



**City of Kenora**  
**Committee of the Whole**  
**Minutes**  
**Tuesday, October 4, 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 (left the meeting @ 10:18 a.m.)

**Staff:** Karen Brown, CAO, Heather Kasprick, City Clerk, Sharen McDowall, Human Resources (left meeting @ 9:40 a.m.), Colleen Neil, Recreation Services, Charlotte Edie, Municipal Treasurer (left meeting @ 9:46 a.m.),, Jeff Hawley, Operations & Infrastructure Manager, Devon McCloskey, City Planner, Adam Smith, Special Projects & Research Officer (left meeting @ 9:40 a.m.), Andrew Glassco, Manager of Community & Development Services

**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 October 18, 2016 meeting:-**

- Withdraw funds from the Community Club Reserve in the amount of \$15,650.00 to the Rideout Community Club while still committing to assist in funding Central Community Clubs building replacement in 2016 / 2017
- Council will approve their 2017 meeting calendar
- Amend the 2016 operating budget to appropriate \$234,698.94 from the City's Contingency Reserve to fund the incremental wage and benefits costs for 2014 through 2016 related to the Interest Arbitration Award with the Kenora Professional Fire Fighters Association

**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.

Councillor McMillan declared an indirect pecuniary interest as it relates to agenda item number 1.3 regarding financial statements as it relates to his spouse who is a member of the Police Services Board and this report reflects costs attributed to Police Services.

## **C. Confirmation of Previous Committee Minutes**

### **Resolution #1 - Moved by Councillor R. McMillan, Seconded by L. Roussin & Carried:**

That the Minutes from the last regular Committee of the Whole Meeting held September 6, 2016 and a Special Committee of the Whole Meeting held September 19, 2016 be confirmed as written and filed.

## **D. Deputations/Presentations**

### **Sprung Presentation at 11:30 a.m. – Alternate Event Centre Design concept**

## **E. Reports:**

### **1. Corporate Services & Strategic Initiatives**

#### **1.1. Amend the Transit Schedule Agreement**

##### **Recommendation:**

That Council authorizes an amendment to the agreement between the City of Kenora and First Canada ULC for the provision of conventional transit services for the purposes of amending the transit route schedules by removing Schedule A-System Route Map and Schedule B-System Timetable from bylaw number 130-2012; and further

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

##### **Recommendation Supported.**

#### **1.2. 2015 Annual Report**

##### **Recommendation:**

That Council approves the 2015 City of Kenora Annual Report including the 2015 audited financial statements for the City; and further

That a copy of this report be made available for public viewing.

##### **Recommendation Supported.**

#### **1.3. August 2016 Financial Statements**

##### **Recommendation:**

That Council hereby accepts the monthly Financial Statements of the Corporation of the City of Kenora at August 31, 2016.

##### **Recommendation Supported.**

**Discussion:** There was a question from Council on the fees regarding Provincial Offences and how and when it is received.

#### **1.4. 2017 Council Meeting Calendar**

**Recommendation:**

That Council hereby accepts the 2017 Council meeting calendar as presented.

**Recommendation Supported.**

**Discussion:** Council felt they like the compressed schedule and would like to see the meetings going back to the way they were previously scheduled.

#### **1.5. Enterprise Risk Management Policy**

**Recommendation:**

That Council approves a new Enterprise Risk Management Policy; and further

That Council gives three readings to a by-law to amend the City Comprehensive Policy Manual for this purpose.

**Recommendation Supported.**

**Discussion:** Council felt that this is a positive advance with the policy. Most municipalities are not using ERM system, and this is a new process among municipalities. Enterprise Risk Management is prevention and analysis of risks for the municipality.

#### **1.6. Kenora Professional Firefighters Arbitration Award Budget Amendment**

**Recommendation:**

That Council hereby approves an amendment to the 2016 operating budget to appropriate \$234,698.94 from the City's Contingency Reserve to fund the incremental wage and benefits costs for 2014 through 2016 related to the Interest Arbitration Award with the Kenora Professional Fire Fighters Association; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Municipal Operating Budget by by-law at its October 18<sup>th</sup> meeting for this purpose; and further

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

**Recommendation Supported.**

**Discussion:** AMO sent a video to Council regarding interest arbitration. Mayor Canfield referenced that what we have seen in the last several years on interest arbitration awards is a big challenge to municipalities as it is getting so high that taxpayers are not going to be able to afford these kinds of awards. It was questioned how many municipalities of our size have full time fire-fighting departments. Many municipalities our size and larger do not have a full time fire-fighting department.

#### **1.7. Ontario Community Infrastructure Fund Formula-Based Component Agreement**

**Recommendation:**

That Council hereby authorizes the Mayor and Clerk to enter into an Agreement between the Corporation of the City of Kenora and the Minister of Agriculture, Food and Rural Affairs for an OCIF funding program; and further

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

**Recommendation Supported.**

**1.8. Public Transit Infrastructure Funding Application**

**Recommendation:**

That funding has become available under the Public Transit Infrastructure Fund Council hereby authorizes the submission of a request for funding under the Public Transit Infrastructure Fund (PTIF) Phase One; and further

That this funding will be used to pave some identified shoulders of high traffic roadways that are also used for pedestrians and bicycles.

