

2018-2022 DISTRICT OF HOUSTON COUNCIL ORIENTATION

Too Spooky for Me: Asset Management & Planning

October 2018



Council Orientation Agenda

TIME	MONDAY	TUESDAY	WEDNESDAY
8:30 – 10:00	Local Government 101	Municipal Service Delivery & Planning	Asset Management & Planning
10:00 – 10:15	Refreshment Break	Refreshment Break	Refreshment Break
10:15 – 11:45	Governance & Ethics	Budgeting, Taxation, and Financial Affairs	Risk Management & Dispute Resolution
11:45 – 12:45	Lunch (Provided)	Lunch (Provided)	Lunch (Provided)
12:45 – 2:15	Setting Priorities, Delivering Outcomes	Community Planning & Development	Human Resource Management
2:15 – 2:30	Refreshment Break	Refreshment Break	Refreshment Break
2:30 – 4:00	Council Meeting Simulation	Municipal Facility Tour (Will Run to 5pm)	Public Relations



Outline

- Governance v. Government
- Who Does What? (And What is a CAO?)
- Being Strategic, Setting Goals, Achieving Objectives
- Legislate This – Bylaws & Policies
- The “Monkey Wrenches”
- Review



Role of Local Government

- A municipality is **a corporation of the residents of its area... governed by its Council...** established per Provincial Law.
- Provide for Good Governance of the community
- Provide services, laws and other matters for community benefit;
- **Provide for stewardship of the public assets of the community;**
- Fostering the economic, social and environmental well being of the community.



Why is it Important?

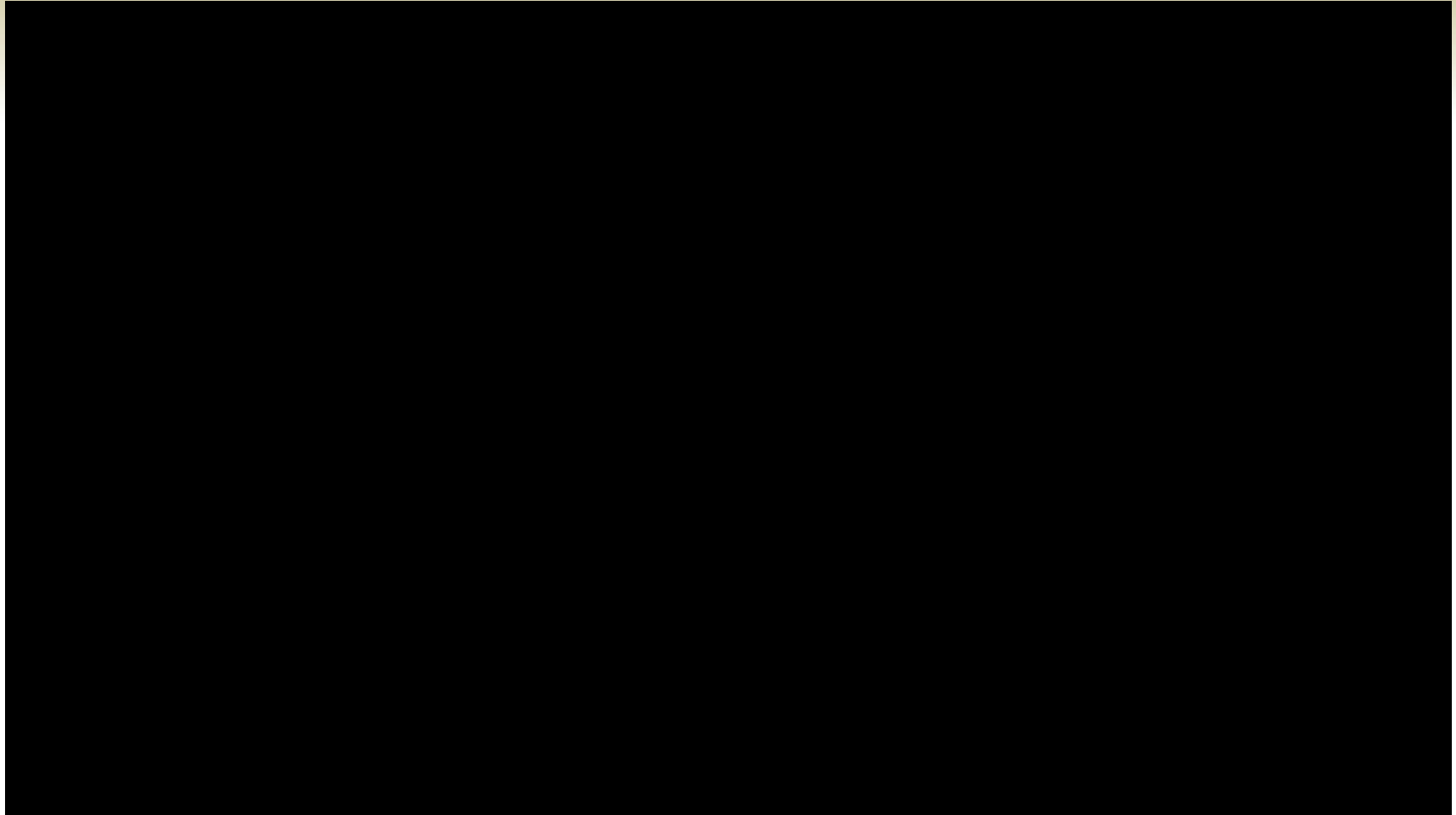
- Sustainable Service Delivery
- Consistent Financial Management
- Health & Safety of Employees
- Staying Current
- What's Expected!



