



City of Kenora
Committee of the Whole
Minutes
Tuesday, July 13, 2021
9:00 a.m.

Council met electronically as permitted by the City of Kenora Procedural bylaw. Citizens and our Media Partners are encouraged to view the public meeting via the Public Live Stream Event at:

<https://video.isilive.ca/kenora/2021-07-13.html>

Present: Mayor Daniel Reynard
Councillor Mort Goss
Councillor Rory McMillan
Councillor Andrew Poirier
Councillor Sharon Smith

Regrets: Councillor Chris Van Walleghem

Staff: Kyle Attanasio, CAO, Heather Pihulak, Director of Corporate Services/City Clerk, Charlotte Edie, Director of Finance, Adam Smith, Director of Development Services, Stace Gander, Director of Community Services/Acting Director of Engineering & Infrastructure, Jon Ranger, Deputy Treasurer, Megan Dokuchie, EDO, Josh Nelson, Tourism & Recreation Manager, Kevan Sumnar, City Planner

Blessing & Land Acknowledgment

Delivered by Councillor Goss

As we gather, we recognize that we are on Treaty Three Lands which are steeped in rich Indigenous history and home to many First Nations and Metis people today. We continue to be thankful for the partnerships with our Indigenous people.

We give thanks for the many blessings we enjoy in the City of Kenora. We seek wisdom in our minds, clearness in our thinking, truth in our speaking and always love in our hearts, so that we may try always to unite the Citizens of Kenora. Let these principles guide us in our decision making.

A. Public Information Notices

As required under Notice By-law #144 -2007, the public is advised of Council's intention to adopt the following at its July 20, 2021 meeting:-

- Council will appoint a replacement Councillor to City Council effective July 20, 2021 to fulfill the remaining term of Council
- Amend the 2021 Operating & Capital budgets for the following purposes:
 - \$366,402.24 of which \$358,402.24 is to be funded through the Police Station

Replacement Reserve and \$8,000 to be funded from the Community Club Reserve to fund green space and amenity construction to take place at the Central Park Community Club Project

- \$227,771.00 to be funded through the Investing in Canada Infrastructure Program – Resilience Infrastructure Stream for the purchase and installation of a dehumidifier in the Thistle Arena at the Kenora Recreation Centre
- \$193,000 to allow for implementation of the 2021 Municipal Accommodation Tax (MAT) Operational Workplan
- Authorize a Certificate of Approval sanctioning and approving the expropriation of lands locally known as “Outen Strip” to enable the unencumbered future transfer of property containing the former Jaffray Melick municipal office.
- Enter into an Option to Purchase Agreement for the sale of a 16.17 acre parcel of vacant land located east of Veterans Drive and south of 14th Street North

B. Declaration of Pecuniary Interest & the General Nature Thereof

- 1) On Today’s Agenda
- 2) From a Meeting at which a Member was not in Attendance.
There were none declared.

C. Confirmation of Previous Committee Minutes

Resolution #1 - Moved by Councillor A. Poirier, Seconded by R. McMillan & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held June 8, 2021 and the Special Committee of the Whole meeting held June 28, 2021 be confirmed as written and filed.

D. Deputations/Presentations

Christina Zardo – Food Cycle Science (FoodCycler)

Ms. Zardo, Manager of Municipal Solutions with FoodCycle Science which is a Canadian company passed out of Ottawa and founded in 2011. They are 100% focused on food waste diversion solutions using their technology called FoodCycler. Products available in North America through FoodCycler Municipal/Vitamix and internationally through network of distributors. They help mainly small rural municipalities.

The problem with food waste is that it is 63% avoidable. It is made up of 90% liquid which is heavy. Waste management is a municipal responsibility and has a strong municipal impact. It is filling our landfills quickly and creating cost and environmental issues. Landfilled organic waste produces methane, which is 25 times more harmful than CO2 1 tonne of food waste is equivalent to 1 car on the road for one year.

The time is now for change. Constituents want solutions to reduce their environmental impact. Waste is perceived as a government problem and regulations are coming. Food waste is “low-hanging fruit” to achieving higher diversion and addressing the environmental impact of waste.

