



City of Kenora
Committee of the Whole
Minutes
Tuesday, August 9, 2016
9:00 a.m.
City Hall Council Chambers

Present:

Mayor David Canfield
Councillor Mort Goss
Councillor Rory McMillan
Councillor Dan Reynard
Councillor Louis Roussin
Councillor Sharon Smith
Councillor Colin Wasacase

Staff: Karen Brown, CAO, Heather Lajeunesse, Deputy Clerk, Jeff Hawley, Operations & Infrastructure Manager, Andrew Glassco, Community & Development Services Manager, Megan Dokuchie, Economic Development Officer

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 August 23, 2016 meeting:-

- Amend the 2016 Operating & Capital budget to withdraw funds from the Computer Systems Reserve in the amount of \$45,000 to offset the cost of virtual server equipment and two DVRs
- Amend the 2016 Operating & Capital budget to withdraw funds in the amount of not more than \$300,000 from a combination of Federal Gas Tax and the Roads, Sidewalks, Storm Sewer and Water & Wastewater Reserves and potentially NOHFC funding, if approved, to offset the cost of engineering design and tender services for a T Intersection at Second Street South, Water Street and Bernier Drive
- Amend the 2016 Operating & Capital Budget to withdraw funds from the Water & Wastewater Reserve in the amount of \$20,000 to offset the cost of a second pump for the Pine Portage Road Booster Station
- Amend the 2016 Operating & Capital Budget to reallocate \$40,000 for the 2016 Gear Box Replacement project
- Amend the 2016 Operating & Capital Budget to withdraw funds from the Cemetery Reserve in the amount of \$8,000 for the purchase of GIS Mapping services for the Cemetery
- Amend the 2016 Operating & Capital Budget to reallocate funds in the amount of \$15,000 for the demolition of second entrance stairs at the Keewatin Memorial Arena
- Amend the 2016 Operating & Capital Budget to reallocate funds in the amount of \$15,000 for the Deck Repairs/Resurfacing project at the Kenora Library

- Amend the 2016 Operating & Capital Budget to reallocate funds in the amount of \$3,000 for the HVAC Unit replacement project at the Kenora Library
- Amend the 2016 Operating & Capital Budget to reallocate funds in the amount of \$12,910 for the Thistle Pavilion Deck project

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 D. Reynard, Seconded by M. Goss & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held July 5, 2016 and Special Committee of the Whole Meeting held June 13, 2016 be confirmed as written and filed.

D. Deputations/Presentations

Event Centre Committee-Project Decision Timelines

Chris VanWalleghem and Judy Bain were present as co-chairs of the Event Centre Committee to ask Council for a last opportunity to address any concerns and to help with their decision on the proposed Event Centre project. Chris indicated that it is a big project and referenced other past large projects within the City, noting that they have all been controversial in nature but have contributed to the City's growth. Councils of the day had to make difficult decisions to experience that growth and without these decisions and investments the City would not be where it is today. Some projects do not generate revenue whereas the Event Centre would, as well recreation promotes health and wellness in the community.

The need to have a second ice surface has expanded significantly to accommodate not only the needs for our residents, but also neighbouring communities and expanding programs. In addition to the social benefits it will allow us to promote sport tourism as an economic development tool, which is a significant economic boost to the community during the off season. Council has repeatedly heard from various ice user groups as well as many other groups who try to expand programs and bring in major events and cannot without additional ice times. Fort Frances and Dryden were referenced as benefitting from sport tourism with their second ice surfaces and these communities are half our size.

The Committee has met all of the expectations of their mandate and addressed Council's concerns along the way. They have undertaken studies, consulted with the community and successfully raised the dollars to complete a comprehensive design and feasibility study. They have presented their business case including financial components, design consideration as a result of community input, and have kept Council apprised of the Committee's work during the past six years. The business plan provides evidence on how the project can be financed. Reports addressing demographics show future usage being high not just for youth but for a growing senior population. The group is also confident that projections will be reached.

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Following the Committee's presentation in April Council indicated that they wanted to hear from Seven Generations and their development which has now been completed. At the time Council had concerns about a future casino development and had suggested it would be discussed with the 2017 budget deliberations.

The Event Centre Committee is now asking for Council's commitment to move ahead with the proposed Event Centre and they feel that the time is right based on the current environment and economy. The project will mean big returns for the City in the future starting with more events, expanded tournaments, corporate naming rights, and a probable new hotel which will result in an increased tax base. The Committee has worked diligently on the project and have done everything they can to bring this to Council for a decision and are now asking Council to make a decision to support this project and allow Kenora to move forward with funding opportunities in order to make this development a reality.

