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The Regional Municipality of Durham

MINUTES

FINANCE & ADMINISTRATION COMMITTEE

Tuesday, December 8, 2020

A regular meeting of the Finance & Administration Committee was held on Tuesday, December 8, 2020 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM

1. Roll Call

Present: Councillor Foster, Chair

Councillor Collier, Vice-Chair

Councillor Ashe Councillor Drew

Councillor Leahy attended the meeting at 9:39 AM

Councillor Mulcahy

Councillor Nicholson attended the meeting at 11:09 AM

Regional Chair Henry

*all members of Committee, expect Councillor Foster and Regional

Chair Henry, participated electronically

Also

Present: Councillor Dies

Councillor Highet
Councillor Schummer
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer

D. Beaton, Commissioner of Corporate Services

W. Holmes, General Manager, DRT

J. Hunt, Director, Legal Services, Corporate Services – Legal R. Inacio, Systems Support Specialist, Corporate Services - IT

N. Pincombe, Director, Business Planning & Budgets

N. Taylor, Commissioner of Finance

R. Walton, Regional Clerk/Director of Legislative Services

L. Fleury, Legislative Officer and Deputy Clerk Pro Tem, Corporate Services

Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by Councillor Collier, Seconded by Regional Chair Henry,
(92) That the minutes of the regular Finance & Administration Committee meeting held on Tuesday, November 10, 2020, be adopted.

CARRIED

4. Statutory Public Meetings

There were no statutory public meetings.

5. Delegations

5.1 Susan deRyk, Interim President & Chief Executive Officer, Lakeridge Health re: Lakeridge Health Master Plan and Bowmanville Hospital Redevelopment

Susan deRyk, Interim President & CEO, Lakeridge Health, participating electronically, appeared before the Committee with respect to the Lakeridge Health Master Plan and Bowmanville Hospital Redevelopment. A copy of the presentation was distributed electronically to the Committee.

S. deRyk advised that they used a number of Master Plan key principles to guide their work, including ensuring infrastructure needs for a growing and aging population and evidence-based decision making. She explained that population estimates, and projections are based on Ministry of Finance data and differ from those of the Region. She outlined their plan to meet the community's needs and increase capacity.

Highlights of the presentation included:

- Our Master Plan Key Principles
- Data Collection and Analysis
- Plan to Meet Community Needs
- Service Delivery Model

Moved by Councillor Collier, Seconded by Councillor Drew,

(93) That Susan deRyk be granted a one-time two minute extension in order to finish her delegation.

CARRIED

- Meeting Community Health Care Needs
- Regional System

Moved by Regional Chair Henry, Seconded by Councillor Leahy,

(94) That Susan deRyk be granted an additional three minute extension in order to finish her delegation.

CARRIED

- Development Sequencing
- Strategies to Extend Capacity
- Regional & Municipal Funding Support
- S. deRyk outlined the potential funding requests to the Region including up to \$37.5 million for Bowmanville Hospital, and an estimated \$200 million for a new hospital and the Ajax Pickering hospital. She noted that the requests are indicative of the order of magnitude and are estimates only based on historical builds in the province.
- S. deRyk responded to questions from the Committee.

Moved by Councillor Collier, Seconded by Councillor Mulcahy,

(95) That the request from Lakeridge Health for a Community Investment Grant be referred to the 2021 budget process.

CARRIED

5.2 Johnathan Schickedanz, President, Durham Region Home Builders Association (DRHBA), re: Durham Region Roundtable on Climate Change – Green Development Standards in the Region of Durham

Johnathan Schickedanz, President, Durham Region Home Builders Association (DRHBA), participating electronically, appeared before the Committee with respect to the resolution from the Durham Region Roundtable on Climate Change regarding Green Development Standards in the Region.

- J. Schickedanz advised that the DRHBA is concerned about introducing green building standards for Durham Region when no discussion has taken place with the industry. He added that while climate change is a real concern, implementing mandatory standards, especially without consultation with the industry, is not the right solution.
- J. Schickedanz added that the Ontario Building Code (OBC) is updated regularly and includes measures to make homes more energy efficient. He noted that the OBC is working towards creating standards that will address climate change and energy efficiency. He stated they understand that municipalities want to take action now, but there are risks that need to be mitigated. He noted that homes are now built as a system and changing one part of a house could have a drastic impact on another part of the house. He added that new technologies need to be assessed and tested to ensure they are safe and work well within the house system, and will provide a healthy environment for families to live in.

