacing	\$160,000	\$160,000			
11	Improvements to Recreation Centre Parking Lot	\$50,000	\$50,000			
<b>TOTAL:</b>		<b>\$468,770</b>	<b>\$210,000</b>	<b>\$258,770</b>		
<b>UTILITIES</b>						
12	Tank Liner Reinforcement and Repair	\$55,000		\$55,000		
13	New Planetary Drive with E Primary Drive for CTU #1	\$25,000		\$25,000		
14	New Panel for Lift Station - Wellington St and Second Avenue	\$95,000		\$95,000		
15	Peat Moss in remaining Three Treatment Chambers	\$24,000		\$24,000		
16	Enginner to Design Backwash Treatment at Hudson WTP	\$30,000		\$30,000		
<b>TOTAL:</b>		<b>\$229,000</b>		<b>\$229,000</b>		
<b>RECREATION &amp; CULTURE</b>						
17	Fensing and Dug Out Enhancements	\$12,000				\$12,000
18	Weight Room Enhancements to Equipment	\$25,000				\$25,000
19	Big Belly Garbage Cans - 3 for Town Beach	\$14,000				\$14,000
<b>TOTAL:</b>		<b>\$51,000</b>				<b>\$51,000</b>
<b>TOTAL CAPITAL:</b>		<b>\$6,214,767</b>	<b>\$2,356,311</b>	<b>\$1,397,770</b>	<b>\$2,123,271</b>	<b>\$241,415</b>
						<b>\$96,000</b>

## **Airport Department**

### **1. Equipment Garage Design and Build**

This project was started in 2023 with the preliminary design and cost estimate to support the ACAP application submission. Application status (successful or non-successful) is expected by end of March 2024.

#### Recap:

We have run out of room for equipment storage and maintenance. The lower garages have aged beyond economical repair or addition.

We are eligible for funding through the Airport Capital Assistance Program (ACAP) which is 50% of the total project cost times our cost share percentage which is currently 90%.

Example: if the total project cost is \$1,000,000, we are eligible for 90% of \$500,000.

Estimated Completion Date: December 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$2,146,311)	- ACAP Funding
Revenue: (\$ 500,000)	- Airport Improvement Fee Reserve
Revenue: (\$2,123,271)	- Long Term Debt
Expenditure: \$4,769,582	

### **2. Half Ton Truck Replacement**

This unit will replace the 2007 half-ton which is at the end of useful life. With its current condition, there is an in-house rule that it does not leave airport property unless the event of an emergency warrants the risk. It is currently licensed but would not pass a safety due to extensive body work and mechanical repairs required.

Estimated Completion Date: August 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$65,000)	- Airport Improvement Fee
Expenditure: \$65,000	

### **3. Loader Attachment**

Purchase of a new snow bucket and set of forks for airport loader. The current snow bucket is at end of useful life (26 years) and the cost of repair is within \$4,000.00 of purchasing new.

The set of forks is a new attachment as opposed to replacement. Based on the size and weight of our regular shipments of runway chemical, jet fuel additive, sweeper brushes and cutting edges, the use of the skid steer with forks has proven to be a safety issue

and should not be used. In addition, the forks can also be used for the safe movement of jersey barriers to support winter operations and construction as well as the occasional move of shipping containers for additional on-site storage.

Estimated Completion Date: June 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$34,737)	- Airport Improvement Fee
Expenditure: \$34,737	

#### 4. Additional Parking Lot Design

This project includes the location, geotechnical investigations, design and tender ready documents for an additional parking lot at the airport.

Parking at the airport has become an issue with insufficient spaces at times. The airport has a number of longer-term customers whose vehicles do not move or rotate in and out on a daily or weekly basis, making it difficult at times to accommodate the shorter-term customer.

Due to this issue, the airport has discontinued the sale of long-term parking passes (over one month to one-year terms) as well as no longer renting parking stalls (other than existing) to corporate entities such as airlines for employee parking.

Since implementing the aforementioned, we continue to struggle to find spaces to park.

Estimated Completion Date: September 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$115,000)	- Airport Improvement Fees
Expenditure: \$115,000	

#### 5. Security Camera Replacement

Replace obsolete cameras and add new cameras.

This project consists of replacing 8 obsolete security cameras and adding 4 new cameras in areas where security surveillance is lacking in and around the airport terminal building.

Due to the age of the cameras, current network protocols are no longer supported on the current camera software platform.

Estimated Completion Date: October 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$18,150)	- Airport Improvement Fees
Expenditure: \$18,150	

## 6. Skid Steer Tracks

Purchase of a new set of over the tire rubber tracks for the skid steer.

The current steel tracks are at end of life (18 years). The reason reverting to rubber is to allow for more airside use mitigating the risk of asphalt damage as opposed to steel tracks.

Estimated Completion Date: June 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$8,528)	- Airport Improvement Fees
Expenditure: \$8,528	

## 7. Secure Holding Area – Terminal Building

In July of 2022, the airlines operating out of the terminal building in partnerships with destination communities, contracted security services to check carry on baggage for contraband to mitigate in-flight incidences along with preventing contraband from entering the communities.

In April 2023, the Airport contracted the same security company to perform general airport security duties during the off-time between flights.

Both programs have been very successful to date, but with one downfall: that downfall is the lack of a secure holding area where passengers can be screened prior to boarding the flight. Currently passengers are screened at the time of boarding which puts a negative strain on the on-time performance of all airlines as the screening can add up to approximately 20 minutes to normal boarding times.