Mayor Canfield thanked the group members for attending and for all their hard work.

Councillor Smith noted that there are competing interests and Council need to be diligent when making any decisions.

Councillor Reynard read his statement in support of the Event Centre. He indicated that the project would be an investment in the City's infrastructure along with the physical and mental health and social welfare of its citizens and surrounding communities. It has the ability to grow tourism and support local businesses during the slower winter and fall seasons. It has the potential to increase investment in the community through the construction of an additional hotel thereby creating employment opportunity, both short and long term, while growing the municipal tax base and increasing the usage of our water and sewer system. Councillor Reynard referenced NOMA's support for the Thunder Bay Event Centre in which the benefits to the City of Thunder Bay and their surrounding communities, and the process that was followed, directly align with the information as presented by the co-chairs of Kenora's Committee. Council had approved the creation of business case for the project in August 2015 which would give them the information required to make a decision as to whether or not to move forward with the proposed expansion. Additionally a subsequent report was requested by Council that provided an analysis of capital costs of a phase in construction approach. He believes that it is incumbent that Council discusses this and provides clear direction to the Committee either to support the project or a make a decision not to proceed. He supports a report coming forward at the September Committee of the Whole meeting for deliberation and discussion.

Councillor McMillan spoke in support of Councillor Reynard's request and of the project. He acknowledged the co-chairs of the Committee and the group's hard work. He referenced the strategic plan and how a second ice surface fits within the definition of recreation and supports the economic, social and environmental needs of our community, a second ice surface will basically meet the needs of the user groups. The current gym space also needs to be addressed as it is over its capacity. He reiterated that there is no reason that NOMA should not provide support for Kenora's project as it had provided for Thunder Bay and the timing could not be better for investing in regards to interest rates and funding opportunities. Councillor McMillan asked Council to support the recommendation which Councillor Reynard has brought forward to have an open discussion about the Event Centre and make a decision. He does not want to see this decision put off until the 2017 budget as it is a critical project and should not be forgotten before this Council term comes to an end. He confirmed that the

Seven Generations component will not be a part of the proposed project, it would include phase 1 & 3 which is a second ice surface and the atrium.

Dan Jorgensen – Making Kenora Home

Dan Jorgensen was present as co-chair of Making Kenora Home to share their recommendations for steps towards long term solutions to addressing the housing and homelessness issue in Kenora. A business plan was suggested as a key tool for showing how we are going to implement a Housing First strategy in our community. The group also feels that they would benefit greatly from the services of someone with expertise and experience in implementing Housing First, referencing known experienced consultants Sam Tsemberis and Iain Dejong. It is anticipated that federal funding may be available in the near future and a business plan will better prepare the group for going to senior levels of government should there be any funding opportunities.

Mr. Jorgensen indicated that the Kenora District Services Board has limited funds that are already committed across the district and it is unlikely that the senior government will provide funds for a consultant to help us get funds so it would seem that the money must be found within the community. Fundraising for this wouldn't be timely as we need to start working on a solution quickly. He suggested that the City of Kenora is financially in the best position to hire a consultant to assist with the implementation of Housing First. He pointed out the benefits of getting a consultant in place referencing other communities who have had success, adding that people like Sam Tsemberis and Iain Dejong are already known to senior levels of government and bring credibility to any plan put forward, improving the chances of being successful. Making the decision to hire a credible consultant lends credibility to Council and demonstrates to potential funders that Council is taking a leadership role in solving community problems. It has been demonstrated that Housing First is the most successful strategy for reducing homelessness and its implementation results in significant reductions in emergency services costs which typically eat up about 25% of a municipality's budget. It is believed we are approaching a tipping point with Kenora's most persistent problem and the community stands strongly behind Council to solve it. Money is going to become available for communities who are prepared and the experience of other communities has demonstrated that significant results can be achieved in as little as five years. This opportunity needs to be taken advantage of before it passes.

Councillor Smith stated that she would fully support the hiring of Iain Dejong, adding that she wants to highlight that homelessness isn't the problem, the real problem is alcohol abuse and addiction and until we start addressing the problem we will not have the resources. Policing is the highest cost item when it comes to taxes and is a fixed cost and where do we find money in the budget to deal with homelessness as all departments are already underfunded due to policing and social costs. She believes we need a Municipal Alcohol Program in the community.