- J. Schickedanz stated that Federal and Provincial building codes are in place to ensure that builders are all using methods that have been proven to be effective and safe. When individual municipalities move out of sync with these codes, it creates a patchwork of regulations and makes it difficult for developers, builders, professionals and trades to ensure that they are able to meet these standards.
- J. Schickedanz extended an invitation to the Region for the DRHBA to work with the Region on a road map to help make housing in Durham Region more efficient and resilient. He asked that the Committee not support the resolution from the Durham Region Roundtable on Climate Change, included as Item 9.1 A) on today's agenda.
- J. Schickedanz responded to questions from the Committee.

Moved by Councillor Drew, Seconded by Councillor Ashe,

(96) That the order of the Agenda be altered to consider Item 9.1 A), resolution from the Durham Region Roundtable on Climate Change re; Green Development Standards in the Region of Durham, at this time.

CARRIED

9. Advisory Committee Resolutions

- 9.1 Durham Region Roundtable on Climate Change
- A) Green Development Standards in the Region of Durham

Moved by Councillor Drew, Seconded by Regional Chair Henry,

(97) That the resolution from the Durham Region Roundtable on Climate Change urging all local municipalities in Durham to adopt green development standards similar to the Whitby Green Standard, be referred to staff in order to initiate meaningful dialogue with the Durham Region Homebuilders Association to establish a strategy that implements the goal of sustainable and affordable green solutions for future development in Durham.

CARRIED

6. Presentations

Nancy Taylor, Commissioner of Finance, Nicole Pincombe, Director, Business Planning & Budgets and John Presta, Director of Environmental Services re: Report #2020-F-24: Current and Capital Business Plans and Budgets and Nine Year Capital Forecasts for the Water Supply and Sanitary Sewerage Systems [Item 8.2 C)] and Report #2020-F-25: 2021 Recommended Water and Sanitary Sewer User Rates [Item 8.2 D)]

Nancy Taylor, Commissioner of Finance, Nicole Pincombe, Director, Business Planning & Budgets and John Presta, Director of Environmental Services

provided a presentation with respect to Report #2020-F-24: Current and Capital Business Plans and Budgets and Nine Year Capital Forecasts for the Water Supply and Sanitary Sewerage Systems and Report #2020-F-25: 2021 Recommended Water and Sanitary Sewer User Rates.

N. Taylor explained that the projected residential consumption for 2021 is higher than the 2020 base consumption. She explained that due to COVID-19, more users are consuming water at home; therefore the 2021 predictions have been based on the actual consumption for 2020. She added that if the residential consumption rate drops lower than forecasted for 2021, then deficits in projected revenue may result, which would need to be financed from the Water and Sewer User Rate Stabilization Fund.

N. Taylor added that the combined 0.75% suggested user rate increase for water and sewer is low compared to historical rate increases.

Highlights of their presentation included:

- 2021 User Rates
 - Regional Water and Sewer
 - Factors Impacting User Rates
 - Factors Impacting 2021 Proposed User Rates
 - o Impact of Proposed Increase Residential Sector
 - o How Do the Region's 2020 Rates Compare?
- Budget Overview
 - 2021 Budget Priorities
 - Services
 - o 2020 Accomplishments
 - 2021 Proposed Water Supply and Sanitary Sewerage Expenditures and Financing
 - 2021 Priorities and Highlights
- Capital Overview
 - Asset Condition Ratings (2019)
 - Water Supply and Sanitary Sewerage Ten-Year Capital Plan
 - Proposed Financing and 2021 and Nine-Year Forecast
 - Projected Debt Servicing Costs
- 2021 Capital Budget
 - o 2021 Water Supply and Sanitary Sewerage Capital Overview
 - 2021 Major Projects Water Supply and Sanitary Sewerage
 - Conclusion
- N. Taylor responded to questions from the Committee.