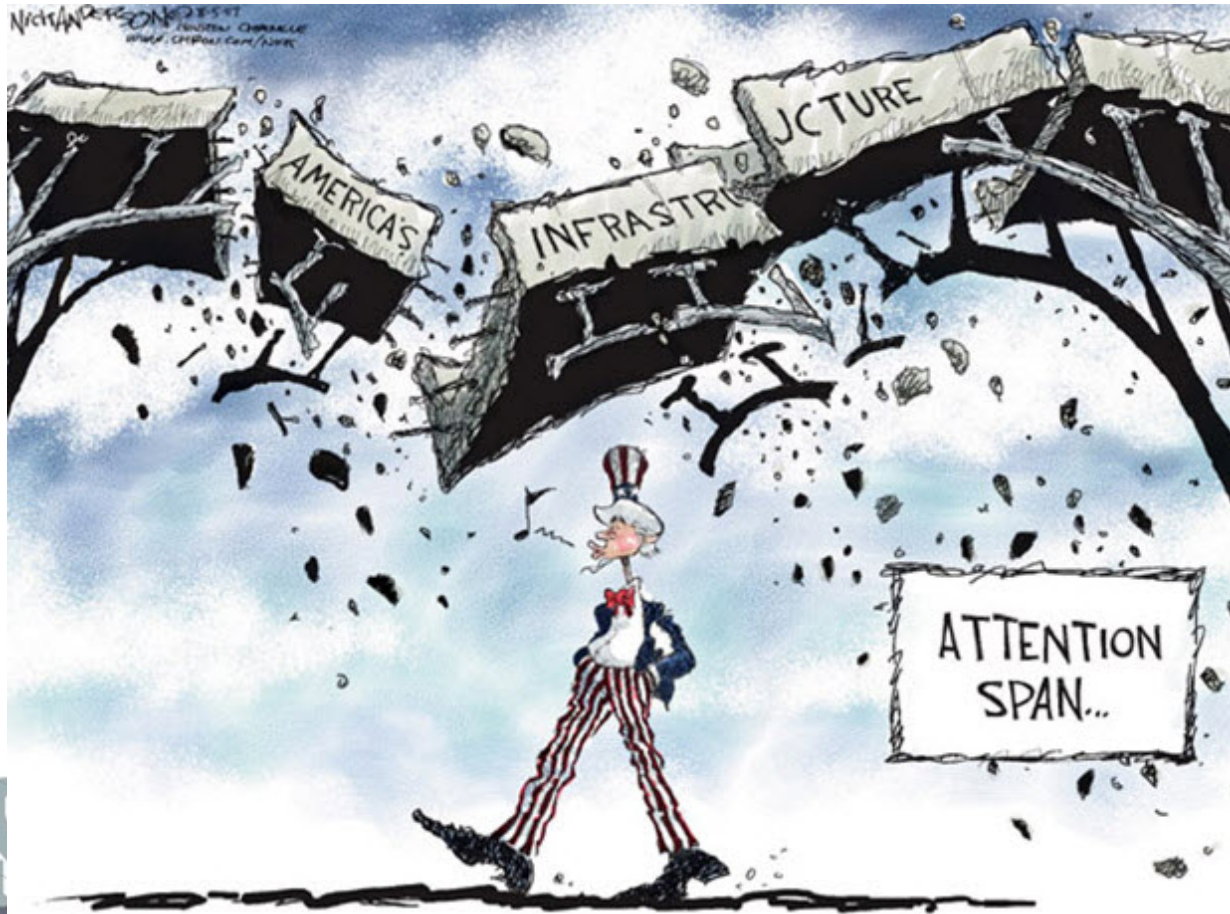
Challenges

- 1980's-2000's – period of divestment by Province/Federal Government
- Property Taxation
- Service Based Economy v. Industry Based Economy
- Lack of Preventative Maintenance
- Lack of Reserves/Saving





Long Term Planning



HOUS

NATURALLY AMAZING

Whether it's small...



HO

NATURALLY AMAZING

...or much larger.



NATURALLY AMAZING

Asset Types

- Buildings & Facilities
- Water, Sanitary Sewer, Storm Sewer Systems
- Parks Equipment
- Tools, Machinery, Equipment



AM Building Blocks



Asset Management Continuum for Sustainable Service Delivery

GROUND ZERO: In the beginning, no **Asset Management Plan** exists. A consequence is an 'unfunded infrastructure liability'.

STEP ONE: Local governments embrace the BC Framework, with an initial focus on core engineered assets (water supply, sewage, roads) and embark on an **Asset Management Strategy / Plan / Program** process.

STEP TWO: Local governments start thinking holistically and implement a life-cycle approach to infrastructure decision-making so that **Sustainable Service Delivery** for engineered assets becomes standard practice.

STEP THREE: For the drainage function, local governments will integrate natural systems thinking and climate adaptation into asset management and account for the **Water Balance Services** provided by watershed systems.

As understanding grows, local governments will progress incrementally along the **Continuum**

AM Building Blocks

- Know your Assets
- Know your Financial Situation
- Understand Decision Making
- Manage your Asset Lifecycle
