

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
MINUTES OF REGULAR COUNCIL MEETING – OCTOBER 26, 2020 – 7:00 P.M.
VIA WEB CONFERENCING <https://www.youtube.com/watch?v=sw0zt3w4aj4>

Members Present:

Mayor: Andrew Lennox
Councillors: Sherry Burke
Lisa Hern
Steve McCabe
Dan Yake

Staff Present:

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Chief Building Official:	Darren Jones
Human Resources Manager:	Chanda Riggi
Director of Fire Services:	Chris Harrow
Director of Operations:	Matthew Aston
Manager of Transportation Services:	Dale Clark
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Manager, Environmental and Developmental Services:	Corey Schmidt

CALLING TO ORDER

Mayor Lennox called the meeting to order.

ADOPTION OF THE AGENDA

RESOLUTION: 2020-320

Moved: Councillor Yake

Seconded: Councillor Hern

THAT the Agenda for the October 26, 2020 Regular Meeting of Council be accepted and passed.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

No pecuniary interest declared.

PRESENTATIONS

1. Adam McNabb, Director of Finance
 - 2021 Budget Presentation

The 2021 Budget Overview included:

- Budget Process
- Budget Guidelines
- Budget Impact Items
- Additional Impacts and Considerations
- Growth Vs. Reassessment
- Operating Budget Summary Analysis by Segment
- Capital Considerations

- Reserves/Reserve Funds – Net Transfers
- Reserves/Reserve Funds – Q3 2021 Balances
- Items of note
- Council Direction Required

Council expressed a desire to keep the tax levy low. Capital projects for consideration include Queen Street East, Mount Forest; George/Smith Street – Connecting Link; joint County/Township operations facility; Mount Forest Pool; Arthur Community Centre upgrades; rural broadband; Concession 4 North paving; London Road section 1; service club signage; and upgrades at Sligo Road and Main Street, Mount Forest. Staff will look at the Capital program, make decisions on priorities and bring back to next Council meeting.

2. Derek Ali, President and John Murphy, Rate Modelling and Financial Analyst DFA Infrastructure International Inc.
 - Draft Water and Wastewater Rates and 2020 O.Reg 453/07 Water Financial Plan

Derek Ali was not available for the presentation. John Murphy presented the Draft Water and Wastewater Rates and 2020 O.Reg 453/07 Water Financial Plan. The presentation included:

- Background information regarding Water and Wastewater Rate Study
- The study approach
- Assessment of full cost of managing the Township's water and wastewater systems
- 2021-2041 lifecycle needs of the municipality's water and wastewater systems
- Customer and volume demands of the Township's water and wastewater systems
- 2020 projected water and wastewater customer count and consumption
- Water and wastewater customer growth projection
- Water consumption and wastewater billing volume projection
- Current rates
- Rate increases recommended, 2021 – 2026 proposed rates
- Proposed rate impacts
- Drinking water license renewal
- Water and Wastewater Financial Plan O.Reg. 453/07
- Assumptions
- Key Considerations
- Operating cost and revenue projections
- Capital needs projections
- Debt projections
- Reserve projections
- Tangible capital asset projections
- Statement of operations
- Statement of cash flows
- Statement of financial position
- Recommendations

RESOLUTION: 2020-321

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT Council of the Corporation of the Township of Wellington North receive the Draft Water & Wastewater Rates 2020 O.Reg 453/07 Water Financial Plan dated October 26, 2020, prepared by DFA Infrastructure International Inc.;

AND FURTHER THAT Council adopt the 2020 O.Reg 453/07 Water Financial Plan dated October 26, 2020, prepared by DFA Infrastructure International Inc.

AND FURTHER THAT Council adopt, in principle, that water and wastewater rates will be increased by 1.5% each year from 2022 to 2026 consistent with the study.

CARRIED

Staff were directed to bring a report regarding the installation of water meters.

Staff were directed to bring back a report on the 2021 proposed rate increase.

ADOPTION OF MINUTES OF COUNCIL AND PUBLIC MEETING

1. Public Meeting, October 13, 2020

2. Regular Meeting of Council, October 13, 2020

RESOLUTION: 2020-322

Moved: Councillor Hern

Seconded: Councillor Yake

THAT the minutes of the Public Meeting and the Regular Meeting of Council held on October 13, 2020 be adopted as circulated.

CARRIED

BUSINESS ARISING FROM PREVIOUS MEETINGS OF COUNCIL

1. Notice of Motion – Councillor Yake

a. Loose leaf pick up

Moved: Councillor Yake

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North direct staff to conduct a loose leaf pick up in the urban areas of Wellington North commencing November 9, 2020.

RESOLUTION TO AMEND: 2020-323

Moved: Mayor Lennox

Seconded: Councillor Hern

That Council of the Corporation of the Township of Wellington North amend the date of the loose leaf pick up until after the County program is complete.

