

Minutes - The Blue Mountains Council Meeting



MEETING DATE: April 27, 2009

LOCATION: L.E. Shore Memorial Library

PREPARED BY: Stephen Keast, Clerk

A. Call to Order

- Mayor Anderson called the meeting to order with all members in attendance save Councillor Kennedy, absent due to illness and Deputy Mayor McKinlay, absent due to a previous commitment.
- Also in attendance was Director of Planning and Building Services David Finbow, Manager of Water & Wastewater Services John Caswell, Director of Recreation Shawn Everitt and Director of Special Projects Peter Tollefsen, Director of Finance Robert Cummings and Manager of Human Resources Tracey McKenna.
- Council then paused for a moment of Personal Prayer or Reflection.
- Approval of Agenda:

Moved by: R.J. Gamble Seconded by: John McKean

THAT the Agenda of April 27, 2009 be approved as circulated, including any items added to the Agenda, unanimously Carried.
- No member declared a pecuniary interest with any matter as listed on the Agenda, save Mayor Anderson with regard to Agenda item G.2 Accounts, and cheques payable to her father and Councillor McKean with regard to Agenda Item G.2 and cheques payable to his place of employment.
- Adoption of Consent Agenda

Moved by: R.J. Gamble Seconded by: John McGee

THAT the Consent Agenda of April 27, 2009 be adopted as circulated, unanimously Carried.
- Previous Minutes

Moved by: John McKean Seconded by: John McGee

THAT the Council minutes of April 15, 2009 be adopted as circulated, including any revisions to be made, unanimously Carried.

There was no business arising from the minutes at that time.

B. Deputations/Presentations

1. Jeannine Holden, presentation to Council

Next as Jeannine Holden was in attendance it was Council's pleasure to welcome her in the presentation of a Town stained glass logo made by Jeannine.

Jeannine then noted she felt the Town logo would be a worthy project and it was a pleasure to create it for presentation to Council.

Mayor Anderson noted the contributions made by Jeanine's late husband and former Councillor Harold Holden and those in attendance then thanked Jeannine and she retired from the meeting.

2. Lora Gibson, Craigleith Heritage Committee - Craigleith Heritage Park Correspondence Item C.1

Next as Lora Gibson of the Craigleith Heritage Committee was in attendance, it was Council's pleasure to hear her regarding the proposed Craigleith Heritage Park.

Lora noted the Craigleith Heritage Ridge area is now facing development and with the presence of the Petun sites on the lands, noted the Heritage Committee would like to assist in preserving the sites, hopefully with help from all levels of government.

Lora noted the historic Craigleith house was torn down 20 years ago this year and there have been ongoing plans for a heritage park on the lands and the Committee requested support from the Town in preserving the history and heritage of the area.

Mayor Anderson then thanked Lora and noted support for the preservation of the historic Petun sites.

Director of Planning and Building David Finbow then noted a recent meeting with the landowners planning consultant and various approval agencies and it was agreed that a meeting with the Ministry of Culture and Heritage be arranged as part of the pre-consultation process via the Municipal Affairs and Housing one window planning process and it was further recommended that First Nation consultation proceed as well.

Lora then thanked Council and retired from the meeting.

3. North East Grey Health Centres Inc. – Thornbury Medical Clinic

Next as Dr. Timothy Remillard, Wayne McFarlande, Steve Scofield, Brian Adamson and Lynn Johnstone of the North East Grey Health Centre Inc. were in attendance it was Council's pleasure to hear them regarding the proposed Thornbury Medical Clinic.

Lynn then noted the Clinic financial position has been revisited.

Tim then reviewed the status of the local physician situation and the current medical office in Thornbury, with additional space and improvements currently required, including office space for new physicians, resulting in the current proposal for a Thornbury clinic.

Tim then reviewed work done by seven area physicians in the Meaford General Hospital, the community currently under-serviced by 3 physicians.

Tim noted those residents that have access to physicians do not realize how critical universal access to medical care has become.

Tim further noted the average age of Ontario physicians is 55 and the proposed Thornbury Clinic is an example of long-range planning, with recent medical graduates searching for a clinic where they can begin work immediately, adding the longer a decision on a new facility, the more difficult the situation will become.

Brian then reviewed the proposed timeline for construction of a new Thornbury Clinic to be completed by June 1, 2010, with completion of a Memorandum of Understanding with the Town requested by April 30, 2009.

Brian further noted design, servicing and site plan approval for the Clinic is proceeding.

Wayne then thanked Council and Staff for work and support to date.

Wayne then reviewed the proposed cost estimates of \$1,750,000 for building construction only and a total project cost of \$2,350,000.

Wayne then noted Health Centres Inc. was also proposing a separate Meaford Clinic with an estimated total cost of \$2,050,000.

Wayne then noted 70 area volunteers were working on fund-raising and reviewed efforts to date, noting the vast majority of residents are in support of the proposed Thornbury Clinic, with health care being a vital component of a sustainable community.

Steve then reviewed proposed funding sources, noting the Grey Bruce Health Services Board agreed the market value sale of the current Thornbury medical office would be donated to the Thornbury Clinic project, adding the Meaford General Hospital Foundation would donate \$125,000. and the Thornbury-Clarksburg Rotary Club will donate \$20,000. per year for five years.

Steve further noted Rotary Club community re-investment in pre-school and elementary school programs helps to improve school success and indirectly attracts physicians to the area.

Steve then noted a construction-ready project will better attract donations, acknowledging the current economic climate.

