



City of Kenora
Committee of the Whole
Minutes
Tuesday, March 12, 2019
9:00 a.m.
City Hall Council Chambers

Present: Mayor Daniel Reynard
Councillor Mort Goss
Councillor Rory McMillan
Councillor Andrew Poirier
Councillor Kirsi Ralko
Councillor Sharon Smith
Councillor Chris Van Wallegghem

Staff: Karen Brown, CAO, Heather Pihulak, City Clerk, Jeff Hawley, Manager of Operations & Infrastructure, Stace Gander, Manager of Community Services, Charlotte Edie, Treasurer, Jon Ranger, Deputy Treasurer

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 March 19, 2019 meeting:-

- The 2019 Municipal Operating Budget
- A new Tariff of Fees and Charges By-Law to give effect to new Rates in Schedule "A" Administration and Finance, Clerks Department and Schedule "D" Operations, Boat Docking and mooring
- To Appoint an Integrity Commissioner for the City of Kenora
- An allocation of \$475,000 funded through City's Contingency Reserves for the development of a gravel driveway, water main extension and rink relocation
- Amend the 2019 Capital Budget to withdraw funds from the Solid Waste Reserves in the amount of \$55,000 to offset the costs of the construction of the Transfer Station Scale Building Expansion

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 Ralko declared an indirect pecuniary interest as it relates to agenda item number 4.3 regarding the loan agreement (Douglas/Art Centre) as it relates to her employment with the Shewchuk Law Firm.

C. Confirmation of Previous Committee Minutes

Resolution #1 - Moved by Councillor S. Smith, Seconded by M. Goss & Carried:

That the Minutes from the last regular Committee of the Whole Meeting held February 12, 2019 be confirmed as written and filed.

D. Deputations/Presentations

Jennifer McKibbon-Kenora Non Profit Housing Corp – multi unit water meters

Jennifer McKibbon here today to speak as the Chair of the Kenora Municipal Non-Profit Housing Corporation. The KMNPHC Board, newly appointed held their first meeting on February 28 and have been chair for a little less than 2 weeks.

The Board received the property managers' report for the months since the last meeting and we reviewed the 2018 year-end balance sheet, statement of operations and the proposed 2019 Operating Budget. What was learned is that, not surprisingly, the margins in their non-profit corporation are small but they are assisted, perversely, by the housing crisis in our community, which means they always have renters for their properties. And so it is that the corporation has managed a small surplus for the past number of years. She commended past boards of the corporation who have squirreled away those surpluses in a capital reserve fund, currently around \$1M dollars, for a day when we might need to build new affordable and accessible housing for the seniors of Kenora.

In fact the previous Non-Profit Housing Board agreed in June of last year to a Partnership with Council to move forward on a project to build a new seniors affordable housing complex. Their corporation has the responsibility to fund the build through an application to CMHC and the City agreed to allocate \$470,000 from the Contingency Reserves for development costs on the proposed property. It was a positive good news story that gave hope to the more than 100 seniors in our city on a wait list for affordable seniors housing and it was one of the reasons she sought the appointment to the non-profit housing board. She has served on non-profit Boards in the past that have taken on large building projects.

The bylaw to amend the Municipal Water Supply and Provision of Sewage Services Bylaw, passed by the previous council in May 2018, and currently delayed in implementation for further input, will, if implemented as intended, stand in the way of the Municipal Non Profit Housing Board moving ahead on our plans to build a new seniors housing complex in Kenora. The additional cost of a phantom water meter for every apartment in our multi unit buildings (164 apartments), a cost that they have no way to pass on to the renter will very quickly wipe out any annual surplus and within a few years put us in the red thus making us a very unattractive and unlikely candidate for a CMHC mortgage.

Mayor Reynard requested the Board to send in further comments and details with their concerns in writing. There will be a public survey available until the end of March and the Board is welcome to submit those comments as part of the process.

Mayor Reynard thanked Mrs. McGibbon for her presentation and a copy was left with the Clerk.

WSP Engineers – Bridge Inspection Presentation

Brian Glavish from WSP Engineers from Thunder Bay, presented the 2018 bridge inspection report to Council. The Government regulates bridge inspections and specifies one inspection

every two years at a minimum. This is to maintain structures in a safe condition and to protect and prolong the useful life of structures. It identifies problems and triggers follow-up action. The inspections gather enough information to estimate bridge rehabilitation and maintenance needs. All inspections are done as per the Ontario Structural Inspection Manual (OSIM). Regular inspections are done by visually looking at each element of the bridge. All parts of the bridge that are within an arm's reach are also measured and sounded with a hammer, if the engineer thinks it is necessary.