FoodCycler was selected as a semi-finalist for Impact Canada’s Food Waste Challenge. It is a three part initiative from the Government of Canada to reduce Canada’s food waste. As a semi-finalist, they were awarded a \$100,000 prize and tasked with finding Canadian municipalities implementation partners. They are using that funding to invest directly into pilot projects at a

July 13, 2021

Committee of the Whole Meeting Minutes

highly subsidized price. Any subsequent funding will be given back into municipalities who invest in the pilot project and will have first right of refusal.

The pilot program is a 12 week program from start to finish. Residents purchase FoodCycler at a subsidized rate from Municipal Office (or other designated location). Participants use the unit for a period of 12 weeks. Residents get to keep the FoodCycler and a number of cycles per week are tracked to estimate total diversion achieved. Participants fill out an exit survey, providing their review of the program and any other feedback. Survey results used to evaluate program success.

For a municipality of our size, they would recommend a 250 unit pilot program. FoodCycle Science provides a discount and they add in the Federal investment to get the price of the unit reduced by 50% they then ask the municipality to subsidize the cost by \$100 so the user only pays \$150. They welcome the City of Kenora is a food waste reduction partner.

It was explained that the unit cooks the food scraps at a high temperature at about 100 degrees for a few hours and grinds the materials. What comes out is a dry fibrous soil amendment. The machine will process food scraps only but works in conjunction with back yard composters. Just ensure you are turning it every 3-4 days. It does process meat so it will completely sterilize the material when it is done. It is available through Vitamix.com at a \$500 cost for anyone who wishes to purchase now.

E. Reports:

1. Administration & Finance

1.1 May 2021 Financial Statements

Recommendation:

That Council hereby accepts the monthly Financial Statements of the Corporation of the City of Kenora at May 31, 2021.

1.2 Fort Frances/International Falls International Bridge

Recommendation:

Whereas the Fort Frances, Ontario and International Falls, Minnesota International bridge is a critical economic and community link connecting not only the two communities, but all of Northwestern Ontario to the United States; and

Whereas the International Bridge sees more than 800,000 vehicle crossings annually which include for the purposes of tourism destinations throughout Northwestern Ontario, local travel for business, personal, recreational, medical, emergency, and family, commercial traffic serving the resource based economy west of Thunder Bay, and importing goods used in mining, forestry and agriculture sector; and

Whereas the International Bridge has been privately owned by the operators of the local paper mills since it was built in 1908 and is currently owned, through subsidiaries, by the Packaging Corporation of America and Resolute Forest Products which is required by the Customs Act to provide the Canada Border Services Agency with facilities on the Canadian side of the International Bridge; and

Whereas in Ontario, tolls on international bridges are authorized by the provincial Minister of Transportation under the Toll Bridges Act, but the bridge owners have placed their toll collection

July 13, 2021

Committee of the Whole Meeting Minutes

on the Minnesota side; and

Whereas these tolls have become a growing concern for the citizens of Fort Frances and the surrounding communities and deter American locals and visitors from crossing into Canada to support local businesses; and

Whereas the only other privately owned toll bridge connecting Canada and the United States is the Ambassador Bridge between Detroit and Windsor which is 7,500 feet in length and charges less per crossing; and

Whereas a January 31, 2006 public meeting revealed that one span of the International Bridge had only 15 to 20 years left in its lifespan before it needed to be replaced, at a then-estimated cost of \$8 million (USD); and

Whereas since 2006 it has been understood that high tolls were being charged by the bridge owners in order to rehabilitate the bridge in the 2020's but Resolute now indicates that it wishes to divest itself from ownership, after collecting these high tolls for many years; and

Whereas Council of the Town of Fort Frances adopted resolutions in 2005 and 2006 calling on the Government of Canada and the Province of Ontario to acquire the International Bridge and make it a public asset without tolls, but no response was received; and

Whereas the Town of Fort Frances and its neighbouring communities are concerned that new private ownership of the International Bridge will result in even higher tolls or that public access to the bridge will be compromised for safety or financial reasons; and

