



Minutes

**Municipality of West Grey Committee of the Whole
Held on Monday, September 26, 2016 at 9:00 a.m.
At the Council Chambers – West Grey Municipal Office**

<u>Council</u>	Mayor Kevin Eccles, Deputy Mayor Bell, Councillor Bev Cutting, Councillor Doug Hutchinson, Councillor Carol Lawrence, Councillor Rob Thompson
<u>Absent</u>	Councillor Don B. Marshall
<u>Staff</u>	Larry C. Adams, CAO/Deputy Clerk; Mark Turner, Clerk. Brent Glasier, Director of Infrastructure and Public Works – during report. Tim Cook, Roads Supervisor, Steve Ayerhart, Utilities Supervisor – during Director of Infrastructure and Public Work Report.
<u>Others</u>	Jennifer Watson, By-law Enforcement & Property Standards Officer

Declarations of Pecuniary Interest and General Nature Thereof – None

Closed Session

Bell-Hutchinson, Whereas, the Municipal Act, S.O. 2001, Section 239 (2), authorizes Councils of municipalities to close to the public a meeting or part of a meeting for dealing with certain subject matters,

Now therefore be it resolved that, the Committee of the Whole of the Municipality of West Grey, does now go into a closed session at 9:06 a.m., with the CAO/Deputy Clerk and Clerk, to discuss an item which relates to receiving of advice that is subject to solicitor-client privilege. . . . #COW 65-16 **Carried.**

Bell-Lawrence, Be it resolved that, the Committee of the Whole hereby returns to Open Session at 9:34 a.m.
... #COW 66-16 **Carried.**

(Mayor Eccles confirmed that only closed session items identified were discussed in closed session)

REGULAR AGENDA:

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Matters Arising from the Closed Session

Mayor Eccles welcomed David Grant, from Abundant Solar Energy Inc.

Mayor Eccles indicated that based on the comments received in closed session from William S. Koughan, of Russell Christie LLP, the Municipality of West Grey is not in a position at this time to proceed with the proposed solar ground mount and solar rooftop lease agreements.

Mr. Grant suggested the solicitors for both parties meet to address the issues for possible submission of the proposed lease agreements by the end of October.

Mayor Eccles reiterated that the Municipality of West Grey cannot proceed at this time with the proposed lease agreements, given the proposed time frames and legal opinion received from solicitor, William S. Koughan.

Public Meetings - None

Delegations

John S. Black (cancelled delegation)

David Grant, Renewable Energy Consultant, Abundant Solar Energy Inc. (see "Matters Arising from Closed Session").

Meghan Legge, Communications and Patient Relations Coordinator, and Drew Braithwaite, Facilities Supervisor, South Bruce Grey Health Centre
Meghan Legge, Communications and Patient Relations Coordinator, and Drew Braithwaite, Facilities Supervisor, South Bruce Grey Health Centre, discussed the proposed signs at the Durham Hospital.

The Committee of the Whole questioned why the proposed signs are so large. Meghan Legge indicated Cox Signs suggested the proposed signs to be of sufficient size for legibility, and noted similar signs were placed at the Walkerton Hospital site, with no resulting concerns.

Ms. Legge indicated the proposed intersection sign will be situated entirely on hospital property.

The Committee of the Whole questioned if Sign 3 can be placed at the west entrance of the parking lot. Drew Braithwaite indicated it is preferred that

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Sign 3 be located at the east side of the parking lot entrance for a number of stated reasons.

The Director of Infrastructure and Public Works mentioned the possible option of a floating sign. The Committee of the Whole requested Ms. Legge and Mr. Braithwaite to discuss this option with Cox Signs and the Director of Infrastructure and Public Works, and bring back for discussion at the next Council meeting, if possible, when the below resolution is considered by Council.

Thompson-Hutchinson, Be it resolved that, the Committee of the Whole hereby requests Council approves the request from the South Bruce Grey Health Centre to place the proposed exterior sign (Sign 3) on the municipal road allowance known as Chester Street, as indicated in their letter dated September 8, 2016.

... #COW 69-16

Carried.

Business Arising From Previous Meeting

Rockwood Terrace Impact Study

The proposed impact study by Grey County is proposed to be based on a County-wide impact study, and not just the impact on West Grey as it relates to Rockwood Terrace. The Committee of the Whole noted there was direction from Grey County Council requesting that County staff have a report on this matter, among others, for discussion purposes during the September 14 Grey County Social Services Committee meeting, however, this matter was not brought forward at this meeting.)

Mayor Eccles indicated that there will be discussion on this issue at the October 4, 2016 Grey County Council meeting.

The Committee of the Whole asked if there is an extension of the time frame for a decision respecting County long-term care. Mayor Eccles indicated the implementation date is still 2025, however, the Grey County Warden stated he wanted direction from Grey County Council by the end of the year to facilitate the 2025 deadline.