This capital project would allow the airport to convert the existing departure area to a secure hold room with the use of retractable walls, and creating two washrooms that were roughed-in for this purpose at the time of the renovation and expansion of the terminal building in 2018.

With a secure hold room in place, airport passenger movement efficiencies are improved and security will no longer be a negative factor to airline on time performance.

Estimated Completion Date: June, 2023

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$410,000)	- Airport Reserves
Expenditure: \$410,000	

## Facilities

### 8. Men’s Changeroom Enhancement in Fitness Centre

The intent of this project is replacing the shower area wall panels with a waterproof, durable and easy to clean wall panel. Replace the flooring in the change room area and thoroughly clean, repair the grouting and seal the tiled floor in the shower. Replace all shower heads and valves and install grab bars within the shower for people with mobility issues. Install new LED light fixtures, drywall patching/painting and plumbing repairs as needed. Install a waterproof, durable and washable panel around the urinal.

Estimated Completion Date: August 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$45,000)	- Municipal Accommodation Tax
Expenditure: \$45,000	

## PUBLIC WORKS

### 9. John Deere with Loader Backhoe Replacement

Public Works will need to replace the John Deere Loader because the cost to maintain it is too high.



Estimated Completion Date: September 2024



<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$258,770)	- Road Equipment Reserve
Expenditure: \$258,770	

### 10. Multiple Road Resurfacing

Public Works has determined that the following roads will benefit from an overlay of asphalt completed to extend the useful. This can easily be done on the following roads as there is no subsurface infrastructure:

- 350m on Third Avenue from Curtis Street north to the entrance of the High School
- 470m First Avenue from Prince Street to Cedar Crescent
- 80m Cedar Crescent from First Avenue to 80m east up to Cedar Crescent
- 120m Sixth Ave from Prince Street to Queen Street
- 200m Front Street from Sixth Avenue to Fifth Avenue
- 240m South Street from Sixth Avenue to Ethel Street

Estimated Project Completion Date: August 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$160,000)	- Federal Gas Tax Funding
Expenditure: \$160,000	

### 11. Improvements to Recreation Centre Parking Lot

Recreation Centre currently has sections which are not draining properly and causing the parking lot to sink in certain areas. The intent is to fix the problem areas and resurface sections to prolong the useful life.

Estimated Project Completion Date: August 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$50,000)	- Federal Gas Tax Funding
Expenditure: \$50,000	

## UTILITIES

### 12. Tank Liner Reinforcement and Repair

The tanks were relined in 2016 and need to be reinforced due to water getting behind the liner causing it to bulge in some areas.

Estimated Completion Date: October 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$55,000)	- Utilities Reserve
Expenditure: \$55,000	

**13. New Planetary Drive with E Primary Drive for CTU #1**

The currently primary drive is out dated and the drive will need to be upgraded in order to run the plant efficiently.

Estimated Completion Date: September 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$25,000)	- Utilities Reserve
Expenditure: \$25,000	

**14. New Panel for Lift Station – Wellington Street and Second Avenue**

The station had an upgraded forcemain and an additional storage reservoir in 2023. The panel that operates the station is very old and outdated. It will need to be upgraded.

Estimated Completion Date: September 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$95,000)	- Utilities Reserve
Expenditure: \$95,000	

**15. Peat Moss in remaining Three Treatment Chambers**

Peat Moss was inspected last year and it was determined that three sections of the Peat Moss is currently at the end of its useful life.

Estimated Completion Date: July 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$24,000)	- Utilities Reserve
Expenditure: \$24,000	

**16. Engineering to Design Backwash Treatment at Hudson WTP**

Backwash Treatment Plant currently flows into the septic field in Hudson. The septic field is currently at extended useful life. Staff will need to engage an Engineer to determine the best approach on how to proceed. Engineer will determine if the Municipality can enhance the Backwash Treatment equipment that is currently there or if an additional septic field would need to be installed.

Estimated Completion Date: November 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$30,000)	- Utilities Reserve
Expenditure: \$30,000	

**Recreation Department**

**17. Fencing and Dug Out Enhancements**

Fencing at the ball diamonds needs to be enhanced as some of the posts have shifted. Fencing will need to be anchored properly and gates replaced.

Estimated Completion Date: July 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$12,000)	- Municipal Accommodation Tax
Expenditure: \$12,000	

**18. Weight Room Enhancements to Equipment**

Equipment currently is starting to breakdown which needs to be replaced. Staff are recommending the replacement of the following:

- 4 Treadmills
- Free Weights
- One of the larger pieces of equipment
- Stationary Bikes

Estimated Completion Date: June 2024

<u>Estimated Project Cost Breakdown:</u>	<u>Funded By:</u>
Revenue: (\$25,000)	- Municipal Accommodation Tax
Expenditure: \$25,000	

**19. Big Belly Garbage Cans – 3 for Town Beach**

As per Council direction a quote was received for 3 non-compacting Big Belly Sense garbage cans. The quote includes 2 message panels for each garbage can, this allows for advertising opportunities for profit or to notify the public of Municipal events. Two options for disposal are available for the same price, the hopper version prevents the ability to retrieve items out of the garbage can. With the hopper version the overall capacity of the garbage can is reduced to 32G. The chute version has a capacity of 50G but members of the public can remove items from the garbage can, not as easily as an open can, which should help to deter this from happening. Both the hopper and chute access points are similarly sized and will limit the size of garbage being placed in the can.

Estimated Completion Date: June 2024

Estimated Project Cost Breakdown:

Revenue:        (\$14,000)  
Expenditure:    \$14,000

Funded By:

- Municipal Accommodation Tax