Whereas Ontario's Toll Bridges Act, R.S.O. 1990 permits the Province of Ontario to enter into agreements with any Canadian or foreign authority for the joint financing, construction or operation of any international bridge or tunnel and for any matter incidental thereto as reflected in the provincial and state governments \$30 million investment to replace the Rainy River-Baudette Bridge which continues to operate without tolls; and

Whereas access to the International Bridge facilitates treaty obligations, including under the Jay Treaty of 1794, which allows Indigenous people from Canada to live and work freely in the United States and allows access to traditional territories in northern Minnesota;

Therefore Be It Resolved that Council of the City of Kenora calls on the Government of Canada and the Province of Ontario to immediately intervene in the sale of the International Bridge and make all necessary efforts to acquire the International Bridge with their American counterparts, operate it as a public asset and remove tolls; and further

That a copy of this resolution be provided to the Honourable Doug Ford, Premier of Ontario, the Honourable Greg Rickford, Kenora-Rainy River MPP, Marcus Powlowski, Thunder Bay-Rainy River MP, Eric Melillo, Kenora MP, Sol Mamakwa, Kiiwetinoong MPP, the Honourable Caroline Mulroney, Minister of Transportation, the Honourable Omar Alghabra, Minister of Transport (Canada), and The Honourable Bill Blair, Minister of Public Safety Emergency Preparedness.

1.3 Council Vacancy

Recommendation:

That Council hereby accepts the resignation of Councillor Kirsi Ralko effective June 22, 2021; and further

July 13, 2021

Committee of the Whole Meeting Minutes

That Council hereby appoints Graham Chaze as a Councillor for the City of Kenora to replace the vacancy created by Councillor Kirsi Ralko effective June 22, 2021; and further

That Councillor Graham Chaze be hereby appointed to the BIZ Executive replacing Councillor Ralko for a term at the pleasure of Council no later than November 14, 2022; and further

That Councillor Graham Chaze be hereby appointed as the alternate to the Kenora Library Board replacing Councillor Ralko for a term at the pleasure of Council no later than November 14, 2022.

2. Fire & Emergency Services

No Reports

3. Operations & Infrastructure

No Reports

4. Community Services

4.1 Budget Amendment – Central Community Club Construction Project

Recommendation:

That Council hereby approves a budget amendment in the amount of \$366,402.24 of which \$358,402.24 is to be funded through the Police Station Replacement Reserve and \$8,000 to be funded from the Community Club Reserve to fund green space and amenity construction to take place at the Central Park Community Club Project; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2021 Operating & Capital Budget at its July 20, 2021 meeting to withdraw funds from the identified Reserves for a total amount of \$366,402.24 to complete this work; and further

That Council give three readings to a By-law to amend the 2021 Operating & Capital Budgets for this purpose.

Discussion: This is related to the costs for the green space and amenity section at the Central Park project. In 2021, the Central Community Club Board received \$596,000 of funding from the Provincial and Federal Infrastructure Funding to construct a new community club and ice surface. Prior to receiving this funding, Council allocated \$100,000 to the project and the Board had undertaken a number of fund raising activities raising \$70,000. Combined, the total funds available for the project is \$766,000.

In an effort to enhance the project, Council allocated a portion of land that had previously been utilized as a small baseball diamond effectively doubling the footprint previously being occupied by the Central Community Club. As part of the vision to enhance the project, amenities were added including bocce ball, beach volleyball and public green space.

City staff in conjunction with the Central Community Club Board initiated an expression of interest process for the rebuild of the new Central Community Club and adjoining green space.

July 13, 2021

Committee of the Whole Meeting Minutes

Submitted bids exceeded the budget. Staff have been working with the two contractors who submitted lowest bids in an effort to reduce the overall cost of the project however, the project remains over budget.

The City owns a building that was previously used as a police station on Hwy 17 east. Previous Councils saw fit to build up a reserve for that building recognizing that at some point in the future, the building would need to be replaced. That reserve currently has a balance of \$358,402.24. In 2020, Council made the decision to surplus that building and the building has since sold to a private sector investor and the transaction is scheduled for completion in mid-July. As a result of this transaction, the Building Replacement Reserve will not be required for its intended purpose.