Moved by Regional Chair Henry, Seconded by Councillor Leahy,

(98) That the Committee recess for 10 minutes.

CARRIED

The Committee recessed at 10:57 AM and reconvened at 11:09 AM

The Clerk conducted a roll call following the recess and all members of the Committee were present. The following additional members of Council were also present: Councillor Dies, Councillor Highet and Councillor Schummer

7. Administration

7.1 <u>Correspondence</u>

There were no communications to consider.

7.2 Reports

There were no Administrative reports to consider

8. Finance

8.1 Correspondence

A) Correspondence from the Town of Ajax re: Support of Ambulatory Services at Ajax Pickering Hospital

Moved by Councillor Ashe, Seconded by Councillor Leahy,

- (99) That correspondence from the Town of Ajax, re: Support for Ambulatory Services at Ajax Pickering Hospital, be received for information.

 CARRIED
- B) Memorandum from the Works Committee re: Works Department 2021 Water Supply and Sanitary Sewerage Business Plans and Budgets (2020-W-35)

Moved by Regional Chair Henry, Seconded by Councillor Mulcahy,

(100) That the Memorandum from the Works Committee re: Works Department
 - 2021 Water Supply and Sanitary Sewerage Business Plans and
 Budgets, be received for information.

CARRIED

C) Correspondence from Fran Pelletier, Uxbridge resident re: Water and Sewer User Rates

Moved by Councillor Drew, Seconded by Councillor Leahy,

(101) That Correspondence Items C) to E) be referred to consideration of Item 8.2 C), Report #2020-F-24.

CARRIED

D) Correspondence from Rupert Cameron, Whitby resident re: 2021 Water Supply and Sanitary Sewage User Fee Report

See motion (101) on page 6 of these minutes.

E) Correspondence from Don Bracey, Oshawa resident re: 2021 Water and Sewer Rates

See motion (101) on page 6 of these minutes.

F) Correspondence from Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association re: Green Development Standards in the Region of Durham

Moved by Councillor Drew, Seconded by Councillor Nicholson,

(102) That the correspondence from Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association re: Green Development Standards in the Region of Durham, be referred to consideration of Item 9.1 A).

CARRIED

8.2 Reports

A) Temporary Borrowing By-law for 2021 (2020-F-22)

Report #2020-F-22 from N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Nicholson, Seconded by Councillor Drew, (103) That we recommend to Council:

- A) That the Regional Chair and the Treasurer be authorized in 2021 to borrow funds, not to exceed \$500 million, in order to meet current expenditures and liabilities until such time as the general tax revenues and other revenues of the Region are received; and
- B) That approval be granted for the requisite by-law(s). CARRIED
- B) 2021 Interim Regional Property Tax Levy (2020-F-23)

Report #2020-F-23 from N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Mulcahy, Seconded by Councillor Leahy, (104) That we recommend to Council:

- A) That a 2021 interim Regional property tax levy be imposed on the lower-tier municipalities for all property tax classes;
- B) That the amount due from each lower-tier municipality is estimated to be equivalent to 50% of their respective share of the Regional property taxes collected in 2020;

- C) That the 2021 interim Regional property tax levy be paid by the lower-tier municipalities seven days subsequent to the instalment due dates established by each lower-tier municipality for the collection of their respective interim municipal property taxes;
- That the Regional Clerk be requested to advise the lower-tier municipalities of the imposition of the 2021 interim Regional property tax levy for all property tax classes; and
- E) That approval be granted for the requisite by-law.

 CARRIED
- C) 2021 Business Plans and Budgets and Nine Year Capital Forecasts for the Consolidated Water Supply and Sanitary Sewerage Systems (2020-F-24)

Report #2020-F-24 from N. Taylor, Commissioner of Finance, was received.

