



City of Kenora
Committee of the Whole
Minutes
Tuesday, January 9, 2018
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 (arrived at 9:03 a.m.)

Staff: Karen Brown, CAO, Heather Lajeunesse, Deputy Clerk, Matt Boscariol, 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 January 9, 2018 meeting:-

- Establish Council remuneration rates for 2018

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 R. McMillan, Seconded by L. Roussin & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held December 7, 2017 be confirmed as written and filed.

D. Deputations/Presentations

Penny Beal, Keewatin Beach Road Improvements

Penny Beal presented to Council with support from James Engel and Chris Webb. They are representing a larger group of Keewatin residents concerned with Keewatin Beach. A petition is being circulated, which will be presented at a later date. Some of their concerns are around

safety, and others around the use of the beach. The delegation acknowledged the great work done last fall to establish a sidewalk, and to rebuild the retaining wall by the beach. This winter the sidewalk has been ploughed regularly and people are able to walk along the road safely out of the traffic. They hope that more will be done with the retaining wall come spring.

The wall was completed late in the season and they are not sure if it is completed. Some observations they have made is that it appears to be quite high presenting a danger issue, as people both young and old could easily fall over the edge; currently there is only one access to the beach and there needs to be at least two more, so that beach users don't attempt to jump down. Ms. Beal questioned if the wall is complete as it is, or are there some improvements being planned.

The dock remains a safety concern, allowing swimmers to go on both sides and underneath. The west side should be skirted, so that swimmers cannot go under the dock. If this was done, then the east side of the dock could once again be used for docking safely. A suggestion would be to add another floating dock extending out so that people could dock even further out, thereby increasing safety for swimmers. They are hoping that some consideration is given to boat docking to allow the safe drop off and pick up of beach goers/for swim lessons, currently there is none.

The swimming area should be increased to include the red buoy, where more experienced swimmers go regularly. A second rope could be in place for the younger swimmers. This roped area then would also protect swimmers from boats.

There is a storage shed on the property, and they have noted local youth climbing onto it. There is a concern that it is not structurally sound, which the city may wish to check out. It is an unattractive building, and they would hope that it will be painted. A potential solution might be to partner with the local Arts Council. Perhaps they would be interested in a community arts project, similar to what we have seen happen to garbage bins around the town.

The beach is being significantly reduced by the presence and spread of the cattail marsh. The MNR needs to be consulted, so this can be improved.

Currently the area in front of the beach has speed signs of 25 km/h. More signage is needed to alert the public to this high use area, particularly as we anticipate more pedestrian traffic due to the increased use of the overflow lot. Speed bumps have been used elsewhere and have had success.

They are in the process of having a petition signed for the main safety factors noted and this will be coming forward to Council once completed.

The Mayor thanked the group for their presentation and copy was left with the Clerk.

Megan Derouard/Heather Kasprick, Kenora SportsPlex Phase II Development – (9:58 a.m.)

Megan and Heather provided an overview of the history of the former JM arena and the development to the current Sportsplex. The current 5 year agreement expires in April 2018 and the committee is seeking a further five year agreement in addition to the Phase II development.

In the previous phase of the development, all of the work was done on community time and volunteers and usage stats were provided which outlines the facility is booked solid September to May and heavily used for birthdays, special events, and multiple sports groups which is much more than soccer (eg. Baseball). The group plans to continue to with future programming exploring the option of court sports, batting cage and climbing wall for the main level.

There is unused space on second floor the committee has discussed. While exploring the area the committee wanted to ensure the space was used for healthy movement and keeping active. An indoor playland concept was launched which will include infant, toddler, junior and a viewing and sitting area. The intent is to provide a space for infant to age 9 to be active and interact with others.

The second floor of the SportsPlex needs to be brought to code and they have been fortunate to have a local Engineering firm review the complex in detail and provide a specific report on the upgrades that need to take place in order to bring the building to code. The capital investment required to bring the building into compliance is \$508,400 to bring the second floor level to code. The community investment of \$150,000 is required for equipment along with a new 5 year agreement with no changes. The committee will pursue opportunities for funding and anticipate significant community support. There are funding opportunities and the community support has been positive so far.

Megan and Heather noted that the Sportsplex is proven and has been operating successfully on a volunteer base. Phase 2 will add further opportunity for young children with unstructured play and opportunity for continuous movement.

In conclusion, the delegation noted that the development is much needed and they are hopeful that Council is supportive of the further development of the Sportsplex. It repurposes the vacant space to have a positive impact on the community. The main vision is that you can bring children to play and be safe while they do so.

Council expressed appreciation to the volunteers for their work and felt this was a good project which will be unique to our area and fill a gap in the community for younger children. It was noted that \$100,000 was provided in the 2017 budget to finish the second floor to a viewing area only, and that proceeding with further investment in this area is good for the community.

Council thanked Heather and Megan for their presentation and hard work. The general consensus from Council was support for the project.

E. Reports:

1. Finance & Administration

1.1 November 2017 Financial Statements

Recommendation:

That Council hereby accepts the monthly Financial Statements of the Corporation of the City of Kenora at November 30, 2017.

Discussion: Highlights of the statements were reviewed. Water and Wastewater has been separated now as previously requested by Council. Council requested some clarification on whether a financial analysis is completed for Water & Wastewater to determine if we are meeting targets and on how budgeted revenues are determined. Karen will confirm with Council.