General pictures of the bridge and pictures of all defects are taken. The inspector rates each element as excellent, good, fair or poor depending on its condition, and the length/area of any defects. Enhanced inspections involve all the steps of a regular inspection, but include additional steps for better access to bridge elements. Access is often provided with the use of the Bridge Master, which is a piece of equipment with multiple booms that can reach under the bridge. As part of the enhanced inspection for Cameron Bay Bridge, inspectors entered the steel box girders to measure any corrosion that is taking place on the steel. Regular bridge inspections need to be done every two years.

An engineer or owner may request an inspection sooner if severe defects are suspected and require increased inspection. There is nothing noted for the City of Kenora of this nature. On bridges over 30 years old, an enhanced inspection needs to be done every 6 years, or when recommended by an engineer. Once the inspection is complete, an inspection report is created that rates each element, gives comments the condition, and recommends any repairs/maintenance. Using the rating from each element, a Bridge Condition Index (BCI) number is calculated to rate the condition of the bridge on a scale from 1-100. The BCI number is generally used to schedule repairs or a replacement for the bridge. Once the BCI falls below 70, rehabilitation is often recommended.

WSP Engineers inspected 20 bridges, 1 culvert, the Parkade, and the Waster Transfer Tipping Building. Inspections were completed over three weeks: June 4-8, October 9-12, and November 7-8. Four enhanced bridge inspections were completed during the week of October 9-12. A draft submission of the reports was submitted in November, with the final submission in January.

Overall findings for our structures are that they are in relatively good condition overall. The average BCI number is 73 which is a good range to be in. One bridge (Coker Bailey Bridge) is rated as poor with a BCI of 54 & one culvert (Beggs Road Arch Culvert) is rated poor with a BCI of 59. The Coker Bailey bridge structure is being replaced in 2019 and the Beggs Arch Road is due to low water level and identifying a different element. Five bridges are rated in fair condition (60 – 70). The remaining 14 structures are rated as either good or excellent.

The Darlington Bay Bridge was rehabilitated in 2018. Repairs included replacing the barrier walls, concrete work on the abutments, girders and soffit, replacing the expansion joint seals and bearing replacements and repairs. The new BCI is 75, so the bridge is rated in good condition. The Norlen Bridge was rehabilitated in 2018. Work included repairs to the concrete deck, deck soffit, barrier posts and the replacement of the abutment bearings and approach wearing surfaces. The new BCI is 80, so the bridge is rated in good condition. The Bay Street Overpass was rehabilitated in 2018. Repairs included the replacement of the North barrier wall, concrete repairs to the substructure, and the injection of the wide cracks with epoxy. The new BCI is 72, so the bridge is rated in good condition. The Seventh Avenue Bridge was fully replaced in 2018. The new bridge has precast concrete girders supported by steel piles. The old stone

abutment was repaired and now acts as a retaining wall. The new BCI is 99, so the bridge is rated in excellent condition.

For recommended work as a result of the inspections, the Coker Road Bridge is considered to be in poor condition, with a BCI of 54. Full replacement of the bridge was recommended. The bridge is currently scheduled to be replaced with a modular bridge during the summer of 2019. Estimated budget cost is \$1,500,000. The Cameron Bay Bridge is considered to be in fair condition, with a BCI of 68. Rehabilitation of the bridge is recommended, including removing and replacing the failed concrete on the abutments, and replacing the bearings. The bridge is currently scheduled to be repaired during the summer of 2019. Estimated rehabilitation cost is \$300,000. The Keewatin Channel Bridge is considered to be in good condition, with a BCI of 73. Rehabilitation of the bridge was recommended, including repairs to the abutments (1-5 year timeline) and recoating the steel truss (6-10 year timeline). The bridge abutments are currently scheduled to be repaired during the summer of 2019. Estimated rehabilitation cost is \$180,000. Does not include recoating work. The Matheson Street Bridge is considered to be in good condition, with a BCI of 71. Rehabilitation of the bridge was recommended, including replacing the bearings, which is for the complete replacement of the expansion joints. The Winnipeg River East Bridge is considered to be in good condition, with a BCI of 72. Rehabilitation of the bridge was recommended, including repairing the expansion joints and repairing the abutments. The bridge abutments are currently scheduled to be repaired during the summer of 2019 which will include localize asphalt/waterproofing and curb repairs for an estimated rehabilitation cost of \$300,000. The Portage Bay Bridge is considered to be in fair condition, with a BCI of 69. Rehabilitation of the bridge is recommended, including repairing the abutments and pier, recoating the bottom chord and bracing on the bottom side of the bridge, and localized steel repairs. Estimated rehabilitation cost is \$2,000,000. The Lajeunesse Bridge is considered to be in fair condition, with a BCI of 67. Rehabilitation of the bridge is recommended, including repairing the concrete footings under the waterline, clean and recoat the girders, and waterproofing and repaving the deck. Estimated rehabilitation cost is \$250,000. Parsons Street Bridge is considered to be in fair condition, with a BCI of 68. Rehabilitation of the bridge is recommended, including repairing the concrete on the soffit and the sidewalks. Estimated rehabilitation cost is \$100,000.