Moved by Councillor Leahy, Seconded by Councillor Mulcahy, (105) That we recommend to Council:

A) That the 2021 Business Plans and Budgets for the Water Supply System, with a total gross expenditure of \$153.6 million (net user rate supported expenditure of \$115.5 million) and related financing as set out below, be approved:

	2020	2021	Variance
EXPENDITURES	Gross Budget (\$ 000's)	Gross Budget (\$ 000's)	Incr/(Decr) (\$ 000's)
Operations:	,	,	,
Watermain Cleaning and Repairs	3,493	3,691	198
Valves and Hydrants	2,991	3,042	51
Water Connections	4,186	4,281	95
Water Meters	542	562	20
Depot Operations	5,824	6,163	339
Plants East	3,151	3,368	217
Plants Central	14,131	14,226	95
Plants North	3,080	2,882	(198)
Sunvalley	29	29	-
Engineering and Staff Support	7,455	7,835	380
Facilities Management	7,615	7,514	(101)
Administration	319	335	16
Headquarters Shared Costs	1,100	1,125	25
Utility Finance	3,797	3,449	(348)
Share of Regional Corporate Costs	12,229	12,534	305
Subtotal Operations	69,942	71,036	1,094
-	03,3 12	71,000	
Capital/Debt Charges:			
TCA Capital	4,732	4,905	173
Construction of Municipal Services	76,209	76,337	128
Debt Charges	1,694	1,311	(383)
Subtotal Capital/Debt Charges	82,635	82,553	(82)
TOTAL EXPENDITURES	152,577	153,589	1,012
FINANCING			
Contributions from Reserve Funds:			
Residential Development Charges - Growth Related Capital	20,823	26,536	5,713
Commercial Development Charges - Growth Related Capital	678	714	36
Industrial Development Charges - Growth Related Capital	-	1,460	1,460
Industrial Development Charges - Debt Charges	536	415	(121)
Institutional Development Charges - Debt Charges	28	22	(6)
Water Rate Stabilization Reserve Fund	952	-	(952)
Asset Management Reserve Fund	5,234	5,486	252
Servicing of Employment Lands	-	250	250
Equipment Replacement Reserve	35	-	(35)
Fees and Service Charges	2,910	3,185	275
Financing From Others:			
Region of York - Construction of Municipal Services	225	-	(225)
Oversizing Costs Related to Seaton/Federal Lands	7,540	-	(7,540)
Frontage Charges - Petition Recoverable	1,864	-	(1,864)
Financing From Non-User Revenue Sources	40,825	38,068	(2,757)
User Revenues Financing (including frontage charges)	111,752	115,521	3,769
TOTAL FINANCING	152,577	153,589	1,012
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B) That the Nine Year Capital Forecast for 2022 to 2030 inclusive, in the amount of \$1.3 billion as detailed in the Water Supply System Capital

Budget, be received for information;

C) That the 2021 Current and Capital Business Plans and Budgets for the Sanitary Sewerage System with a total gross expenditure of \$223.7 million (net user rate supported expenditure of \$111.3 million) and related financing as set out below, be approved:

	2020 Gross Budget	2021 Gross Budget	Variance Incr/(Decr)
<u>EXPENDITURES</u>	(\$ 000's)	(\$ 000's)	(\$ 000's)
Operations:			
Cleaning, Repairs and Maintenance Holes	2,033	2,143	110
Sewer Connections	3,254	3,418	164
Depot Operations	3,228	3,407	179
WPCPs and Pumping Stations	23,999	25,496	1,497
Duffin Creek WPCP	37,197	38,043	846
Regional Environmental Laboratory	2,864	3,083	219
Engineering and Staff Support	6,886	7,461	575
Facilities Management	8,273	8,595	322
Administration	322	338	16
Headquarters Shared Costs	1,100	1,125	25
Utility Finance	3,796	3,450	(346)
Share of Regional Corporate Costs	15,346	15,783	437
Subtotal Operations	108,298	112,342	4,044
Capital/Debt Charges:			
Duffin Creek WPCP - TCA Capital	947	1,767	820
Regional Environmental Lab - TCA Capital	586	196	(390)
TCA Capital	5,673	2,536	(3,137)
Construction of Municipal Services	68,950	92,418	23,468
Debt Charges	21,011	14,482	(6,529)
Subtotal Capital/Debt Charges	97,167	111,399	14,232
TOTAL EXPENDITURES	205,465	223,741	18,276
FINANCING Contributions from Reserve Funds: Residential Development Charges - Growth Related Capital Residential Development Charges - Debt Charges Commercial Development Charges - Growth Related Capital Commercial Development Charges - Debt Charges Industrial Development Charges - Growth Related Capital Industrial Development Charges - Debt Charges Institutional Development Charges - Debt Charges Sanitary Sewer Rate Stabilization Reserve Fund Asset Management Reserve Fund Servicing of Employment Lands	20,013 11,521 1,275 1,552 - 532 8 2,702 8,646	22,581 8,103 1,455 873 1,707 532 8 - 9,049 968	2,568 (3,418) 180 (679) 1,707 - - (2,702) 403 968
Equipment Replacement Reserve	35	-	(35)
Regional Environmental Lab Equipment Replacement Reserve		160	160
Fees and Service Charges	7,001	6,870	(131)
Financing From Others:			
Federal Grant		15	15
Region of York - TCA	16,566	1,387	(15,179)
Region of York - Construction of Municipal Services	1,040	14,285	13,245
Oversizing Costs Related to Seaton/Federal Lands	-	14,792	14,792
Region of York - Operating	28,444	29,142	698
Region of York Environmental Lab Operations	168	441	273
Financing From Non-User Revenue Sources	99,503	112,368	12,865
User Revenues Financing (including frontage charges)	105,962	111,373	5,411
TOTAL FINANCING	205,465	223,741	18,276