**Recommendation Supported.**

**1.9. Letter of Support – Thunder Bay Events Centre**

**Discussion:** This letter was sent out to all northern municipalities seeking support for the development of an Events Centre in Thunder Bay. There is no direct impact to Kenora. Council felt that we should not be directly supporting a project in another community when we do not know how that Council feels or the citizens. Council feels they do not know enough about the project to directly support on behalf of the citizens of Kenora.

**2. Fire & Emergency Services**

**None**

**3. Operations & Infrastructure**

**3.1 2016-2017 Municipal Snow Plowing Tender**

**Recommendation:**

That Council hereby accepts the three (3) grader submissions were received upon tender closing from Pioneer Construction, in the amount of \$160.00/hr and \$160.00/hr, HST extra, and from Hugh Munro Construction, in the amount of \$175.00/hr, HST extra, to work on a "call as needed" basis only for 2016-2017 snow plowing.

**Recommendation Supported.**

**Discussion:** There were no submissions for municipal parking lot snow removal and staff is looking at internal solutions for the snow removal in these areas.

### **3.2 CWWF Funding Projects**

#### **Recommendation:**

That Council hereby authorizes the submission of a request for funding under the Federal/Provincial funding initiative namely, the Clean Water and Wastewater Fund (CWWF) for projects related to water, wastewater and storm sewer infrastructure.

**Recommendation Supported.**

### **3.3 OCIF Funding Project -7<sup>th</sup> Avenue Bridge**

#### **Recommendation:**

That Council approves the 7<sup>th</sup> Avenue South Bridge as the project to submit for the Ontario Community Infrastructure Fund (OCIF) funding program.

**Recommendation Supported.**

## **4. Community & Development Services**

### **4.1 Black Sturgeon Water Quality Monitoring 2016**

#### **Recommendation:**

That Council hereby accepts the 2016 Black Sturgeon Lakes Water Quality Monitoring Report, as prepared by Kenora Consultants – Ryan Haines, B.Sc.

**Recommendation Supported.**

### **4.2 Budget Amendment - Rideout Community Club**

#### **Recommendation:**

That Council hereby approves an allocation of \$ 15,650.00 to be funded through the Community Club reserves for materials to improve the Rideout Community Club; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2016 Capital Budget at its October 18, 2016 meeting to commit funds from the Community Club Reserve in the amount of \$15,650.00 to the Rideout Community Club while still committing to assist in funding Central Community Clubs building replacement in 2016 / 2017; and further

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

**Recommendation Supported.**

**Discussion:** Sierra Construction approached the City and is demonstration of another community partnership. This will add significant improvements to the club due to the partnership. Corporate support is so important and demonstrates good corporate citizenship and pride in our community.

### **4.3 Authorize a Private Road Agreement with 5901058 Manitoba Ltd.**

#### **Recommendation:**

That Mayor and Council authorizes the agreement between 5901058 Manitoba Ltd., owner of Block D & E Plan 158, in the City of Kenora, District of Kenora, more particularly described in

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Schedule "A" attached; and further

That legal access to the owner's land shall be by means of a private right-of-way described in Schedule "A" (the "Private Road"); and further

That all associated legal fees be the responsibility of 5901058 Manitoba Ltd.; and further

That the appropriate bylaw be passed for this purpose.

### **Recommendation Supported.**

## **F. Proclamations**

Mayor Canfield then read the following proclamations:

- Teen Driver Safety Week
- Waste Reduction Week

## **G. Other**

- Councillor McMillan commended the staff at the Transfer Station and the advances that we have in that department. We are miles ahead of other municipalities at this location and staff have been working hard to implement many new initiatives that will continue to enhance the facility and the services offered to the public.
- Councillor Reynard announced a media release regarding Scotia Bank Hockey Day in Canada and it will be sent out to media outlets and posted on our portal.
- Mayor Canfield referenced an invitation from Lake of the Woods District Hospital for a review session on the Board's Mission, Vision, Values and Ends statements on Saturday, October 22<sup>nd</sup> from 9-4. Councillor Roussin will attend on behalf of Council.
- Mayor Canfield referenced an energy symposium on November 3 and 4 near the Toronto airport. There are a lot of issues happening with hydro across the province and there will be good input with the Minister of Energy in attendance.

## **11:00 a.m. - Public Zoning Bylaw Amendment Meeting**

- **Zoning Bylaw Amendment Public Meeting – D14-16-04**

### **Staff Recommendation:**

That following a public meeting to hear submissions for the application for zoning by-law amendment D14-16-04 along with public comments and the recommendations of the Environmental Impact Statement submitted with the application are adhered to, that Council gives three readings to a bylaw to authorize the approval of zoning bylaw amendment D14-6-04.