The Committee of the Whole indicated a willingness to wait until the October 4, 2016 Grey County Council meeting is held prior to taking any further action.

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Mayor Eccles noted an estimate was obtained in the amount of \$12,000 – \$15,000 for an individual to only manage an Impact Study, with an estimate of \$150,000 to complete an Impact Study.

Staff Reports

Director of Infrastructure and Public Works – Report COW #09/26/16

Road Supervisor's Report - Traffic Counts are within a day or two of being completed in all rural patrols. Brushing operations continues. Maintenance gravel in all rural patrols is within a day of being completed. (received for information)

Utility Supervisor's Urban Report - Staff busy painting benches, tables and hydrants. Durham Landfill Attendant assistant started Sept. 17th. Part time Parks Attendant started Sept. 16th. New used Single axle truck has been safety and licensed for an approx. cost of \$5,000 including 4 new tires. Durham water usage for the month of August had an average consumption of 954 cubic metres per day. (received for information)

Durham Well #1 (The Utility Supervisor reported that Durham Well #1 went down on Friday, as the pump burned out. A motor was found in Stratford and picked up on Friday. The pump was fixed and was up and running on Friday night. A new pump was ordered to replace the fixed pump. It is anticipated that the Durham Well #2 pump will also need replaced soon as its life span is drawing to a close, so another pump will also be ordered. (received for information)

Garbage Tags (The Committee of the Whole requested staff to inform the waste collection company to ensure bag tags are placed on garbage bags. The Director of Infrastructure and Public Works reported the existing used clothing bins were removed from West Grey landfill sites, and will be replaced with Canadian Diabetes clothing bins this week.) (received for information)

Durham Tennis Courts (The Committee of the Whole discussed the possible safety issue associated with the electrical box at the Durham Tennis Court. The Committee of the Whole directed staff to disconnect the electrical box, and consider replacement of same during 2017 budget discussions. (received for information)

Association of Ontario Road Superintendents (AORS) Provincial Truck Rodeo Challenge – resolution #COW 67-16 (The Committee of the Whole requested Jim Holm and Scot Kilpatrick to attend a future Council or Committee of the Whole meeting to recognize their accomplishments.)

Garafraxa Street Bridge – Connecting Link Fund (The Committee of the Whole suggested Council arrange a delegation during the Ministry of

Municipal Affairs & Housing Ontario West Conference in December, and
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potentially, at the OGRA Annual Conference, to discuss this matter.)
Sale of Surplus Equipment – resolution #68-16

Bell-Lawrence, Resolved that, a letter of congratulations be sent by the Director of Infrastructure and Public Works to Jim Holm and Scot Kilpatrick regarding their accomplishments at the AORS Provincial Truck Rodeo Challenge. ... #COW 67-16 Carried.

Cutting-Hutchinson, Resolved that, the Committee of the Whole hereby recommends Council approve the allocation of the sale of surplus equipment listed in the September 26, 2016 Director of Infrastructure and Public Works' Report in the amount of \$20,955.00 to the department equipment budget. ... #COW 68-16 Carried.

By-law Enforcement/Property Standards Officer – Report COW #09/26/16
Jennifer Watson, West Grey By-law Enforcement & Property Standards Officer, presented her report to the Committee of the Whole.

The Clerk noted a joint uniform property standards by-law is being worked on by Clerks of the Municipality of West Grey, Township of Chatsworth, Municipality of Grey Highlands, and Township of Southgate. The Clerks have also discussed the possible formation of a joint property standards committee wherein other committee members from member municipalities may be utilized. The Clerk also noted that given the quasi-judicial aspect of a Property Standards Committee, a recommendation regarding possible remuneration may be forthcoming as well.

Clerk – Report COW #09/26/16

Shipping/Sea Containers (The Committee of the Whole requested the Municipal Planner and Clerk to complete a draft by-law respecting shipping containers, and possibly, tractor trailer units, to permit shipping containers on certain conditions on lands zoned commercial, industrial, and agricultural. Shipping containers will be prohibited in Residential Zones, and the Committee of the Whole noted some concerns with permitting shipping containers in downtown commercial zones. The by-law is to consider such factors as screening/fencing requirements, rear and side yard limitations, maximum number of containers, and aesthetics, and consider possibly coordinating the passage of a similar by-law with the other joint municipalities.)

CAO/Deputy Clerk – Report COW #09/26/16

Durham and District Horticultural Society Delegation – The Committee of the
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Whole responded to the following items listed in the CAO/Deputy Clerk's Report, as well as a follow-up email from the Durham and District Horticultural Society (DDHS):

Item 1) – The fourth blue spruce tree was not planted at the south end as there was an issue with a needed encroachment of rockery that had to be re-configured to keep within West Grey property, as well as having a birds nest in it – it should be planted in the next week or two.

