

Strategic Priority Funded Asset Management Plan

Overview

- *What is asset management?*
- *MNC Asset management progress*
- *Council direction*
- *Staff recommendations*

What is Asset Management?

Asset management is the systematic process of developing, operating, and maintaining assets to achieve an organization's objectives by balancing costs, risks, and opportunities.

Corporate Asset Management Plan

- *Renewal of existing infrastructure at "like for like" replacement.*

Development Cost Charge Update

- *New and upsizing of infrastructure to support growth*

These two plans will be incorporated for a full understanding of the Municipality's long term infrastructure commitments.

Asset Life Cycle Management Key Stages



Asset Management Readiness Scale

- *The Federation of Canadian Municipalities developed an “Asset Management Readiness Scale” to assist municipalities in assessing competency areas which are the building blocks that form the practice of asset management.*
- *The 5 main competencies are:*
 - *Policy and governance*
 - *People and leadership*
 - *Data and information*
 - *Planning and decision-making*
 - *Contribution to asset management practices*

MNC Asset Management Readiness

Competent
Building Competency
Future Improvements

Competency	Level 1	Level 2	Level 3	Level 4	Level 5
Policy and Governance	Competent	Competent	Building Competency	Future Improvements	Future Improvements
People and Leadership	Competent	Building Competency	Building Competency	Building Competency	Building Competency
Data and Information	Competent	Building Competency	Future Improvements	Building Competency	Future Improvements
Planning and Decision Making	Competent	Competent	Building Competency	Future Improvements	Future Improvements
Contribution to Asset Management Practices	Competent	Building Competency	Building Competency	Building Competency	Future Improvements

Corporate Asset Management Plan – Draft

Draft figures from the Corporate Asset Management Plan in progress NOT previously included in figures previously provided to Council:

Asset Type	Value	AALCI
Bridges	\$29.13M	\$796,800
Drainage Non-Linear	\$14M	\$262,500
Facilities	\$286.01M	\$5.38M
Playgrounds/Turf	\$3.89M	\$172,565
Sidewalks	\$64.69M	\$924,163
Sewer Non-Linear	\$135.73M	\$2.69M
Water Non-Linear	\$148M	\$2.36M
Total	\$681.45M	\$23.24M

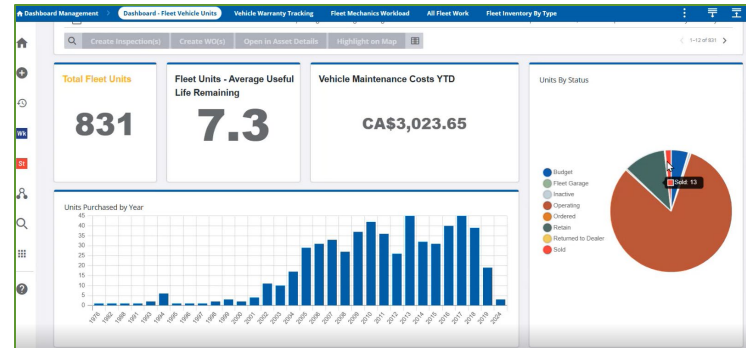
Council direction

August 20th Council meeting recommendation for staff to prepare a report providing budget implications for the 2026 financial plan to work on new priorities.