Councillor Goss agreed that we should look at getting some help with Housing First, adding that the problem is multi-pronged. There is also an ongoing need for a safe injection site and emergency shelter. He indicated that we need resources for all the different groups and he is in support of a facilitator for this.

Councillor Roussin referenced the housing inventory that was just recently completed by the KDSB for the area and the various parties that were involved. These statistics will be presented by KDSB at the AMO conference to the various ministers of which they have deputations with. He indicated that the City's Homelessness and Behavioural Issues Task

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Force work plan as a business case that has been brought to both levels of upper government for the last three and a half years. They have what they need and it is time they step forward with providing some funds. By providing the housing, emergency shelter and a MAP program we will be saving money in policing, healthcare and other social costs.

Councillor McMillan indicated that the community is mobilized and ready to deal. There is a need for housing and a shelter. There does need to be a concerted effort on the alcohol abuse issue. He is supportive of and prepared to discuss this at an upcoming Council meeting to determine if we are prepared to assist.

Councillor Wasacase shared that the human element part is concerning and we need to make some opportunity for the people that are suffering. There is a lot of work that needs to be done as a community in this process.

Mayor Canfield and Council expressed thanks to Dan Jorgenson and everyone involved. He supports Housing First and agrees with the comments made by Council and agreed that the upper levels of government need to be part of the solution.

E. Reports:

1. Corporate Services & Strategic Initiatives

1.1 Budget Amendment – IT Equipment

Recommendation:

That Council hereby approves an additional allocation of \$45,000 to be funded through the Computer Systems Reserve for the purchase of virtual server equipment and two DVRs; and

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23, 2016 meeting to withdraw funds from the Computer Systems Reserve in the amount of \$45,000 to offset the cost of this purchase; and further

That Council gives three readings to a by-law to amend the 2016 budget for this purpose.

Recommendation Supported.

1.2 IUFRO Conference Sponsorship Request

Discussion:

Council agreed to sponsor the IUFRO Conference in the amount of \$1000.

1.3 Major Projects Listing

Recommendation:

That Council hereby accepts the Top Capital Priorities listing as attached to the CAO's report dated July 30, 2016; and further

That Council hereby directs administration to aggressively pursue funding opportunities for these priority capital works.

Recommendation Supported.

Discussion:

Council had asked administration to determine a list of priority projects and the top nine have been identified, not in any order of priority. Further discussions would be needed to determine priority as well as potential funding. If funding can be leveraged it would be preferred to choose a large project to use the maximum funding leverage. The decision on the event centre project will also have an effect on the list. Some of the projects on the list and their importance were touched on briefly. Council expressed hesitance in moving forward with the recommendation as written as does not want to be committed or bound by the list as there could be other projects considered in the future not on the list. It was agreed to change the word "approves" to "accepts" within the recommendation. It was noted that staff will seek funding opportunities then will come back to Council for recommendation and approval on projects.

1.4 Organizational Review – Public Release of Reports & Update Report

Recommendation:

That Council hereby approves the Organizational Review Report and the related Community Consultation document for release to the public; and

That Council hereby directs administration to release the individual department review reports to the public no later than September 30, 2016; and further

That Council hereby approves the organizational review update report dated July 2016 as prepared by the Special Projects & Research Officer.

Recommendation Supported.

Discussion:

CAO Karen Brown indicated that it has been a year since the organizational review was completed and recommendations began to be implemented. There were 173 recommendations and a number were staffing related. All reports have been released and we are now looking to formally adopt the reports and make them available for the public. An update report has been provided as well on results of what has happened since the review. Lots of good work has been done and there is more to do but things are going well. It was mentioned that all staff were aware of specific department related public comments prior to the report being shared. City staff were credited for their hard work through this process. We were very short staffed for a long time and staff continued on as best they could without affecting customer service.

1.5 Strategic Plan Update

Recommendation:

That Council hereby approves the updated City of Kenora Strategic Plan – Our Vision is 20/20 (Updated August 2016).

Recommendation Supported.

Discussion: Some changes were recommended for the City's strategic plan in order to streamline processes and Council will adopt a revised report.

1.6 Sister Community Request

Recommendation:

That Council supports the request from the Town of Powerview-Pine Falls to declare the community a "Sister Community".

Recommendation Supported.