## **11:30 a.m. - Public Presentation from Sprung (Alternative Second Ice Surface Design)**

Peter Hobson, Business Development Manager and Tom Lloyd, Regional Business Development Manager from Sprung Structures presented an alternative to Council for the ice twinning project. They provide an alternative to construction type for a variety of facilities.

Sprung is a Canadian based and family owned company for 129 years. They have built an international reputation with 12,000 structures in over 100 countries worldwide.

What they do is modern edge. The structures are energy efficient and quick to erect facilities. The tension fabric structure was invented by Sprung. They are constructed with a galvanized steel frame and are not a permanent. The needs for the community can still be met but with a much less expensive opportunity.

Part of the beauty of what this company does, the structures are extremely efficient and air tight. What are the costs of the facility, extremely efficient environment and low cost to control. The basis of how they arrive at that is the airtight facility with only a 2% air loss. They are extremely energy efficient and the foundation is the air tightness. Depending on the arch of the beam, you are getting R25 or R30 insulation. There is no compression or reduction and if it goes in as an R30 it stays at R30.

Aluminum substructure has a 30 year pro rata guarantee. It is rustproof (non-corrosive) and one third the weight of steel. They are a lower cost of delivery and simplicity in construction and 100% recyclable.

The performance architectural membrane is 12 (standard), 15 (LTA) and 20 (premium) year pro-rated guarantee. Their structures are the longest lasting membrane of its type in the world. They are certified fire retardant, Kynar colour matching programs and blackout layer which minimizes the solar gain and ultraviolet. Daylight panels reduce artificial lighting.

The fiberglass insulation is 8, 9 and 12" insulation blanket relates to an insulated wall ranging from R25 to R37 and contains 25% recycled glass content. A highly tensioned interior and exterior membrane creates an air and water tight seal. The reflective aluminum foil layer enhances energy efficiency. The Sprung Structure is comprised of three major building components combining aluminum, membrane and fiberglass.

Mr. Hobson expressed that there isn't a facility they haven't built. Their portfolio ranges from everything from hockey arenas to airports to theatres.

The facilities are designed and engineered to shed snow with an encapsulated insulation for high humidity environments. Clear span interior for multi-functional space use and are re-useable and re-locatable. All buildings have a 26 degree pitch.

They offer lease and purchase options which allows communities to get into the facilities sooner. The ability to dismantle and relocate the Sprung Structure is inherent in its design.

They demonstrated that there are numerous options for the entrance way into the facilities. They can be jazzed up, added to existing facilities and also design them so they are independent of the Sprung Structure. Casinos are a big user of the Sprung Structures.

The facility goes up very quickly and has less demanding foundation requirements. Sprung enhanced their performance opportunities, and the appearance is impressive busing a traditional build.

Colleen Neil, Recreation Services Division Lead, questioned the speed that the structures go up and requested the representatives to describe the experience about how the project

is managed. Mr. Hobson described that Sprung can do everything from deliver to site and can be 100% turn-key or anything in between. They can work with a local general contractor to work with interior build out. Colleen explained that we have sized our existing ice plant to be supplemental to twin. We have certain technologies in place and want those to be considered with this option. It was questioned how you attach to the existing facility. We want to open up the existing arena to twin as well and have synergies between the two. There are many options around adding to an existing facility.

Councillor Goss questioned the acoustics of the facilities and if you can hang things from the tops (inside) of the facility. Mr. Hobson explained that amplified sound is great and there is proof in many facilities where examples are on their website. The shape of their facilities makes for great acoustics.

Councillor McMillan expressed that he supports a second ice surface and because we are using taxpayers' dollars along with government grants to develop this facility we should have a look at this model to see if it may be feasible. The opportunity for local employment in the actual construction phase is important and a benefit to the community as well. He noted that it is very important to visit the facility with the staff who run the building and operation.

Chris VanWalleghem, Event Centre Committee Chair referenced the role of the committee and the results of the community consultation process. He expressed that the priority is to get the second ice surface built and to get the process moving.

This structure would allow us to run our summer ice program from the new facility and keep staff in one facility.

It was questioned about the seating in the facility and what types of seating goes into the facility. Sprung representatives clarified that they can build around any options requested.

Sprung will do a site visit with City staff and review questions staff may have. A copy of the feasibility study can be provided to Sprung for review.

## **H. Next Meeting**

- Tuesday, November 1, 2016

## **I. Adjourn to Closed**

### **Resolution #2 - Moved by Councillor, Seconded by & Carried:**

That this meeting now be adjourned at 10:33 a.m.; and further

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

- i) Proposed or Pending Acquisition or Disposition of Land (1 matter)**
- ii) Personal Matter about an Identifiable Individual (1 matter)**



## **J. Reconvene to Open Meeting**

Council reconvenes to open session at 1:30 p.m. with one report from its closed session:

### **FCM Community Leader Appointment**

That Council hereby appoints up to two community leaders to the Federation of Canadian Municipalities official network of Canada 150 Community Leaders which will represent Kenora at our Canada 150 events.

**Recommendation Supported.**

## **K. Close Meeting**

Meeting adjourned at 1:31 p.m.