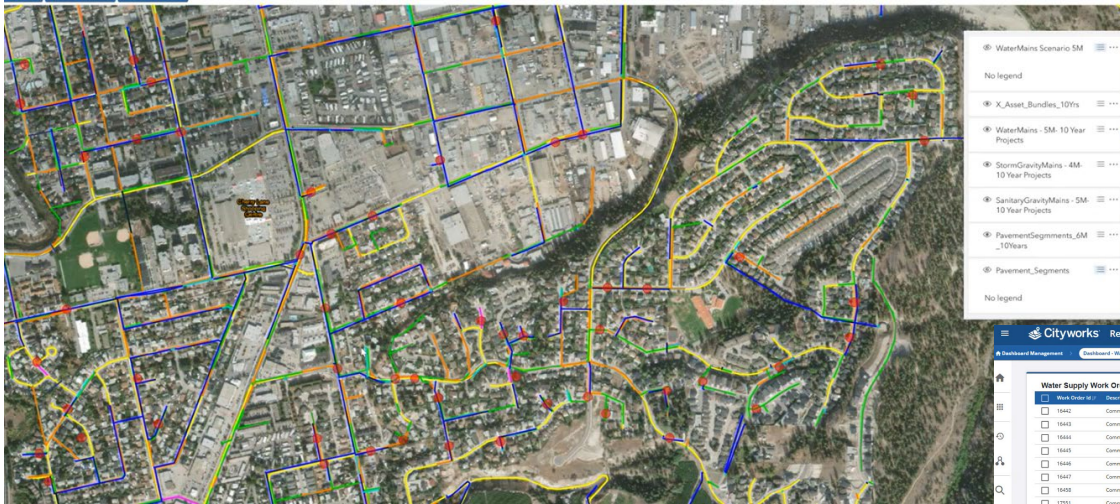
Enterprise Asset Management Software

Benefits of software

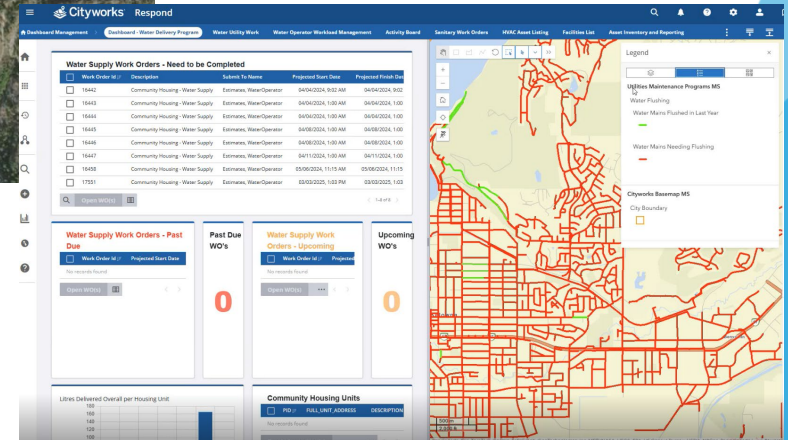
- *Central asset data storage to inform strategic decisions*
- *Articulation of maintenance schedules and ability to track maintenance completed*
- *Advanced modelling availability to automate replacement schedules.*
- *Workflow efficiency*
- *Reduced costs*
- *Department resiliency*



Enterprise Asset Management Software



Customizable dashboards to easily view large amounts of information.



Asset modelling produces replacement schedules based on specific budgets

Enterprise Asset Management Software

- *Request for Information issued resulted in 9 respondents and staff participated in 3 product demonstrations*
- *Based on review of RFI packages, staff recommend an implementation budget of \$400k over 3 years as follows:*
 - *2026 \$100k*
 - *2027 \$200k*
 - *2028 \$100k*
- *Staff have applied for a grant for the full \$400k implementation cost under the Strategic Priorities Infrastructure Fund (results expected mid Q2/Q3 2026)*

Manager of Asset Management Position

- *In 2024, Council approved a 2-year term for the position of Manager of Asset Management funded from Community Works Funds*
- *Current term ends August 2026*
- *Staff are recommending that this position be made permanent which has the following budget impact:*
 - *2026 \$51,960*
 - *2027 \$166,622*

Manager of Asset Management Position

What does a Manager of Asset Management do?

- *Advocates adoption of asset management frameworks and practices.*
- *Supports implementation of the asset management plan.*
- *Leverages the asset management plan to inform and support strategic decisions.*
- *Builds connections across teams by attending meetings and participating in initiatives to ensure consistent implementation and support.*
- *Helps secure commitment from senior management and elected officials.*
- *Integrates multiple perspectives, such as finance, planning, and operations, into the asset management process.*
- *Ensures initiatives integrate asset management with organizational goals,*

Manager of Asset Management Position

Below is a draft 5-year Asset Management Strategy the Manager of Asset Management would be tasked with.