- D) That the Nine Year Capital Forecast for 2022 to 2030 inclusive, in the amount of \$1.7 billion as detailed in the Sanitary Sewerage System Capital Budget, be received for information;
- E) That capital project approval be granted for expenditures and financing for the 2021 capital projects detailed in the Appendixes within the 2021 Consolidated Water Supply and Sanitary Sewerage Systems Business Plans and Budgets, where contract awards are consistent with the Regional Budget Management Policy; and
- F) That the necessary By-laws with respect to the 2021 Current and Capital Business Plans and Budgets for the Consolidated Water Supply and Sanitary Sewerage Systems be presented to Regional Council.

 CARRIED
- D) Recommended 2021 Water and Sanitary Sewer User Rates (2020-F-25)

Report #2020-F-25 from N. Taylor, Commissioner of Finance, was received.

N. Taylor responded to questions with respect to the raw water rate increase and whether it usually increases by the same percentage as the treated water rate.

Moved by Councillor Leahy, Seconded by Councillor Collier, (106) That we recommend to Council:

- A) That the 2021 Regional Water and Sanitary Sewer User Rates increase by 0.75 per cent for an average residential customer effective January 1, 2021, with the Regional water rates increasing by 0.40 per cent and the Regional sanitary sewer rates increasing by 1.06 per cent from the 2020 user rate levels as set out in Schedule 1 and Schedule 2 of Report #2020-F-25 of the Commissioner of Finance respectively;
- B) That the 2021 Raw Water rates for the Whitby raw water customer be increased by 0.40 per cent as set out in Schedule 1 of Report #2020-F-25 of the Commissioner of Finance, effective January 1, 2021;
- C) That the 2021 water charges for the Sun Valley Heights Homeowners Cooperative Water System be as set out in Schedule 3 of Report #2020-F-25 of the Commissioner of Finance, effective January 1, 2021;
- D) That the 2021 Regional Water and Sanitary Sewer Systems Miscellaneous Fees and Charges be as set out in Schedule 4 of Report #2020-F-25 of the Commissioner of Finance, effective January 1, 2021;
- E) That the 2021 fee schedule for laboratory services at the Regional Environmental Laboratory located at the Duffin Creek Water Pollution

Control Plant be as set out in Schedule 5 of Report #2020-F-25 of the Commissioner of Finance, effective January 1, 2021; and

F) That the Regional Solicitor be instructed to prepare the necessary by-laws to implement the foregoing recommendations.

CARRIED

E) PRESTO Device Replacement (2020-F-26)

Report #2020-F-26 from N. Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to whether there are other funding options available for the PRESTO device replacement and how often the devices are replaced.

Moved by Councillor Collier, Seconded by Councillor Mulcahy, (107) That we recommend to Council:

That financing estimated at \$3.2 million be provided at the discretion of the Commissioner of Finance for the replacement of the Region's PRESTO infrastructure, including devices on all buses.