The remaining bridges can largely be kept in a safe and efficient state by maintaining them with smaller level repairs (patching potholes, replacing missing bolts, etc.). The total estimated recommended work budget for the next 10 years is \$6,500,000.

Mr. Glavish commended Council on their preventative maintenance which is prolonging the life of our bridges. Council questioned about materials used on the roadways and what deteriorates the life of the bridge faster. Operations Manager, Jeff Hawley noted that salt is being used in other provinces, however, salt does deteriorate things faster. There are other proven options that are out there that all come with varying issues of effectiveness and problems. There are still environmental issues, odour issues and of course cost factors to alternate solutions. There is a distinct difference between what the contractors can provide on Provincial highways and what the municipality applies. They apply a liquid brine solutions prior to a snowfall which allows there to have clear pavement all the time. Roads are white on a dry day, and that is purely the volume of salt and other materials being used. We could do more, but it would cost more and we are using the most economical product available to us. Robust maintenance programs will prolong the life of the bridges and the staff are working hard to ensure these are done annually.

Council thanked Brian for his presentation and a copy was left with the Clerk.

Kenora Recreation Centre Ice Twinning Presentation

Stace Gander, Community Services Manager, presented the Twinning review. There has been a lot of background done over the years on this project and recognize that if we chose to twin the rink there is a domino effect of that twinning.

In 2012 there was an Event Centre Committee developed. This included stakeholder engagement, a design and feasibility study along with 2014 cost estimates. In 2017 the project was revisited and new design concepts were presented. Moving ahead to 2019, we have the potential to receive \$250K towards a \$750K detailed plan with support from NOHFC. In 2018 there was an application put into NOHFC for funding of the detailed design, however, they could only fund us for \$250,000 of the \$750,000 project.

There has been a great deal of time and effort expended on evaluating this project. Any major capital project of this nature has to have a long-term lens and if the carrying costs of this project are too significant, it is not in the best interest of the City to continue to expend resources in evaluating this project. Clear financial modelling with sound assumptions should be able to allow Council to make a go, no-go decision based on affordability.

The half bowl design presented in December 2017 was estimated at \$15.2M. The existing plant would have to be upgraded for \$750K and the loss of the small ball diamond triggering relocation. This field has the highest utilization as this ball diamond has lights which could cost \$500K to \$2M depending on project scope. It would also result in the loss of parking lot 6 which is \$20 to \$25K of annual revenue plus lots 5&7 which is \$25-\$30K in annual revenue. There is also potential to lose tennis courts which has the highest utilization in Kenora compounded by the repurpose of Garrow Park tennis courts to pickle ball in 2019. There is a potential to have to relocate the boat launch which would be between \$1 and \$2M. Also a potential to have to relocate beach volleyball courts of up to \$50K. The likely revised cost up 8.5% = \$16.5 M for an approximate total of \$18M - \$22M.

Kenora's population is aging. The average was 39.3 years in 2001, 42.4 years in 2006, and 45.1 years in 2016. The annual population is expected to stay relatively flat (15,253 reported 2011 and 15,561 reported 2031). The Indigenous population has grown from 14.4% to 18% 2006-2011 (KDSB 2017 Report). Aboriginal people are underrepresented in community-based sport and recreation participation. Changes to ice utilization for youth groups (shared ice surface) is decreasing demand. That said, new groups are increasing demand (women's hockey & sledge).

There were 2,100 hours of demand that could not be accommodated in 2018/2019. There is decrease in demand in younger age groups (use of split ice surface). There is the potential for the consolidation of the figure skating clubs at some point in the future. Demand is up for sledge and you could possibly add another academy. Superior International Junior Hockey remains interested in Kenora as a location for a team which would potentially see 165 hours per year. A twin will accommodate higher volume of teams in tournaments. The First Nation tournament has expressed an interest in adding more teams that a twin could accommodate. We would have the ability to host major tournaments such as a Telus Cup.

