



City of Kenora
Committee of the Whole
Minutes

Tuesday, November 9, 2021
9:00 a.m.

City Hall Council Chambers

*Due to COVID-19 and the requirement for physical distancing, public access to the meeting can be found at:

<https://kenora.civicweb.net/Portal/>

Present:

Mayor Daniel Reynard
Councillor Graham Chaze
Councillor Mort Goss
Councillor Rory McMillan
Councillor Andrew Poirier
Councillor Sharon Smith
Councillor Chris Van Walleggem

Staff: Kyle Attanasio, CAO, Heather Pihulak, Director of Corporate Services/City Clerk, Adam Smith, Director of Development Services, Kevin Gannon, Director of Engineering & Infrastructure, Stace Gander, Director of Community Services, Charlotte Edie, Director of Finance, Roberta Marsh, Director of Human Resources

Blessing & Land Acknowledgment
Councillor Poirier

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 November 16, 2021 meeting:-

- Council will establish their 2022 meeting calendar
- Declare surplus and authorize the sale of the land at an unassigned address on Chipman Street described as LOT 290 PLAN 25 AND PT OF LOT 291 PLAN 25 DES PT 7 PLAN 23R14508;
- Authorize a conditional purchase and sale agreement between the Corporation of the City of Kenora and The InnKeepers Inc. for the municipal lands legally described as parts of

Twelfth Avenue South and McCrae Street and the lands described as all of PIN 42168-0150, all of PIN 42168-0155 and part of PIN 42168-0154

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 G. Chaze, Seconded by R. McMillan & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held October 12, 2021 and Special Committee of the Whole meeting held October 19, 2021 be confirmed as written and filed.

D. Deputations/Presentations

Justin Schinkel, The InnKeepers Inc. – Proposed Land Purchase

Mr. Schinkel presented his proposed land purchase to Council. The InnKeepers Inc. is a family owned company based in Steinbach. The site is adjacent to the Comfort Inn with a total of 1.6 acres and has some elevation that will require blasting. This site is a great opportunity and the City is short of hotel rooms. The proposed site layout was provided with a 98 room hotel with a pool and 98 parking stalls. The site is a little tight but is a mid-scale family type style. Their company recently won the hotel of the year for their Super 8 Winnipeg East hotel and also won the Chairman's Hotel for the Days Inn in Steinbach which they also own. Their Motel 6 site in Winnipeg West has provided sponsorship for new Canadians. Best Western Plus in Edmonton they completed a large renovation and anticipate future winnings.

Council questioned the start date on construction and the timelines once construction starts. This hotel was scheduled pre-covid and was fairly aggressive prior to that. There is a fairly long time line but do not have a firm building timeline. It will take 12 months to build a hotel and can get into the ground in 6 months. 18 months is the timeline for completion once it starts.

E. Reports:

1. Administration & Finance

1.1 September 2021 Financial Statements

Recommendation:

That Council hereby accepts the monthly Financial Statements of the Corporation of the City of Kenora at September 30, 2021.

Discussion: Still continuing to see Covid expenses coming in. The Province is monitoring the Covid funding and if they are finding more municipalities are requiring more assistance, it may be considered at a future date.

1.2 2021 Q3 Contracts

Recommendation:

That Council hereby accepts the 2021 July – September Contracts & Expenditures Approved report.

Discussion: This report is provided to Council quarterly in regards to the contracts that have been awarded. Council requested that the format be changed so that you can read it on one page. Charlotte will look into having the format changed.

1.3 2021 Q3 Capital & Unusual Spend

Recommendation:

That Council hereby accepts the 2021 Capital and Unusual Spending Q3 report.

Discussion: This gives Council an update on how we are sitting with our capital budget. A lot of our capital projects don't finalize until year end. There are a lot of GL items to be posted between now and February. When we do know we are not going to be completed in the fiscal year we do advise Council through this reporting.

1.4 Amended Water & Wastewater Long Range Financial Plan

Recommendation:

That Council hereby approves the amended Water and Wastewater Long Range Financial Plan Forecast as required under the Safe Drinking Water Act and Ontario Regulation 453/07.

Discussion: The initial plan was received in 2020 and is part of our license requirements. The plan recommended is an annual 3.1% increase in water rates. The plan has since been amended to reflect the 3.1% increase from 2022-2026. No other changes have been made to this plan aside from the fact that we removed the increase in 2021.

Councillor Poirier questioned if we have determined what the amount of reserve money is required to be set aside year after year to help offset any major increases in costs. Charlotte advised that this is based on estimates last year and with our new Sewer and Water Manager he may have recommendations on how we amend that long range plan. Kevin Gannon noted that the report that came from the consultant talked about critical failure and now looking at the asset management model and reviewing the future impact of the system. It did not take into consideration life cycles and staff are exploring that at this time.

Mayor Reynard confirmed if we approve this then there will be no future reports on water and wastewater rates and it will be built into our Tariff of Fees and Charges.

Charlotte provided Council an update on OCIF funding which will be doubling over the five years and by the end of the five years it will double. This year we are receiving \$831,000 and is typically used for bridge work. We use it for major repairs for bridges as well as capital repairs for bridges.