Item 2) – Locates called in and should be done within the next week. The adjacent property owner was spoken to and is in favour of placement of the three maple trees and one oak tree to be placed by Chris Hopkins. The tree grower did not want to dig up the trees until October 1. Trees will be planted just west of the entrance sign.

Item 3) – Cenotaph is Legion property so the DDHS can plant bulbs there with Legion approval, or any other flower planting at Cenotaph upon Legion approval. Memorial Grove Sign Bed – okay for DDHS to plant bulbs. DDHS to put in writing to the West Grey Parks Committee what is being proposed at the memorial garden to collaborate with the Committee.

Riverside Park – The West Grey Parks Committee will retain responsibility for maintenance of the Riverside Park, as the Committee has a vision for the Riverside Park. The Committee of the Whole/Parks Committee representative indicated it would be appreciated if the DDHS would assume maintenance of the Elvidge Park gardens. The DDHS will consider the offer to assume maintenance of the Elvidge Park gardens.

The Committee of the Whole temporarily adjourned for lunch at 12:22 p.m., and reconvened at 1:23 p.m.

Reports/Minutes from Committees/Committee Chairs/Council Representatives

1) West Grey Economic Development Committee

Councillor Thompson reported the Committee met last Thursday. A Job Fair will be held on March 23 at the Durham Arena. West Grey campground owners have been invited to the Job Fair. A two-person float was purchased to be used as a prize at the Job Fair. There is a good response to the Job Fair from employers, however, there is a concern as to the number of persons or potential employees that will attend the Job Fair. The Committee is purchasing 475 tote recyclable bags with the West Grey emblem on the bags, as well as pens, for Job Fair promotional items.

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The Committee is meeting on October 6 & 12 with Cheryl Brine, from the Ontario Ministry of Agriculture & Food, to work on a strategic plan for the West Grey Economic Development Committee.

Councillor Thompson reported that "Saints & Sinners" merchandise is being sold at the West Grey Municipal Office.

The Saugeen Economic Development Committee is holding a "Vibrant Villages" seminar at the Neustadt Hall on October 19.

2) West Grey Parks Committee

Councillor Cutting reported the flowers are still growing, and the residents are intrigued by the vegetables being grown alongside the flowers. The Committee is working on various signs, and the Neustadt Entrance sign is ordered. Many individuals expressed delight with the new trail section being completed in Durham. A "Helping Hands" program is being considered to assist Committee members with cleanup. McLeans Home Hardware has donated 500 specialized tulips to commemorate Canada 150. Thank-you letters were received from the Durham & District Food Bank for the donation of vegetables growing in the flower beds, and from Jennifer Clark in appreciation for the flower and shrub displays throughout Durham.

3) West Grey Recreation Advisory Committees

Councillor Thompson reported the Durham Recreation Advisory Committee met last Thursday. The wading pool is closed for the season. There were 25 hall rentals in the months of May & June, and 60 town hall rentals. The front of the Durham Arena building was cleaned, and painting completed at the Durham Arena. There was a delay in ice rentals/installation of the ice due to the warmer weather. The Committee will no longer be holding Teen Dances. The Fall Craft Show is proceeding on November 26. The Christmas event is on December 11, and letters will be sent to last years' sponsors to request sponsorship for this year. The Durham Ball Diamond Project is still being worked on - fencing is up for the dugouts; taps replaced; painting done; and they are looking at obtaining red crushed clay/brick for the diamonds.

Councillor Lawrence reported the profits from the annual Ayton Ball Tournament was approximately \$6,700. Neustadt pickle ball is starting October 1. The Neustadt Craft Show will be held on November 5. A total of \$209 was collected from the donation box at the Neustadt Lions Park. The

"Trail of Dreams" created by Gerry Hilgendorff is quite popular for weddings
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and other events. The Committee is considering ball diamond refurbishments in 2017. The Neustadt Recreation Advisory Committee donated \$500 for Canada 150 celebrations.

Reports/Minutes from Other Committees/Committee Chairs/Council Representatives

1) West Grey Public Library Board

Councillor Lawrence reported that she and Ralph Clark are removing the unattached historical photos/pictures from the Durham Public Library building. Mr. Clark will digitize the photos. Councillor Lawrence will be moving the memorabilia at the Durham Public Library building to the West Grey Municipal Office. Ralph Clark and Norm Marshall will look after historical flip charts.

2) West Grey Police Services Board

Mayor Eccles reported the Board has offered the position of Police Chief to an individual, and is waiting for acceptance. The individual in question would start mid-October 2016. Mayor Eccles reported there was an armed stand-off south of Allan Park Road approximately two weeks ago.