CARRIED

RESOLUTION: 2020-324

Moved: Councillor Yake

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North direct staff to conduct a loose leaf pick up in the urban areas of Wellington North after the County program is complete.

CARRIED

Councillor Yake commented that a lot of people have bought into the County program with many people bagging their leaves, however, there are some who put their loose leaves at the curb. Councillor Yake felt that we needed to put more resources into promoting the program and that because we left it too late, we need to do a loose leaf pick up this year. We need to clean up our own curbs, gutters and catch basins at the same time as picking up loose leaves left by ratepayers. It was noted that the urban areas include Mount Forest and Arthur only.

Council discussed the pros and cons of conducting a loose leaf pick up in the urban areas of Arthur and Mount Forest, the timing of the pick up and communication to residents.

After completion of the County of Wellington pick up, staff will report to Wellington North Council on the success, challenges and opportunities of the program.

Councillor Yake lost connectivity at 9:23 p.m. with the original motion on the floor. The vote on the above motions was postponed until later in the meeting in order to give Councillor Yake an opportunity to rejoin the meeting. He and was unable to reconnect with the meeting so was deemed to have left the meeting at 9.23 p.m.

IDENTIFICATION OF ITEMS REQUIRING SEPARATE DISCUSSION

1b, 3a, 5a, 5b, 5c, 7a

ADOPTION OF ALL ITEMS NOT REQUIRING SEPARATE DISCUSSION

RESOLUTION: 2020-325

Moved: Councillor McCabe

Seconded: Councillor Burke

THAT all items listed under Items for Consideration on the October 26, 2020 Council agenda, with the exception of those items identified for separate discussion, be approved and the recommendations therein be adopted.

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Mount Forest District Chamber of Commerce Meeting held on September 16, 2020 and the August 2020 Financials.

THAT the Council of the Corporation of the Township of Wellington North receive Report DC 2020-034 being a report on Eastridge Landing Phase III & IV, Model Home Agreement – Lot 1 of the Development Lands, Arthur;

AND FURTHER THAT Council authorizes the Mayor and Clerk to sign the By-law to enter into a Model Home Agreement with 2073022 Ontario Inc. and Pinestone Homes Ltd.

THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated October 20, 2020, from BM Ross and Associates Limited regarding Lucas Subdivision, Mount Forest (Reeves Construction Limited) Draft Plan 23T-79087, Final Acceptance of Stages 1, 2 & 3, Phase 2 (Lots 1 to 7 & Lots 21 to 31), Preliminary Acceptance of Stage 4, Phase 2, Securities Reductions, Phases 1 & 2;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North grant Reeves Construction Limited, for the Lucas Subdivision (Draft Plan 23T-79087) in the community of Mount Forest:

- 1. Final Acceptance for Stage 3 of Phase 1 (Lots 8 to 20);*
- 2. Final Acceptance for Stage 1, Stage 2, and Stage 3 of Phase 2 (Lots 1 to 7 and 21 to 31);*

3. *Preliminary Acceptance for Stage 4 of Phase 2 (Lots 1 to 7 and 21 to 31), with a preliminary acceptance date of October 2, 2020;*
4. *A reduction in the Phase 1 securities, to the amount of \$30,000.00; and*
5. *A reduction in the Phase 2 securities, to the amount of \$30,000.00.*

THAT the Council of the Corporation of the Township of Wellington North receive correspondence dated October 21, 2020, from Triton Engineering Services Limited regarding Township of Wellington North, Maple Ridge Estates Subdivision (Kenilworth), Preliminary Acceptance, Stage III Municipal Services

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North grant Preliminary Acceptance for Stage III municipal services for the Maple Ridge Estates Subdivision;

AND FURTHER THAT the guarantee and maintenance period commence as of October 20, 2020.

THAT the Council of the Corporation of the Township of Wellington North receive the Cheque Distribution Report dated October 19, 2020.

THAT the Council of the Corporation of the Township of Wellington North receive the Third Quarter 2020 Financial Update.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2020-019 being a report on the appointment of a Closed Meeting Investigator;

AND FURTHER THAT Council endorses using the Ontario Ombudsman as the Closed Meeting Investigator;

AND FURTHER THAT By-law 005-19 being a By-law to approve the appointment of John Maddox as meeting investigator be repealed.

THAT the Council of the Corporation of the Township of Wellington North receive Report CLK 2020-020 being a report on Drainage Information;

AND FURTHER THAT Council authorizes the Clerk to update and amend the pamphlet from time to time.

CARRIED

CONSIDERATION OF ITEMS FOR SEPARATE DISCUSSION AND ADOPTION

RESOLUTION: 2020-326

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the minutes of the Arthur Business Improvement Association Meeting held on October 7, 2020.