This project would then begin if this amendment is approved. Winter construction would take place of the clubhouse itself but we would target to get the concrete poured to make ice this summer.

There are concerns about the growing cost of this project which has grown outside of just a community club and skating rink. It was suggested that we take a bit of time to look at the overall plan and have the clear plan prior to moving forward. We need to remember what the original intent of this project was which was to replace a clubhouse and new rinks. Stace will provide Council with a total cost of the project with details of each component.

There will be a comprehensive review of the current reserves and hope to have something for Council on this by the end of the calendar year.

4.2 Budget Amendment – Recreation Centre Dehumidifier

Recommendation:

That Council hereby approves a budget amendment in the amount of \$227,771.00 to be funded through the Investing in Canada Infrastructure Program – Resilience Infrastructure Stream for the purchase and installation of a dehumidifier in the Thistle Arena at the Kenora Recreation Centre; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2021 Operating & Capital budgets at its July 20th, 2021 meeting for this purpose; and further

That Council give three readings to a By-law to amend the 2021 Operating & Capital budgets for this purpose.

Discussion: In December 2020, Council approved staff to submit an application through the Investing in Canada Infrastructure Program—Resilience Infrastructure Stream for the purchase and installation of a dehumidifier at the Kenora Recreation Centre. In the application staff requested the maximum contribution of \$227,771.00 and that 100% of the cost be covered.

On June 11th, 2021 the City of Kenora received notice that the City was successful in its application and received full funding in the amount of \$227,771.00.

Expected benefits of this project include:

- Ability to control humidity consistently which will decrease potential building damage (ie. Mildew, mold and rust). This will extend the longevity of the building.

July 13, 2021

Committee of the Whole Meeting Minutes

- The ice and air temperature will be more consistent which in turn will provide a better quality of sheet of ice
- Energy use and load on operating systems will be reduced providing longer life cycle of the plant as well as potential lower energy cost.
- Summer ice at the Kenora Rec Centre can now be achieved, providing potential operating synergies by leveraging existing operations at the Rec. Centre.

They have gone to three separate contractors but did not go through a tender process as the work is very specific. They have come under budget and looking forward to getting this project done right away.

4.3 Coney Island Shuttle Service Contract Execution

Recommendation:

That three readings be given to a bylaw to execute an agreement between the Corporation of the City of Kenora and Green Adventures for the operation of the 2021 Coney Island Shuttle Service.

Discussion: Council approved moving forward with an RFP for a Coney Island Shuttle service for 2021 which would be funded through the MAT tax dollars as a summer project to provide regular access to one of the City's pristine beaches, Coney Island. The success of this project is contingent on the approval of the Tourism and Economic Development Strategic plan by City of Kenora Council.

The shuttle will operate seven (7) days a week between the hours of 10:00 a.m. and 6:00 p.m. between July 1st, 2021 and September 6th, 2021. The shuttle service is dedicated between the Kenora Harbourfront and Coney Island.

The RFP closed June 29, 2021 and there was only one submission to the tender in the amount of \$10,000 + HST paid for by MAT tax dollars.

Council would like to see the usage tracked for the shuttle so this could be reviewed. They would like to receive information throughout the summer on the usage. It was confirmed that the fees collected by the ridership go to the operator of the shuttle. There was some concerns about the fees as it may be too high for an average user if they were bringing a family over. Coney Island is a jewel in Kenora and it is underutilized. Would love to see more people access Coney Island. The shuttle is operational already. This agreement needs to be amended to include records of usage to ensure those records are kept.

4.4 Vending Truck Agreement – Kenora Harbourfront

Recommendation:

That three readings be given to a bylaw to execute an agreement between the Corporation of the City of Kenora and Bridge Drive In Ice Cream for the purposes of a vending Agreement for the 2021 season.

Discussion: We only had one submission to the RFP this summer and BDI was the only submission. We put out an RFP in March, closing in April and they were the only ones who submitted. BDI is the only one that will be there for the summer but there are a few odd ones coming down for events such as the Farmer's Markets.