3) Saugeen Municipal Airport Commission

Councillor Lawrence reported the Commission is installing a water line to service the most southern hangar and to service future development, at a total cost of approximately \$9,000. A new used New Holland bi-directional tractor has arrived for plowing snow and cutting grass – the tractor cost approximately \$120,000, with \$110,000 borrowed by Brockton to be re-paid over 10 years with interest. A new commercial snow blower was purchased. In the past, jet "A" fuel was used for the equipment, but it is hard on the equipment, and as a result, the Commission will be obtaining a used fuel tank that, with diesel fuel being used. Cracked sealing and runway maintenance is completed. The new Airport Manager is finding a lot of savings, and completing a lot of projects.

Mayor Eccles left the meeting at 2:45 p.m.

4) Saugeen Valley Conservation Authority Board of Directors

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Deputy Mayor Bell reported the Board has two meetings planned in the next two weeks to review the regulatory policies report. A new agricultural committee was formed by the Authority, and this committee will meet quarterly.

- 5) Elmwood Community Centre Board
➤ August 23, 2016 minutes

Councillor Lawrence presented a rough draft of the proposed kitchen renovations plan completed by Domm Construction. The Board has applied for Deep Geological Repository funding for the proposed kitchen renovations. The preliminary budget for kitchen renovations is \$120,000, and a fundraising committee will be struck. The Board may be suggesting in the West Grey & Brockton 2017 budgets that a \$10,000 reserve be set aside for the kitchen renovation project.

Councillor Lawrence further reported that Brockton Council held their Council meeting in September at the Elmwood Community Centre. The Elmwood Chamber of Commerce will be hold a meeting with individuals interested in planning Canada 150 celebrations. The Board is holding a contest to name the Lions Fireman Park to tie in with Canada 150 celebrations – the re-naming of this park would require the approval of both municipalities. Shirley Young has resigning effective March 31. The Board received the insurance invoice from West Grey, and will be paid. The Elmwood Chamber of Commerce is holding a Chicken Dinner on October 21. Brockton Council is placing a permanent generator at the Elmwood Community Centre as it is one of their emergency centres.

- 6) Saugeen Mobility and Regional Transit Corporation (S.M.A.R.T.)

Deputy Mayor Bell reported the Board met last week, and advised of potential litigation against SMART. The Board is considering a change in the funding formula based partially on kilometres, and it now appears it would not result in such a significant increase in West Grey's levy portion.

- 7) West Grey Chamber of Commerce/Durham BIA/Neustadt Business Group

Councillor Thompson reported the were plans for a membership drive through the holding of an information session last week in Ayton, however, it was cancelled due to lack of interest. A potential Fall event was also

cancelled.

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Councillor Hutchinson reported the BIA is meeting tomorrow night, and is looking at replacing Christmas decorations.

Councillor Hutchinson reported the Neustadt Business Group is working on a "pop-up" program to encourage new businesses to locate in Neustadt. The Group is waiting on word back on submitted grant applications, including for Canada 150 celebrations. The Group will be placing plaques on historical buildings and at walking trails. A Canada 150 Committee meeting is scheduled for tomorrow, however, what the Committee can do will be based on any approved funding. A fundraising calendar is being considered that would list Canada 150 events and historical facts about West Grey.

8) Elmwood Fire Department Joint Board of Management

Councillor Cutting reported the Board met on September 20, and long-term service awards were presented to a number of Elmwood firefighters.

9) Others - None

New Business

The CAO/Deputy Clerk reported the proposal for the Engineers Report respecting the original Elmwood Public Library building was provided to the Mayor today, and indicated the Engineers Report will be completed in time for 2017 budget discussions.

The CAO/Deputy Clerk reported the current Elmwood caretaker was advised of a Request for Proposals (RFP) being requested by West Grey for the Elmwood caretaker position. It is the intent to have a new caretaker/caretaker contract in place by January 1, 2017.

The Committee of the Whole indicated there was an inquiry from a ratepayer respecting dust problems at the Durham Furniture property, and questioned if the lease agreement indicates that Durham Furniture or West Grey is responsible for dust control. Staff will check the lease agreement, and take appropriate action.

Councillor Cutting reported that the Community Liaison Committee respecting the East Durham Wind Energy Centre Project is holding a meeting on October 19, at the Durham Arena, from 6-8 p.m., and Councillor Cutting noted she will be requesting another CLC meeting be held.

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Adjournment

Hutchinson, Resolved that, the Committee of the Whole hereby adjourns at 3:09 p.m., to meet again on October 31, 2016, 9:00 a.m., or at the call of the Mayor. Carried.

Kevin Eccles, Mayor

Larry C. Adams, CAO/Deputy Clerk