We have factored in ice rental rate increases of 4% year over year. The likely maximum number of rentable hours in a year is 2,100.

The existing plant at the Thistle Rink has to be upgraded to support a 2nd ice surface (\$750K) but synergies are available over the long-term thereby minimizing capital and operating costs. Operating costs have been calculated based on current costs and estimates of utilization created by a second ice surface. Labour costs have been calculated with an effort to leverage synergies and optimize versus loading up head-count. Year/Year expense increases at 2% have been factored in

The financing of a twinned rink would be amortization 40 years at an interest rate of 4.71%. The current 40 year Infrastructure Ontario rate of 3.71%. We need to recognize that there is little to no funding for recreation right now and with the current government, very little on the horizon. We would assume 1/6 funding as 1/3 funding is no longer common. To finance \$15 M The debt finance would need to be \$833,670 per year which equals a 3.33% levy.

Revenue Scenarios include:

Scenario 1 – We have full hour utilization 2,100 hrs

Scenario 2 – We have 90 % (1,890 hrs)

Scenario 3 – We have 80% (1,680 hrs)

Scenario 4 - We have 70% (1,470 hrs)

10 Year Profit & Loss View in a best case scenario in 2,100 hours of utilization, the average revenue shortfall is \$854,802 per year.

Under Scenario 2, a 90% utilization, the average revenue shortfall would be \$880,181 per year. Amortization of 40 years, with an interest rate of 4.71% (current 40 year Infrastructure Ontario 3.71%). Funding is assuming a 1/6 model and financing \$15 M, debt finance \$833,670 per year equals a 3.33% levy.

Under Scenario 3, with an 80% utilization rate, would see an average revenue shortfall of \$905,560 per year. Under scenario 4, with a 70% utilization rate, the average revenue shortfall of \$930,939 per year.

In recent years there has been some other building style options considered that were lower cost alternatives. Regardless of the building style (minimum viable product shell or dome style) prices crept to the \$10M plus range largely due to the challenge with coming out of the ground adjacent to the Recreation Centre. In addition, operating efficiencies could not be achieved particularly with the dome style because of the way it interconnect with the building. If you were to assume a turn-key cost of \$11.5M inclusive of some domino costs and factor in the same revenue and expense assumptions, there would be an annual operating shortfall of between \$673,862 to \$749,999.

The opportunity to have a second ice surface collocated with the Thistle Rink has been a topic of discussion for many years. A third ice surface would allow more teams to get access to more rentable ice and at times that are less restrictive than being experienced at present. In addition, a third ice surface would allow for new programs to be introduced, more tournaments, more teams in existing tournaments and the possibility to secure a junior team. The challenge however is that any major capital project has to be financially viable over the long term.

The analysis conducted assumed that the City of Kenora would be able to receive a combination of Federal and Provincial support to the extent of 1/6 of the project. That amount could be considered inflated given the current funding climate. The analysis conducted was aggressive

from a revenue generation standpoint and similarly optimistic on the expense efficiencies that could be achieved. These assumptions led to the conclusion that the City would have an operating shortfall of between \$855,000 per year to \$931,000 per year.

The City is faced with the decision to invest approximately \$500,000 with the potential for the amount to swell to \$750,000, if the NOHFC support is not available, for a detailed design of the twinning project. These monies are non-refundable and will only generate utility if the full twinning project proceeds.

Given the current funding climate and the projected financial results of a twinning project, the recommendation is that the City of Kenora opt not to proceed with the application to NOHFC for funding for the detailed design and to cease further discussion on the twin with this term of Council.

Councillor Van Wallegghem expressed that we haven't pursued what private fundraising opportunities are out there. We haven't explored that there are different groups out there and we haven't explored that. We want to see the groups that want more ice to come forward with a plan and would not want a discussion to stop for years. These plans could include funds from School Boards, Indigenous communities, minor hockey, corporate sponsors none of which has been pursued. There are other groups and we all realize that we can't do this ourselves. If a second ice surface is to become a reality this would need to happen.

E. Reports:

1. Administration & Finance

1.1 2018 Capital & Unusual Spending

Recommendation:

That Council hereby accepts the 2018 December Capital and Unusual Spending report.