Year 1 (2026)	Year 2 (2027)	Year 3 (2028)	Year 4 (2029)	Year 5 (2030)
Create and maintain asset registry				
Collect condition information				
Complete Strategic Asset Management Plan				
Fine-tune processes to collect and maintain asset attributes				
Implement Asset Management Software				
	Develop preliminary risk framework			
	Develop performance indicators for asset management			
		Define and document current levels of service		
		Determine Community Levels of service		
		Update Corporate Asset Management Plan		
		Fine tune risk framework		
			Assess performance indicators and make adjustments	
				Update Asset Management Policy

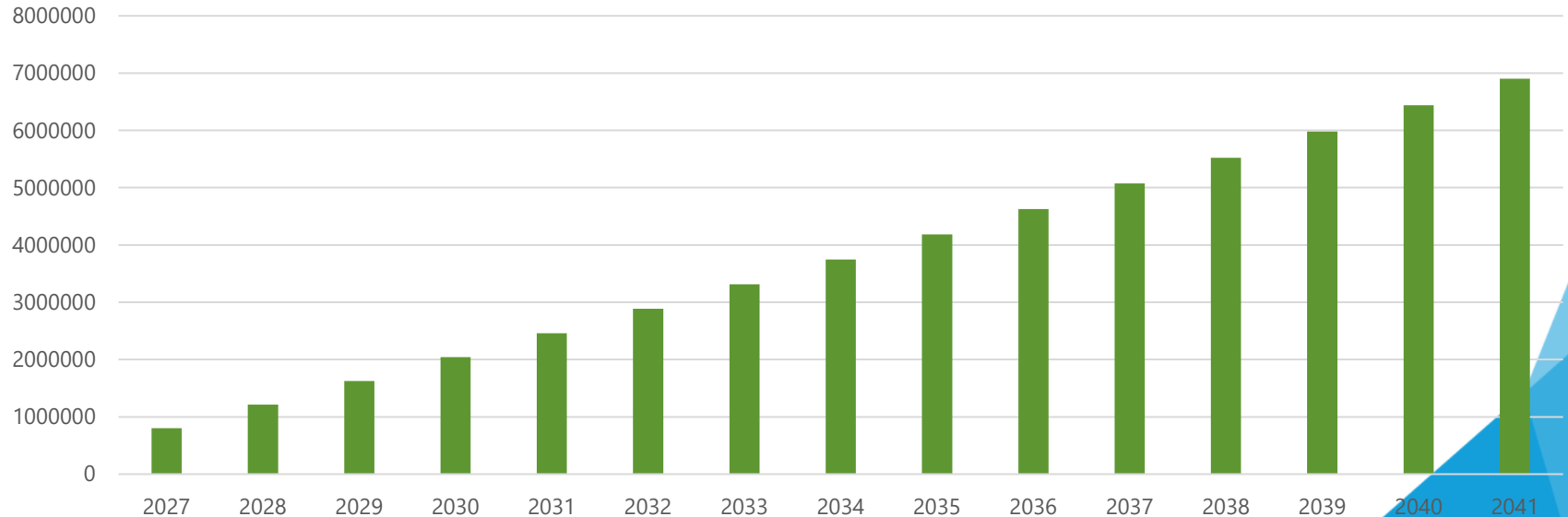
Funding Infrastructure Renewal

Staff are recommending that a 1% tax increase per year be considered for contribution to the infrastructure renewal reserve to address current and future funding gaps.

- *General funding for asset management is required to address asset categories such as transportation, drainage, and other parks and recreation infrastructure (recent funding strategies address water, sewer, and facilities).*
- *Tax revenues are the primary, most stable funding source*
- *1% tax increase annually is moderate with high impact long term*

20 Year Impact

Transfer to Asset Management Reserve



Recommendation

THAT Council endorse the following items for inclusion in the 2026–2030 Financial Plan:

- 1. Allocate \$100,000 in the 2026 budget, \$200,000 in the 2027 budget, and \$100,000 in the 2028 budget for the implementation of an enterprise asset management software solution.*
- 2. Convert the temporary Manager of Asset Management position to a permanent role.*
- 3. Apply a 1% annual increase in general taxation to contribute to the Infrastructure Renewal Reserve, addressing infrastructure renewal deficits.*

Questions?