CARRIED

F) <u>Durham Region Transit U-Pass Agreement Extension (2020-F-27)</u>

Report #2020-F-27 from N. Taylor, Commissioner of Finance, was received.

B. Holmes responded to questions with respect to post secondary institutions exercising the opt-out clause, and whether there were any limits on how often the agreement can be renewed.

Moved by Councillor Mulcahy, Seconded by Councillor Ashe, (108) That we recommend to Council:

That the General Manager of Durham Region Transit (DRT) and the Commissioner of Finance be authorized to execute an amendment to the existing U-Pass Agreement with Durham College, Ontario Tech University and Trent University to extend the existing U-Pass agreement with Durham College, Ontario Tech University and Trent University (Durham Campus), including an approximate 1.9 per cent increase in the fee per eligible student from \$141.75 per semester to \$144.50 per semester for the period of September 1, 2021 to August 31, 2022.

CARRIED

G) Sole Source for Supplemental Operational Requirements for the On Demand Pilot for Durham Region Transit (2020-F-28)

Report #2020-F-28 from N. Taylor, Commissioner of Finance, was received.

Staff responded to questions with respect to the cost to return to full scheduled bus service; the projected cost savings with the On Demand pilot; and whether Council will have the opportunity to determine whether the On Demand program will continue.

B. Holmes advised that he will provide comparative costs for the On Demand system versus scheduled service as part of the budget discussions.

Moved by Councillor Mulcahy, Seconded by Councillor Leahy, (109) That we recommend to Council:

That three sole source agreements totalling \$1,010,000 be approved to support the On Demand pilot between September 28, 2020 and February 28, 2021 including agreements with:

- Taxi Tab (a division of Coventry Connections Inc.): \$496,000;
- Circle Taxi Inc.: \$161,000; and
- Marleen Esufali (dba Island Taxi): \$353,000.
 CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes
Councillor Collier
Councillor Drew
Regional Chair Henry
Councillor Leahy
Councillor Mulcahy
Chair Foster

No Coupeille

Councillor Ashe
Councillor Nicholson

Members Absent: None

Declarations of Interest: None

- 9. Advisory Committee Resolutions
- 9.1 <u>Durham Region Roundtable on Climate Change</u>
- A) Green Development Standards in the Region of Durham

This item was considered earlier in the meeting. See Item 9.1 A) on page 4.

B) Mandate for a Renewed Durham Strategic Energy Alliance

Moved by Councillor Leahy, Seconded by Regional Chair Henry,

(110) That we recommend to Council:

That given the ambitious goals of the Durham Community Energy Plan, and the need for ongoing coordination among stakeholders in order to achieve these goals, that Regional staff be directed to work with Ontario Tech University and other Durham-based institutions and companies on a needs assessment and scoping exercise, to identify a mandate for a renewed Durham Strategic Energy Alliance.

CARRIED

10. Confidential Matters

10.1 Reports

A) Confidential Report of the Commissioner of Corporate Services – Labour Relations/Employee Negotiations with respect to the Canadian Union of Public Employees ("CUPE"), Local 1785 (2020-A-24)

Confidential Report #2020-A-24 from D. Beaton, Commissioner of Corporate Services, was received.

Moved by Regional Chair Henry, Seconded by Councillor Ashe, (111) That we recommend to Council:

That the recommendations contained in Confidential Report #2020-A-24 of the Commissioner of Corporate Services be adopted.

CARRIED

11. Other Business

11.1 Joint Capital Projects

Councillor Nicholson questioned whether there have been any discussions on developing reciprocal agreements between the area municipalities and the Region for capital projects that they are participating in jointly. He noted that if there is a delay in a project, then costs increase, and suggested that the partner responsible for the delay could reimburse the other for the resulting cost increase.

12. Date of Next Meeting

The next regularly scheduled Finance & Administration Committee meeting will be held on Tuesday, January 12, 2021 at 9:30 AM in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Nicholson, Seconded by Regional Cha (112) That the meeting be adjourned. CARRIED	air Henry
The meeting adjourned at 11:42 AM	
Respectfully submitted,	
A. Foster, Chair	
L. Fleury, Legislative Officer	