1.2 2018 Q3/Q4 Contracts Awarded

Recommendation:

That Council hereby accepts the 2018 July – December Contracts & Expenditures Approved report.

1.3 Clerk's Department Fee Increases

Recommendation:

That Council hereby approves various fee increases for the Clerk's Department under Schedule A – Administration and Finance effective immediately; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to give three readings to a new Tariff of Fees and Charges By-Law Number at its March 19, 2019 meeting to give effect to these rates outlined in the revised Schedule "A"; and further

That By-law Number 3-2019 be hereby repealed.

1.4 2019 Operating Budget Approval

Recommendation:

That Council hereby approves the City of Kenora's 2019 Municipal Operating Budget, as reviewed and amended; and further

That Council give three readings to a By-law to approve the 2019 Municipal Operating Budget; and further

That Council authorize City administration to proceed with the implementation of all budget related decisions in accordance with those reflected within the amended budgets; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to formally adopt the 2019 Municipal Operating Budget by-law at its March 19th Council Meeting.

Discussion: Councillor Smith requested the CAO and the Clerk to monitor the number of complaints regarding the automated phone system that we are moving to as a result of budget cuts and the loss of a position at City Hall. Council felt we need to recognize the value of that front line staff and the service provided. In the long run, it will cost us more money with the demands on other staff that the front line staff are now not fielding those calls. Every time those calls are forwarded to other staff that is time taken away from other internal staff. We need to monitor what is happening with other staff to ensure that it is not taking away more time from other staff.

Councillor Poirier wants to see longer term planning for the City. Not just reference to our five year capital plan, but looking into the future which would ultimately be a blue print of 2-3 years. There are other cities who conduct operations this way such as the City of Calgary. This is something Kenora needs to work towards.

1.5 HR-3-1 Policy Amendment

Recommendation:

That Council hereby amends the Salary Administration Policy #HR-3-1, in the Comprehensive Policy Manual; and further

That three readings be given to a bylaw for this purpose; and further

That bylaw number 13-2014 be hereby repealed.

Discussion: Councillor Poirier does not support how this amendment is worded. It may be authorized through Council through the budget process. Annual, sets the stage for assumption. Generally, economic adjustments do happen. That has to be considered through Council, we can strip out 'annual' and recommend the word stripping out 'annual', doesn't change the intent of the policy. This will be amended for the policy coming forward by bylaw.

1.6 Integrity Commissioner Appointment

Recommendation:

That Council hereby appoints Lisa Wheatley as the City of Kenora's Integrity Commissioner fulfilling all statutory requirements pursuant to Sections 223.3 and 223.8 of the Municipal Act; and further

That Council gives three readings to a bylaw to adopt a new Integrity Commissioner Inquiry Protocol.

1.7 ROMA Resolutions of Support

Recommendation:

Whereas 'Zone 9' as defined by the Association of Municipalities of Ontario, and the Rural Ontario Municipal Association, comprises a large geographical area; and

Whereas it is difficult for one person to effectively represent all of the municipalities in Zone 9 given its size;

Now Therefore Be It Resolved That the Council of the City of Kenora hereby requests that Zone 9 be divided into two different geographical zones; one for Northwestern Ontario and one for Northeastern Ontario; and further

That a copy of this resolution be forwarded to the Association of Municipalities of Ontario and the Rural Ontario Municipal Association, with an express request that it be placed on the table for discussion at an upcoming meeting; and further

That a copy be forwarded to all the municipalities in Zone 9 for their support.

1.8 Youth Reconciliation Appointments

Recommendation:

That Council hereby appoints Councillor Kirsi Ralko and Adam Smith, Development Services Strategist, as a Kenora representatives to the Local Youth Council of the Youth Committee of Reconciliation Kenora; and further

That Council hereby directs administration to proceed with advertising for additional community members interested in participating in the Youth Reconciliation in Kenora Phase 1 process – Setting Context.

1.9 Upcoming Conferences – Council Discussion/Review

There are five different conferences through the year. This could be annually diarized for attendance by Council. The NOMA conference is a regional issues conference and is good for as many members of Council to attend as possible. We have to be seen to be heard. It is felt that attendance at the LOWDPOA is very important. Economic Development and Tourism is important to the City and being present at this conference demonstrates that to our summer residents. It was suggested that the Clerk could bring the next year's calendar forward annually for direction then as to which members of Council intend to attend which conference.

2. Fire & Emergency Services

No Reports.