- Know the Rules
- Sustainability



Know Your Assets

- What Assets do we have? Where? How Old?
- What were they made of?
- How have the Assets Changed over time?
- What is their current condition?
- Lifecycle?



Know your Financial Situation

- Depreciated Value of Asset?
- Replacement Value?
- Historical / Current O&M Costs?
- Multi-Year Plans?
- Sufficient Funding?



Understand Decision Making

- Current Process v. Desired Process
- Improvement Plan & Process
- Priorities?
- Strategies?



Manage your Asset Lifecycle

- Assess the Condition of Assets
- Define Levels of Service
- Assess Asset Renewal Alternatives
- Assess Maintenance Strategies
- Optimized Level of Service?



Know the Rules

- Strategic Goals?
- Legislation, Regulation, Policy & Standards
- Monitoring & Reporting
- Ownership Issues?
- Risk Evaluation
- Review, review, review



Sustainability Monitoring

- Sustainability Assessment
- Coordination of Infrastructure Works
- Demand Management
- Use of Emerging Technology & Techniques



DOH Success Stories

- Adoption of Asset Management Policy
- Organizational Commitment to AMP
- Facility Lifecycle Maintenance Plans / Condition Assessments
- Equipment Replacement Plans
- Citywide Asset Inventory



DOH Areas of Improvement

- Records...
- Preventative Maintenance v. Reactive Maintenance
- Reserves
- Replacement Cycles
- **Age of Assets**
- **Water, Sewer, Storm Sewer Assets**



Bridging the Gap

- One Step at a Time
- Communication is Key
- Other Strategies/Methods?
- Alternative Funding Sources
- What is Necessary v. What is Desired