MPAC has announced that assessments are stable for 2022 and 2023 based on current value as of January 1, 2016. We will be adding on new construction and those kind of assessment increases but not current value.

Part of the economic statement there was a commitment by the Province to provide \$100M in NOHFC investment projects in northern Ontario.

Part of the statement there will be additional funding for transit as we are not the only ones with lower ridership. They are monitoring transit systems and we will see funding there. Interesting to see the province is providing significant funding for bridge rehabilitation for southern Ontario. Not sure why it is only in Southern Ontario and not here.

Bringing Council attention to a project we will be working on with a new accounting standard. These changes require a fair amount of work by all departments. Asset retirement obligations is a public sector entities. Accounting and legal obligation of our tangible capital assets. This will apply to fiscal years after 2022 where we will be recording this information and will be recorded in our 2023 financial statements. PSAB wants us to record the liability and the corresponding debit which will be added to the cost of the capital asset. There is a legal obligation to incur where we have an asset where we feel we need to discount the amount back when we start to record the amount. We have to review that dollar amount every year and is something we will be required to do. This will require consultants in a lot of cases and our costs will go up because of this. A few examples is the landfill, lagoons, buildings specifically if we have asbestos in buildings, fuel tanks (existing or past), sewage treatment plant, winter sand building and marine water line.

1.5 2022 Council Meeting Calendar

Recommendation:

That Council hereby accepts the 2022 Council meeting calendar as presented.

Discussion: Council will discuss who is going to what conference in 2022 at a future meeting.

1.6 KDMA Proposed Resolutions

Recommendation:

Council hereby directs administration to prepare draft resolutions for presentation at the Kenora District Municipal Association upcoming Annual AGM in the following areas: funding for Northwestern Health Unit, housing development support, reducing OPP costs, and the Rural and Northern Immigration Pilot.

Discussion: The Kenora District Municipal Association works to make regional municipal governments stronger and more effective. Through KDMA, the region's 9 municipalities work together to achieve shared goals and meet common challenges. The mandate of the organization is to support and enhance strong and effective municipal government in Ontario. It promotes the value of the municipal level of government as a vital and essential component of Ontario and Canada's political system. KDMA's mandate is delivered in a variety of ways, KDMA: develops policy positions and reports on issues of general interest to municipal governments; conducts ongoing liaison with the provincial government elected and non-elected representatives; and informs and educates governments, the media and the public on municipal issues.

The KDMA AGM and Annual Conference will be held January 19th and 20th in Dryden. The executive has asked that resolutions be submitted not later than December 10th which any of the nine municipalities would like to see considered. Administration has developed an initial list for Council to consider and welcomes any additional resolutions that Council identifies as a priority.

Once Council establishes the subject(s) that they wish to have presented on behalf of the City, administration will prepare the draft resolution to send to KDMA in advance of the December 10th deadline.

Options to consider include (in no particular order): Housing Development Support, Rural and Northern Immigration Pilot, Needle Exchange Program, Reducing OPP Costs, Northwestern Health Unit Funding, Escalating Municipal Insurance Costs and Ontario Land Tribunal Process.

Councillor Smith expressed that their mandate has not changed at the NWHU, however, this year because of COVID they did not have capacity for the needle pickup. There has been a change in the language that the NWHU has been expressing to the municipality in the responsibility for clean-up of the needles. There needs to be a better way and we are seeking guidance and more specifics. This is better resolved with those discussions that are already taking place. This is a partnership and as a result of those partner discussions we have made changes in process and suggest that we keep that process and discussion going. Keep on the process we are on already and keep on this partnership and manage the program that will work the best way for everybody. The NWHU have expressed to the municipality that they have constraints with resources which does affect all communities and there should be some provincial ownership here. It does not say we are going to walk away from the collaboration and good work we are doing with NWHU, it is more about advocating and working with them.

It was questioned if they (NWHU) could lower the amount of needles that are given out in the packs. The NWHU has reduced the numbers and educating the clients on picking up needles. Waiting until December when we bring those groups back to provide that information.

They are also looking at amalgamating health units going from 34 down to 10. If they do that we will lose local services as we will amalgamate with Thunder Bay. If we amalgamate with Thunder Bay there will be loss of jobs in our community and are significant to our tax base. We should consider adding this into our resolution as we will lose jobs and services locally. There is not data readily available that could be included. Councillor Smith could provide us better wording. Fully support the costing but until we have more data on the amalgamation this portion could be deferred. When lobbying for the modernization they have included the amalgamation we could use the resolution included last year.

The insurance costs for Handi Transit has gone up substantially. Charlotte added through a Treasurers group that insurance costs have gone up anywhere between 10% and 80%. We are seeing 25% increases and escalating. We are in a hard market and insurance costs are escalating like crazy. The legislation framework is very different here in Ontario and there are things that could be done differently. The province has figured out other ways for joint buying for insurance. If AMO is already requesting certain legislative changes, don't want our focus to be narrow. Want to look at how to create different ways to approach insurance in Ontario. Would argue that joint several and liability would be too narrow.

Councillor McMillan requests that the KDMA establishes a sustainability action plan and climate change resolution.