3. Operations & Infrastructure

3.1 2018 Kenora Drinking Water System Summary

Recommendation:

That the Council of the City of Kenora hereby receives the 2018 Kenora Drinking Water System Summary Report, for the period January 1st, 2018 to December 31st, 2018, as prepared by Biman Paudel, Water & Wastewater Division Lead.

March 12, 2019

Committee of the Whole Meeting Minutes

Discussion: CAO Karen Brown reminded Council of their responsibilities under the Safe Drinking Water Act and is the primary reason that Council receives not only this annual report, but monthly regular reports to ensure they are informed of the system status.

3.2 Bridge Maintenance Repairs Tender

Recommendation:

That the tender submitted by RJ Concrete, in the amount \$824,771.38 (plus HST) for the Bridge Maintenance Repairs for the Cameron Bay Bridge, Keewatin Channel Bridge, Matheson Street Bridge and Winnipeg River East Branch Bridge be hereby accepted.

3.3 Coker Baily Bridge Replacement Tender

Recommendation:

That the tender submitted by the Sharp Group in the amount \$970,989.80 (plus HST) for the Coker Bailey Bridge Replacement works be hereby accepted.

3.4 Load Restriction – 7th Avenue Bridge

Recommendation:

That Council hereby repeals By-Law number 38-2017 authorizing a load restriction on the Seventh Avenue Bridge.

Discussion: This load restriction was imposed when the 7th Avenue bridge was in poor to failing condition. Now that the bridge has been replaced, the load restriction is no longer required.

3.5 Street Line Painting Tender Award

Recommendation:

That Council hereby accepts the tender submission by North-West Lines Ltd., in the amount \$170,000.00 (plus HST) with an hourly rate of \$150.00 (plus HST) for extra work and a rate of \$120.00 (plus HST) per unit for Bicycle Symbols for the 2019 Urban Street and Highway Line Marking works.

Discussion: This is a significant increase over past years, however, Northwest Lines has been very successful performing this work over the years. There is a fair degree of correction work that may be required this year after the challenges we had with the successful bidder 2018. Last year the pricing was lower than normal, and due to the poor work performed, we ended up paying very little for the contract when it was terminated. It goes beyond street line painting, it also includes parking lots, etc.

3.6 Budget Amendment – Transfer Station Scale Building Expansion

Recommendation:

That Council hereby accepts the tender submitted by L.M.D. Contracting (2008) Limited, in the amount of \$336,200 (plus applicable taxes) for the construction of the Transfer Station Scale Building Expansion; and further

That Council hereby approves an additional allocation of \$55,000 to be funded through the Solid Waste Reserve to supplement the difference between the \$340,000 set aside in the 2019 Capital Budget and the bid accepted above; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to amend its 2019 Capital Budget at its March 19, 2019 meeting to withdraw

funds from the Solid Waste Reserves in the amount of \$55,000 to offset the costs of these works; and further

That Council gives three readings to a by-law to amend the 2019 budget for this purpose.

4. Community Services

4.1 Kenora Recreation Centre Ice Twinning

Recommendation:

That Council hereby receives the recommendation from Stace Gander, Community Services Manager regarding the detailed design phase of the Kenora Recreation Centre Ice Twinning project; and further

That Council hereby directs administration to cease the needs assessment of a twinned ice surface at the Kenora Recreation Centre for this term of Council.

Discussion: Council recognized that a major capital project would not be supported at this time due to the budget challenges, however, Councillor Van Wallegghem still believes the twinning is a great project. It was requested that an amendment be made to the recommendation that excludes the no discussion for the term of this discussion. We would not want to restrict that because circumstances can change.

Council questioned if we have an idea of the current deficit of the rink as there have been some assumptions made. The model referenced earlier in the presentation portion, is getting people involved, in 2,100 hour use of utilization, the extra revenue from tournaments, another academy, put money in for a major tournament. Stace Gander explained that he was very aggressive with the assessment and couldn't break even until year nine. We need to close the gap so we get closer to the cost recovery goal. We haven't increased ice fees for an extended period of time and feel we should introduce increases over time.

Councillor Poirier referenced the funding shares and he has spoken with every level of government. There is no funding out there for rinks/arenas unless there are additional components out there. There is nothing there right now and probably from our talks yesterday there won't be a lot of money around for this type of project.

4.2 TBaytel Lake of the Woods West Agreement

Recommendation:

That Council authorizes a five (5) year extension of lease agreement with Tbaytel for the telecommunication site W2350B site, Lake of the Woods, McKenzie Road; and further

That Council give three readings to a bylaw to authorize the extension of lease agreement for 5 years commencing February 1, 2019 and ending January 31st, 2024 with Tbaytel for the lease fees as outlined in the bylaw.