CARRIED

RESOLUTION: 2020-327

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT the Council of the Corporation of the Township of Wellington North receive Report EDO 2020-027 being a report on an application to the Emergency Community Support Fund.

AND FURTHER THAT Council supports partnering with the Mount Forest Lions Club as lead agency on the application.

CARRIED

RESOLUTION: 2020-328

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2020-028 being on London Road North.

CARRIED

RESOLUTION: 2020-329

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive for information Report OPS 2020-029 being a report on Traffic Counts.

CARRIED

RESOLUTION: 2020-330

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT the Council of the Corporation of the Township of Wellington North receive Report OPS 2020-031 being a report on the Township of Wellington North O.Reg 453/07 Water System Financial Plan No. 113-301A (2021-2026) and Wastewater System Financial Plan;

AND FURTHER THAT Council adopt the O.Reg 453/07 Water System Financial Plan No.113-301A (2021-2026) and Wastewater Financial Plan prepared by DFA Infrastructure International Inc. dated October 26, 2020;

AND FURTHER THAT Council direct staff to post a copy of the O.Reg 453/07 Water System Financial Plan No.113-301A (2021-2026) and Wastewater System Financial Plan dated October 26, 2020, on the Township website;

AND FURTHER THAT Council direct staff to submit a copy of the O.Reg 453/07 Water System Financial Plan No.113-301A (2021-2026) and Wastewater System Financial Plan dated October 26, 2020, to the Ministry of Municipal Affairs and Housing;

AND FURTHER THAT the resolution of Council approving the O.Reg 453/07 Water System Financial Plan No.113-301A (2021-2026) and Wastewater System Financial Plan dated October 26, 2020, be submitted to the Ministry of Environment, Conservation and Parks on or before November 18, 2020 as required as part of the municipal drinking water licence renewal application.

CARRIED

RESOLUTION: 2020-331

Moved: Councillor Hern

Seconded: Councillor Burke

THAT the Council of the Corporation of the Township of Wellington North receive the correspondence dated October 8, 2020 from The Royal Canadian Legion, Br. #134 Mount Forest Ontario request for permission to distribute poppies and proclaim November 11, 2020 as Remembrance Day;

AND FURTHER THAT the Council of the Corporation of the Township of Wellington North declare November 11, 2020 as Remembrance Day and grant permission to the Royal Canadian Legions, Arthur and Mount Forest for the distribution of poppies within the Township of Wellington North.

CARRIED

NOTICE OF MOTION

No notice of motion tabled.

COMMUNITY GROUP MEETING PROGRAM REPORT

Councillor Hern (Ward 3):

- Thanked Councillor McCabe for covering the Chamber of Commerce meetings while she was unavailable
- Cultural Roundtable meeting took place on October 22 at the Arthur Community Centre. They were able to meet in person in a completely physically distant manner. Councillor Hern thanked Bonny McDougall for her work at the Mount Forest Cemetery and the Find a Grave project. Jim Taylor will be presenting to Council at a future meeting.
- The Arthur Lions Club received a \$2,000 cheque for the Arthur BMX/Skateboard Park from Wightman's.

Councillor McCabe (Ward 4):

- Attended the Chamber of Commerce on behalf of Councillor Hern. There was a lot of positive conversation regarding way finding signs.
- Recreation, Parks and Leisure Committee meeting on November 3, 2020 at 8:30 a.m.

Mayor Lennox:

- Update regarding Wellington North Power. They deferred the May 1, 2020 rate increase to November 1, 2020. WNP is in the process of submitting a new rate plan for the coming five-year period.

BY-LAWS

- a. By-law Number 089-20 being a by-law to authorize a Boundary Road Agreement between The Corporation of the Township of Wellington North and The Township of Mapleton
- b. By-law Number 090-20 being a by-law to repeal By-law 005-19 being a by-law to approve the appointment of John Maddox as Meeting Investigator
- c. By-law Number 091-20 being a by-law to authorize a Model Home Agreement between The Corporation of the Township of Wellington North and 2073022 Ontario Inc. and Pinestone Homes Ltd.

RESOLUTION: 2020-332

Moved: Councillor Burke

Seconded: Councillor McCabe

THAT By-law Number 089-20, 090-20 and 091-20 be read a First, Second and Third time and enacted.

CARRIED

CONFIRMING BY-LAW

RESOLUTION: 2020-333

Moved: Councillor McCabe

Seconded: Councillor Hern

THAT By-law Number 092-20 being a By-law to Confirm the Proceedings of the Council of the Corporation of the Township of Wellington North at its Regular Meeting held on October 26, 2020 be read a First, Second and Third time and enacted.

CARRIED

ADJOURNMENT

RESOLUTION: 2020-334
Moved: Councillor Hern
Seconded: Councillor Burke
THAT the Regular Council meeting of October 26, 2020 be adjourned at 10:00 p.m.
CARRIED

CLERK

MAYOR