Discussion: The Town of Powerview-Pine Falls lost their major employer several years ago, like Kenora had, and the communities have several likenesses. They would like to learn from our experiences and are looking for leadership and sharing of information to help them seek opportunities. It was noted that many communities have several sister communities.

1.7 Realignment of Second St. S., Bernier Dr. & Water St – T Intersection

Recommendation:

That Council of the City of Kenora approves an application to the Northern Ontario Heritage Fund Corporation (NOHFC) Strategic Economic Infrastructure Program in the amount of \$1,000,000 for engineering and construction of a T Intersection at Water Street, Bernier Drive and Second Street; and further

That Council hereby approves an additional 2016 allocation of not more than \$300,000 to be funded through a combination of Federal Gas Tax and the Roads, Sidewalks, Storm Sewer and Water & Wastewater Reserves, and potentially NOHFC funding if approved, for the securing of Engineering design and tender services; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23, 2016 meeting to withdraw funds from a combination of Federal Gas Tax and the Roads, Sidewalks, Storm Sewer and Water & Wastewater Reserves and potentially NOHFC funding, if approved, in the amount of not more than \$300,000 to offset the cost of this purchase; and further

That Council gives three readings to a by-law to amend the 2016 budget for this purpose; and further

That Council hereby directs staff to include the remainder of the costs for the realignment of the Second Street South, Water Street and Bernier Drive intersection for consideration in the 2017 capital budget; and further

That Council approves the sole-source selection of a consulting firm for the Engineering design, tender and contract administration works.

Recommendation Supported.

Discussion: Funding will be applied for to NOHFC to cover the \$300,000 cost of the project's engineering and design but in the event the funding is not approved it was noted that the City may borne the cost entirely. Either way if we proceed with the engineering and design it will then become a shovel ready project. It is always the City's intent to move forward and staff do not recommend projects that aren't to be seriously considered. The infrastructure under the ground has yet to be replaced in this area and the intersection's current layout is a safety concern and needs to be straightened out. Conversations with FedNor and NOHFC have been positive.

2. Fire & Emergency Services

No reports.

3. Operations & Infrastructure

3.1 Budget Amendment – Pine Portage Road Booster Station Pump

Recommendation:

That Council hereby approves an additional allocation of \$20,000 to be funded through the Water & Wastewater Reserve for the purchase and installation of a second pump for the Pine Portage Booster Station; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23, 2016 meeting to withdraw funds from the Water & Wastewater Reserve in the amount of \$20,000 to offset the cost of this purchase and installation; and further

That Council gives three readings to a by-law to amend the 2016 budget for this purpose.

Recommendation Supported.

3.2 Budget Amendment–Wastewater Treatment Plant Gear Box Replacement

Recommendation:

That Council hereby approves an additional allocation of \$40,000 for the installation of one gear box (Project ID 16.413.03), at the Wastewater Treatment Plant, a project carried over from 2015, to be funded through the reallocation of \$40,000 for the Gear Box Replacement project (Project ID 16.413.05) approved for 2016; and

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23, 2016 meeting to reallocate \$40,000 for the 2016 Gear Box Replacement project to offset the cost of installation; and further

That Council gives three readings to a by-law to amend the 2016 budget for this purpose.

Recommendation Supported.

4. Community & Development Services

4.1 Budget Amendment – Cemetery GIS Mapping

Recommendation:

That Council hereby approves an additional allocation of \$ 8,000 to be funded through the Cemetery Reserves for the purchase of GIS Mapping services for the Lake of the Woods Cemetery; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23, 2016 meeting to withdraw funds from the Cemetery Reserves in the amount of \$ 8,000 to offset the cost of this purchase; and further

That Council gives three readings to a by-law to amend the 2016 budget for this purpose.

Recommendation Supported.

4.2 Budget Amendment – Keewatin Arena Stairs Demolition

Recommendation:

That Council hereby approves an additional allocation of \$15,000 to be funded through the reallocation of funds from the Lighting and Astrofoil project for the demolition of the 2nd concrete entrance stairs at the Keewatin Memorial Arena; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23rd 2016 meeting for the purpose of this reallocation of funds; and further

That Council give three readings to a by-law to amend the 2016 budgets for this purpose.

Recommendation Supported.

4.3 Budget Amendment – Kenora Library Deck Repairs/Resurfacing

Recommendation:

That Council hereby approves a re-allocation of \$15,000 to be funded through the Exterior Brick Repairs project for completing the Deck Repairs/Resurfacing project that requires \$25,500.00 to complete as lowest bid price received; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23rd, 2016 meeting for the purpose of a reallocation of of \$15,000 through the Exterior Brick Repairs Project; and further

That Council give three readings to a by-law to amend the 2016 budgets for this purpose.