4.3 Loan Agreement – Art Centre

Recommendation:

That Council hereby approves the loan agreement between Bryce Douglas and the Lake of the Woods Museum, being a museum owned and operated by the City of Kenora, for a collection of art by Canadian artist Walter J. Phillips; and further

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

Councillor Ralko Abstained.

4.4 Docking Fee Increase

Recommendation:

That Council gives three readings to a bylaw to authorize the increase to rental rates for our seasonal docking spaces and mooring ball rentals; and further

That in accordance with Notice By-law Number 144-2007, public notice is hereby given that Council intends to give three readings to a new Tariff of Fees and Charges By-Law at its March 19, 2019 meeting to give effect to the new rates outlined in the revised Schedule "D"; and further

That By-law Number 3-2019 be hereby repealed.

Councillor Ralko left the meeting at 11:06 a.m.

4.5 Provincial Library Funding Support

Recommendation:

Whereas public libraries provide safe, inclusive, and vibrant community spaces where everyone is welcome to learn, work, connect, and have fun; and,

Whereas the Kenora Public Library actively partners with the community to deliver valued services and contribute to a culture of social good by sharing knowledge and resources; and,

Whereas the Kenora Public Library continues to deliver services that support provincial initiatives such as lifelong learning and skill development, local economic development, health literacy, and provides equitable access to government websites and services; and

Whereas the Kenora Public Library continues to seek funding opportunities through grants, donor development and sponsorships to increase services, complete capital projects, and expand programming outside of their core funding; and,

Whereas the Kenora Public Library continues to manage public resources with the utmost care and are committed to the sustainability of their services; and

Whereas the Kenora Public Library requests that the City of Kenora Council urge the Province of Ontario to recognize the contribution of local libraries within their communities and to cease the 20-year budget freeze to local libraries in an acknowledgement to the services they offer to all residents;

Therefore Be It Resolved That City Council supports the Kenora Public Library's request for the Government of Ontario to end the 20-year freeze on public library funding, an initiative spearheaded by the Ontario Library Association and the Federation of Ontario Public Libraries; and further

That the City of Kenora urges the Province of Ontario to reinstate adequate and appropriate funding for local libraries, increasing each year going forward in line with the consumer price index; and further

That a copy of this resolution be sent to the Minister of Tourism, Culture, and Sport, to the Ontario Minister of Municipal Affairs, to the local MPP, to the Association of Municipalities Ontario, to the Ontario Library Association, and to the Federation of Ontario Public Libraries.

4.6 Parks Washroom Contract Tender

Recommendation:

That Council hereby accepts the tender submitted by New System Building and Property Services Ltd., in the amount of \$78,300.00 (plus HST) for the servicing of public restrooms as outlined in the tender submission be hereby accepted.

4.7 Recreation Q4 Report

Recommendation:

That Council accepts the 2018 Fourth Quarter Report for the Recreation Services Department.

5. Development Services

5.1 2019-2022 Multi Year Accessibility Plan

Recommendation:

That Council hereby accepts the 2019 – 2022 Multi-Year Accessibility Plan in accordance with the Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

Discussion: Councillor Smith referenced the work of staff and the committee. She assisted with an interview with TNO and the stop gap program.

5.2 Community Economic Development Initiative

Recommendation:

That Council hereby directs staff to apply under the Community Economic Development Initiative with Wabaseemoong Independent Nation to foster a partnership and pursue an economic development initiative.

5.3 Repeal Bylaw 140-2018

Recommendation:

That Council hereby repeals By-law No. 140-2018, a By-law passed on October 31, 2018 to change the zoning of City property located in the area of Pine Portage Road and described as Lots 25 through 37, and a portion of laneway on Plan M63 from Highway Commercial to Institutional to allow for the development of those uses permitted within the Institutional Zone.

Discussion: Devon explained that we will be repealing the bylaw for the development. We are looking at other options for the development. The appeal is based on what they have submitted to the LPAT. They object to the proposed use of the land. It became apparent that we would not get through the appeal process in order to meet the timelines for the funding. We are not going to meet the timelines. Want to make sure we were following the correct process through the zoning bylaw amendment. There were a lot of concerns and the LPAT bar was not set high in order to assess whether it was a valid appeal. Devon met all various points we needed to meet. Had a case management conference scheduled for October 8th. The deadline for funding was closely tied to the project and had to be secured. Advised Adam that he could be another hearing. The LPAT has a year to make a decision. Something we learned that Council may not be aware of, when LPAT makes the decision, they refer it back to the municipality, and if the municipality disagrees, then it goes through the process again. It takes years. When developers

get held up they lose direction. This type of program in our community is critical. Planning has worked very hard on this. The Minister has already identified that here is a problem with the LPAT. We are going to see every project come forward for development, appealed and everything is going to get pushed. It's going to make it very difficult to improve our community with this process.