5. Development Services

5.1 Expropriate Land JM Former Municipal Office

Recommendation:

That Council has authorized staff to proceed with the publication and service of a Notice of Application for Approval to expropriate the lands described in Schedule A; and further

That the Mayor and Clerk be hereby authorized and directed to execute a Certificate of Approval sanctioning and approving the expropriation of the lands more particularly described in Schedule "A" appearing that due publication and service of the Notice of Application was given and no requests for an Inquiry having been received from the owner of the said lands; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to proceed with the publication and service of a Notice of Application for Approval to Expropriate the lands locally known as "Outen Strip"; and further

That three readings be given to a bylaw for this purpose.

Discussion: There are some delays in survey work and an appraisal will be required by the Expropriation Act. Staff does anticipate that it will be completed by the end of the calendar year as long as no challenges are met.

5.2 Five Year Tourism & Economic Development Strategy

Recommendation:

That Council hereby accepts the Five Year Tourism and Economic Development Strategy, as prepared by Urban Systems; and further

That Council hereby approves a budget amendment in the amount of \$193,000 to allow for implementation of the 2021 Municipal Accommodation Tax (MAT) Operational Workplan; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2021 Operating & Capital Budget at its July 20, 2021 meeting to allocate funds from the MAT reserves; and further

That Council give three readings to a by-law to amend the 2021 Operating & Capital budgets for this purpose.

Discussion: Council is looking for clarification on the projects and have a clearer picture on how they tie together. Moving forward there will be a complete project list provided to Council at budget time and want to ensure that Council has input into these projects prior to approving. The list that has been included have been compiled through the engagement process.

5.3 1430 River Street License Agreement

Recommendation:

That the Mayor and Clerk be hereby authorized and directed to execute a License Agreement with the Government of Ontario to utilize a portion of the lands at 1430 River Street to access easements in favour of the City of Kenora; and further

That three readings be given to a bylaw for this purpose.

July 13, 2021

Committee of the Whole Meeting Minutes

5.4 Option to Purchase Agreement – 14th St N Operations Lands

Recommendation:

That Council hereby enters into an Option to Purchase Agreement between the Corporation of the City of Kenora and 5901058 Manitoba Ltd. in the amount of \$323,000.00; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends enter into an Option to Purchase Agreement for the sale of a 16.17 acre parcel of vacant land located east of Veterans Drive and south of 14th Street North at its July 20, 2021 meeting; and further

That three readings be given to the respective by-law for this purpose.

F. Proclamations

Mayor Reynard then read the following proclamations:

- July 18 - 24, 2021 - National Drowning Prevention Week

G. Other

- Councillor Poirier noted that people are not abiding by the restricted speed limits on the waterways specifically coming into Keewatin Bay. The public need to be respectful of the rules of the lake.

H. Next Meeting

- Tuesday, August 10, 2021

I. Adjourn to Closed

Resolution #2 - Moved by Councillor R. McMillan, Seconded by S. Smith & Carried:

That Council now adjourn to a closed session at 10:21 a.m.; and further

That pursuant to Section 239 of the Municipal Act, 2001, as amended, the Closed Session will discuss items pertaining to the following:-

- i) Litigation or Potential Litigation Affecting the Municipality (1 matter)
- ii) Personal Matters about an Identified Individual (1 matter-Community Well-Being Advisory Committee Appointments)
 - iii) Labour Relations (1 matter-KPFFA Negotiations)
- iv) A position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality (1 matter-CPR Lands Compliance)

J. Reconvene to Open Meeting

Council reconvenes to open session at 12:29 p.m. with the following reports from its closed session:-

**Crime Prevention and Community Well-Being Advisory Committee Appointments
Recommendation:**

That Council hereby appoints the following members to the Crime Prevention and Community Well-Being Advisory Committee for a term at the pleasure of Council no later than November 14, 2022:

Sue Devlin;
Randi Casey;
Denise Forsyth;
Michelle Guitard;
Sara Dias;
Amy Kristalovich;
Rhett Zurkan;
Sheri Norlen;
Jeff Duggan;
Kelli Ducharme; and
Kyle Attanasio, City Administration

K. Close Meeting

Meeting adjourned at 12:30 p.m.