January 9, 2018

Committee of the Whole Meeting Minutes

1.2 Council Remuneration

Recommendation:

That Council hereby approves Council Remuneration to be set at the following rates effective 1 January 2018:

	Annual Remuneration	Per Diems
Mayor	\$ 33,420	\$ 184
Council	\$ 16,710	\$ 184

; and

That in accordance with Notice By-law #144-2007, notice is hereby given that Council intends to pass a by-law setting out Council remuneration rates for 2018 at its January 16th, 2018 meeting; and further

That the appropriate by-law be passed for this purpose.

Discussion: Karen advised that the City would like to keep up with annual increases to ensure these wages are kept current as well as attractive for candidates for future elections and asked Council to strongly consider this recommendation.

1.3 Keewatin Non Profit Housing Corporation Disbandment

Recommendation:

That Council supports the Kenora District Services Board in moving forward with divesting the Keewatin Non Profit Housing Corporation.

Discussion: Henry Wall, CAO for Kenora District Services Board (KDSB) spoke to the report. Through a series of Provincial Reform and downloading exercises, the KDSB has assumed responsibility for social housing administration and management as the Service Manager for the District of Kenora. KDSB has also been contracted by the Keewatin Non Profit Housing Board as its Property Manager for the past four years. The Board is responsible for the general oversight and the KDSB has been responsible for the day-to-day operations of the units. KDSB has been working with the Board to keep over 34 units in Kenora maintained but Mr. Wall noted that it is somewhat awkward for KDSB to be handling all aspects. KDSB is concerned about when the operating agreements end with the non-profit boards and they have been reviewing existing portfolios to determine financial sustainability as they are required to provide certain standards and so many rentals per area. Although the non-profit is not in bad financial shape, there is reason to believe that the subsidy levels will change, and it is past practice for the province to download onto municipalities and not provide sufficient reserves to address the capital deficit. KDSB would like for the non-profits to become part of the KDSB portfolio and the Keewatin Non Profit Housing Board believes transferring ownership of their housing portfolio to KDSB would be in the best interest of the organization and its tenants. Mr. Wall stated that there will be a \$64,000 savings per year by making these changes (eg. only 1 audit required) and the flexibility will be needed in the future in regards to affordable housing in our area.

The previous work of the Keewatin Non Profit Housing Corporation was acknowledged by Council. Mr. Wall agreed that they have done a tremendous job and this is the next step of a natural transition, adding that the goal is to ensure the tenants of a smooth transition as well.

2. Fire & Emergency Services

No Reports.

3. Operations & Infrastructure

No Reports.

4. Community & Development Services

4.1 Enabling Affordable Housing Progress Report

This report outlined by Adam Smith, provides no recommendation to Council, rather the intent of the report is to update Council on housing developments in 2017 and initiatives by staff to address this priority area in the City of Kenora Strategic Plan: 2015 to 2020.

The report provided information on new developments in Kenora's housing market for 2017. Most of the highlighted housing starts and completions focused on seniors which given demographic trends, is a positive sign of a responsive market. Furthermore, the recent announcement of additional supportive housing units in Kenora is indicative of the fact that there is recognition from government partners that a significant share of the population is in core housing need.

However, in defining affordability by spending less than 30% of before-tax income into housing, there still exists a substantial shortfall in affordable housing for many residents in Kenora. The developments listed below will likely be affordable for those seniors with incomes beyond the 60th percentile (\$46,800). To enhance the market for all income earners, staff intend on providing Council with listing of potential tools available to municipalities in incentivizing housing development.

Discussion: General concerns were noted by Council in regards to the lack of affordable housing that meets the market for the aging senior population in the area and the need to attract more housing developers to Kenora. The City has approved several R3 zoning designations for new builds in the area and it was questioned why nothing has transpired yet and if it is the City's responsibility to keep in touch with the developers. Matt Boscariol confirmed that the City is in constant communication with the developers through the planning and economic development departments, we are aware and are moving forward to see where things are at.

4.2 Coney Island Music Festival Funding Application Support

Recommendation:

That Council of the City of Kenora hereby supports the Coney Island Music Festival's request to name the City of Kenora as a sponsor in their application for funds through the Kenora & Lake of the Woods Regional Community Foundation for support of the 2018 festival.

F. Proclamations

-None

G. Other

- Councillor Smith acknowledged that Keewatin lost an important community member just before Christmas. Mil Davis was a long-time resident of Keewatin and a huge community supporter. It was noted that she had also made a municipal contribution to our community as the first female Councillor for the Town of Keewatin.

January 9, 2018

Committee of the Whole Meeting Minutes

- Mayor Canfield inquired as to which Councillors are available to attend the upcoming Kenora District Municipal Association (KDMA) conference February 1-3 in Ear Falls as he will not be available to attend this year. Councillor Roussin may consider attending and is interested in seeing an agenda.

H. Next Meeting

- Tuesday, February 13, 2018

I. Adjourn to Closed

Resolution #2 - Moved by Councillor R. McMillan, Seconded by L. Roussin & Carried:

That Council now adjourn to a closed session at 11:04 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 and Training Members of Council (1 matter)**
- ii) Receiving Advice Subject to Solicitor-Client Privilege (1 matter)**

J. Reconvene to Open Meeting

Council reconvenes to open session at 3:47 p.m. with one report from its closed session:

Kenora Hydro Corporation Merger with Thunder Bay Hydro Recommendation:

That Council of the Corporation of the City of Kenora as the sole shareholder of Kenora Hydro Corporation Ltd. approves the amalgamation of Kenora Hydro with Thunder Bay Hydro subject to the satisfaction of the conditions to closing and other provisions set out in the Merger Participation Agreement.

K. Close Meeting

Meeting adjourned at 3:48 p.m.

Note:

Zoning Bylaw Amendments D14-17-06 and D14-17-07 public meetings held at 12:00 and 12:30 p.m. respectively.