Recommendation Supported.

4.4 Budget Amendment – Kenora Library HVAC Unit

Recommendation:

That Council hereby approves a re-allocation of \$3,000 to be funded through the Exterior Brick Repairs project for completing the HVAC Unit replacement project which has a budget of \$12,500 but requires \$14,400 to complete from bid price received; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23rd, 2016 meeting for this purpose; and further

That Council gives three readings to a by-law to amend the 2016 budgets for this purpose.

Recommendation Supported.

4.5 Budget Amendment – Thistle Pavilion Deck

Recommendation:

That Council hereby approves a re-allocation of \$5,080 to be funded through the Discovery Centre Interior Painting project remaining balance and \$7,830 to be funded through the Thistle Pavilion Ventilation project remaining balance to complete the Thistle Pavilion Deck project which requires an additional \$10,000 to complete; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Operating & Capital Budget at its August 23rd, 2016 meeting for this purpose; and further

That Council gives three readings to a by-law to amend the 2016 budgets for this purpose.

Recommendation Supported.

4.6 Enabling Accessibility Grant Application

Recommendation:

That Council of the City of Kenora approves an application to the Employment and Social Development Canada, Enabling Accessibility Fund for the creation of an accessible path through Garrow Beach and an Accessible platform which leads directly to the water.

Recommendation Supported.

4.7 Northwest Business Centre Internship Position

Recommendation:

That Council of the City of Kenora approves an application to the Northern Ontario Heritage Fund Corporation (NOHFC) Internship Program for a two year intern for the Youth Program Coordinator position for the Northwest Business Centre beginning September 19, 2016 and ending September 19, 2018.

Recommendation Supported.

4.8 Request for Resolution of Support–Lot Creation in Unorganized Territory

Recommendation:

That in consideration of no perceived impacts to the City of Kenora, Council hereby supports an application for consent submitted to the Ministry of Municipal Affairs ('MMA') by Pre Kay Enterprises Limited, owner and Lakeland Consulting Services, agent, for property legally described as Part Location 329P, Part 1 Plan 23R-3963, West of City of Kenora, District of Kenora.

Recommendation Supported.

F. Other

News Release – Minister Garneau achieves another milestone in developing a long-term agenda for transportation in Canada

Councillor McMillan had asked that this item be placed on the agenda as information as often times Kenora is faced with transportation issues and in the release it indicated that there is

the potential for ongoing input. It was suggested that consideration be given to providing comment or any concerns. Reference was made to safety issues when heavy truck traffic is directed through the City when something happens on the highway, and that this should be a point of discussion. Also we have the land for development and transportation linkages and it could be an opportunity to bring this forward. Mayor Canfield referenced the multi-modal transportation and NOMA's involvement and it is hopeful that something comes out of it.

G. Proclamations

Mayor Canfield read the following proclamations:

- Bladder Cancer Awareness Walk Day – September 25th
- Franco-Ontarian Day – September 25th

Council Roundtable Comments:

1. Councillor McMillan acknowledged the events that have taken place in Kenora this season and how they have created some positive traffic for the City. The continued volunteerism in the community for all events was also acknowledged.
2. Mayor Canfield stated that he continues to be amazed by the farmers' market and the vendors cannot say enough. Buck Matiowski had a great idea and continues to be attributed for what he did for our community.

H. Next Meeting

- Tuesday, September 6, 2016

I. Adjourn to Closed

Resolution #2 - Moved by Councillor M. Goss, Seconded by S. Smith & Carried:

That pursuant to Section 239 of the Municipal Act, 2001, as amended, authorization is hereby given for Committee to move into a Closed Session at 11:31 a.m. to discuss items pertaining to the following:-

- i) **Personal Matter about an Identifiable Individual (2 items)**

J. Reconvene to Open Meeting

Committee reconvenes to open session at 12:09 a.m. with direction/reports from its closed session pertaining to the following:

Environmental Advisory Committee Appointment Recommendation:

That Council hereby accepts the resignation of Roger Ritsema from the Environmental Advisory Committee; and further

That Council hereby appoints Steven Iriam to the Environmental Advisory Committee for the term at the pleasure of Council.

Recommendation Approved.

K. Close Meeting

Meeting adjourned at 12:10 p.m.