Councillor Smith is concerned that we did away with public consultation with the site plan agreement. If we had the opportunity to try to mitigate some of those concerns they wouldn't have appealed it. It might have diverted or saved this file. What would that have taken? An opportunity, for reasons for doing away it with public consultation was developer time, staff time, meeting space. For a one night meeting, for some advertising costs, mitigated their concerns. She feels we need to rethink that policy.

5.4 KDSB Request for Contribution

Recommendation:

That Council of the City of Kenora hereby supports the KDSB's request for funding in the form of a gravel driveway and water main extension to the property line of the proposed project location within the municipality; and further

That Council of the City of Kenora hereby supports the realignment of the Evergreen Community Centre Ice Rink to allow for a full road allowance for access to property to the west of Brinkman Rd and South of 9th Street North; and further

That conditional upon approval of Zoning By-law Amendment File D14-19-03 and the commitment by the KDSB to move forward with this construction, Council hereby approves an allocation of \$475,000 to be funded through the City's Contingency Reserves for the development of a gravel driveway, water main extension and rink relocation; and further

That in accordance with Notice By-Law Number 144-2007, public notice is hereby given that Council intends to amend its 2019 Five Year Capital Plan at its March 19, 2019 Regular Meeting of Council for an allocation of \$475,000 funded through Contingency Reserves for this development; and further

That Council gives three readings to a By-Law to amend the 2019 capital budget for this purpose.

Discussion: Council requires clarification on the size of the development.

F. Proclamations

None

G. Other

- Councillor Goss referenced Minister Rickford's speech at the public grand opening today and he made a promise to end homelessness in Kenora. There is no doubt there is more needed with housing. That was wonderful news and there is another industry making announcement opening in Kenora. Council has been working in the background to reduce the impact to the residential taxpayer.
- Councillor Smith referenced that we are now starting to see a foundation in our community and see some systemic changes in our community. With the Service Hub

opening and now supportive housing and this is tremendous action for this community.

- Councillor McMillan referenced the reconciliation workshop next weekend and the significance of it. Councillor McMillan encouraged Council to attend and he will bring back a report as he is attending.
- Mayor Reynard suggested that we need to spend some time for our report next week regarding Council's OGRA attendance.

Meeting paused for the public zoning amendment at 11:35 a.m.

12:00 p.m. – Statutory Public Meeting D14-10-02 Zoning Bylaw Amendment - Area of 543 Lakeview Drive

Recommendation:

That the Council of the Corporation of the City of Kenora approves application D14-19-02, subject properties located at 543 Lakeview Drive, 49 Nash Drive, and the south side area of Nash Street; areas known as the 'Anchor Inn' site, to change the zoning of the subject property from Highway Commercial (HC) to a site specific form of Tourist Recreational (TR) to allow for development of uses permitted within the TR zone, including a Resort:

- Area 'A', to reduce the eastside yard setback to allow a narrowing from 4.5 m to 1.6 m, reduce the westside yard setback to 2.4 m, reduce the front yard setback to 6 m, reduce the rear yard to 4.5 m, increase building height to enable a variable terraced design to 15 m; and further
- Area 'C', to allow for a single story Club House and Administration Office, to reduce the setback from water to 6 m, to reduce the rear setback to 4.5 m; and further
- To increase the lot coverage for the overall development to 44%.

H. Next Meeting

- Tuesday, April 9, 2019

I. Adjourn to Closed

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

That Council now adjourn to a closed session at 1:54 p.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:-

Disposition of Land (2 items)
Personal Matter About an Identifiable Individual (1 item)

J. Reconvene to Open Meeting

Council reconvenes to open session at 2:42 p.m. with the following reports from its closed session:-

NWHU Board of Health Appointment

Recommendation:

That Council hereby appoints Jerry O'Leary to the Northwestern Health Unit Board of Health as the joint appointment for Sioux Narrows-Nestor Falls/Kenora.

K. Close Meeting

Meeting adjourned at 2:43 p.m.