2. Fire & Emergency Services

No Reports

3. Operations & Infrastructure

No Reports

4. Community Services

4.1 Anicinabe Park Old Chalet Lane Road Closure Request Recommendation:

That Council hereby authorizes Administration to keep Old Chalet Lane closed at Anicinabe Park for the 2021/2022 winter season; and further

That three readings be given to a bylaw to authorize a Memorandum of Understanding with Middle Lake Enterprises for this purpose.

Discussion: Staff are not aware of any issues and first responders did not express any concerns.

5. Development Services

5.1 Application for Variance to Sign Bylaw-2748025 ON Ltd

Recommendation:

That Council hereby approves an application for a variance to the Sign By-law 115-2010 seeking relief from Section 5.4 Development Signs.

Discussion: There were some concerns about a variance to this bylaw and deviating from the established signs we have already established as part of the bylaw. We should stick with ground signs so we have consistency.

5.2 Declaration of Surplus Land & Request to Purchase-Chipman St Lot

Recommendation:

That Council hereby declares surplus and authorize the sale of the land at an unassigned address on Chipman Street described as LOT 290 PLAN 25 AND PT OF LOT 291 PLAN 25 DES PT 7 PLAN 23R14508; CITY OF KENORA; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to declare these described lands as surplus to the needs of the municipality at its November 16, 2021 meeting; and further

That Council hereby authorizes a purchase and sale agreement between the Corporation of the City of Kenora and Northern Sounds and Systems Inc. for the purchase of municipal lands legally described as above at in the amount of \$150,000 plus HST; and further

That three readings be given to the applicable by-laws for these purposes.

5.3 Free Metered Parking in the Harbourtown Centre-December 2021

Recommendation:

Whereas the COVID-19 global pandemic has had a devastating effect on the City of Kenora business community; and

Whereas Council approved Kenora's Economic Recovery Plan in July 2020 which identified four priority areas including: Bring Tourists Back to Kenora, Restoration of Downtown Activity, Grow the Resiliency of the Business Community and Infrastructure that Supports Recovery; and

Whereas the City of Kenora, alongside its partners, are working to deliver shop local initiatives for the holiday season;

Now Therefore Be It Resolved that Council hereby approves free metered parking in the Harbourtown Centre for December 2021, excluding municipal parking lots.

5.4 Purchase & Sale Agreement-The InnKeepers Inc

Recommendation:

That Council permanently closed and declared surplus to the needs of the municipality parts of Twelfth Avenue South and McCrae Street and the lands described as all of PIN 42168-0150, all of PIN 42168-0155 and part of PIN 42168-0154; and further

That Council hereby authorizes a conditional purchase and sale agreement between the Corporation of the City of Kenora and The InnKeepers Inc. for the municipal lands legally described as above at in the amount of \$301,000 plus HST; and further

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

Discussion: Council questioned how we determine three years is the time frame that they have to complete the development. It was based on his input what he was comfortable with for a closing date. There are site plan control and site assessment considerations. There are a number of different processes that he will need to work through to have that building realized and want to ensure it is a realistic timeframe. The timeframe was driven by InnKeepers.

5.5 KDSB Contribution Agreement-Public Washroom 15 Chipman St

Recommendation:

That the Mayor and Clerk be hereby authorized to execute an agreement between the Corporation of the City of Kenora and the Kenora District Services Board to support the development of a self-cleaning washroom at 15 Chipman Street in the amount \$150,000.00; and further

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

F. Proclamations

Mayor Reynard then read the following proclamations:

- Women Abuse Prevention Month - November, 2021

G. Other – Public Planning Meeting 12:00 noon

Zoning Bylaw Amendment - D14-21-08 NE Corner of Sunset Bay Rd & Transmitter Rd Recommendation:

That Council hereby approves an Application for Zoning By-law Amendment, File No. D14-21-08, to change the zoning of a portion of the subject property from "R1" Residential - First Density Zone to "R2" Residential – Second Density Zone; and further

That Council gives three readings to a by-law to that effect.

Application for Temporary Use Public Meeting D14-21-09 Unaddressed Property, Lot 1, Plan 23M966, Bell's Point Road, PIN 42134-0552

That Council hereby denies an Application for Temporary Use, File No. D14-21-09, to permit the temporary use of the property legally described as PIN 42134-0552, for a campground for a period of up to three (3) years, in the "BSL" Black Sturgeon Lake (Restricted Development Area Zone).

H. Next Meeting

- Tuesday, December 14, 2021

November 9, 2021

Committee of the Whole Meeting Minutes

I. Adjourn to Closed

Resolution #2 - Moved by Councillor McMillan, Seconded by G. Chaze & Carried:

That Council now adjourn to a closed session at 10:51 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) Education & Training Members of Council (2 matters-LOWDH progress update, Science North expansion)
- ii) Labour Relations (3 matters-Fire Dept Staffing, Harbourfront labour, CAO Performance Review)

J. Reconvene to Open Meeting

Council reconvenes to open session at 4:23 p.m. with no reports from its closed session.

K. Close Meeting

Meeting adjourned at 4:23 p.m.