Wayne then noted \$500,000. toward the Clinic has been donated from the community to date with a further \$432,500. being the goal, with a current funding shortfall of \$900,000. which the Town is being requested to consider contributing to demonstrate a commitment to the project.

Brian then reviewed Pro Forma operating projections, with two doctors proposed in the first year and adding one per year to a maximum of six.

Brian further noted the local pharmacy wishes to lease space within the Clinic, as do local physiotherapists.

Brian then reviewed a projected Five Year Revenue/Expense Summary for the Clinic.

Lynn then concluded by noting it had been demonstrated why a Clinic is needed, how it could operate and why funding is required.

Councillor McGee then questioned if design was complete, Lynn noting interior design was complete with only an exterior footprint completed to date.

Councillor McKean then questioned if it was considered to sell shares in the project, Wayne noting it was considered but most who contribute choose to do so over time, although people mention the downturn in the economy.

Deputy Mayor McKinlay then attended the meeting.

Councillor McKean then noted perhaps families could donate and be considered first in line for medical service as it would appear we are already in a class type of health system, with communities that are able to afford to construct medical clinics able to attract physicians.

Councillor Martin then questioned the urgency in approaching the Town, Brian noting the MOU has to be finalized to move forward and a question of the MOU is what financial support the Town is providing, with the longer the project is delayed, the more expensive construction will be. Brian further noted infrastructure grant funding requires funding to be spent in moving the project forward in order to be recovered, fundraising currently in a shortfall situation.

Director of Financial and Information Services Rob Cummings then noted the infrastructure funding application deadline for non-profit organizations has recently been announced as mid-May.

Michael then questioned what other area doctors thought of the proposed Thornbury Clinic, Tim noting area doctors support the North East Grey Health Centres Inc. Clinics for both Thornbury and Meaford.

Councillor Gamble then questioned if perhaps Clinic plans could start with a smaller facility and progress to a full-size Clinic and capacity with the extra floor space for pharmacy and physio use so as to defer cash flow requirements over time.

Steve then noted capacity for the additional services would generate revenue from the start, Lynn noting building the complete Clinic at once would lower overall construction cost.

Brian then noted funding for the additional 2,500 square feet are being borrowed to be financed through rental revenue with the Town funding request only to apply to the Clinic portion of the building, clarifying the originally proposed 6,500 square foot building is now proposed at 9,000.

Deputy Mayor McKinlay then questioned plans for the unoccupied physician space during phase-in, Brian noting the building would be constructed but offices could be equipped over time as required.

Duncan then questioned if a physio use could use an unoccupied physician space, Brian replying the examination rooms would be too small.

Duncan then questioned if additional Town funding would determine who might be able to lease space, for example alternative health care providers, Lynn noting other health care specialists could see patients one or two days a week until the Clinic was fully occupied.

Steve then noted if Grey Bruce Health Services contributed funds from the sale of the existing office, practitioners would also have to work at Meaford Hospital.

Councillor Martin then noted the Town was being asked for between \$500 to \$900,000. and questioned if this shortfall is not addressed would the Clinic not proceed this year, Lynn replying it would not, with \$300,000. grant funding lost if it was not completed in 2010.

Duncan then noted the proposal is worthy, adding the residents who are saying they have to defer contributing due to the economy are also taxpayers and Council faces the same situation as the fundraisers.

Wayne then noted he believed for health care purposes most residents could accept an extra \$200. per year on their property taxes, the vast majority of those approached to date in support of the project.

Councillor McGee then questioned why the June 1, 2009 construction date is important, Lynn noting the proposal has been active for four years, beginning as an effort to replace the existing clinic, Tim noting the existing facility is far less than ideal and a long range location to practice is required.

Wayne then noted infrastructure grant funding requires that 50% of funding is to be spent by 2010.

Councillor McKean then questioned proposed building cost of \$200. per square foot, Brian noting \$170. per square foot has been use based on industry standards with some additional cost due to medical requirements.

John then noted a figure of \$240. has been used for the Town Hall project, Brian noting the Clinic is proposed as a single storey, slab on grade with donated professional services.

Duncan then questioned if the Town could partner in an infrastructure application with the Town committing a certain amount, Brian noting that may be feasible.

Councillor Martin then noted the Clinic would be further ahead with such a proposal and questioned if fundraising would be satisfied, Brian noting there is a defined project budget and any excess funding collected would flow back.

Duncan then noted grant funding is only available for projects that were not otherwise approved to move forward and Town funding to allow construction may disqualify the Clinic for any infrastructure funding, Rob noting that restriction applies to municipal projects rather than non-profit organizations.

Councillor Gamble then noted he would recommend concentrating on funding the building only and reduce the project by the 2,500 extra square feet with the Town portion proportionally reduced and construction proceed.

Steve then noted a loan from the Town could be an alternative with interest costs able to be paid.

Councillor McGee then noted the Town might be better off looking at providing the building and leasing it back to the Clinic, providing only the bare structure, Lynn questioning impact on the Grey Bruce Health Services contribution.

Mayor Anderson then noted the Clinic was a step toward sustainability with funding being a concern, then thanking the Clinic volunteers who have contributed so much to the community

Michael then noted the Health Centres Inc. Board of Directors are all volunteers from the community.

The deputation then thanked Council and retired to the gallery.

C. Correspondence as previously circulated

Moved by: Michael Martin Seconded by: John Mcgee

THAT this Council does hereby receive the Correspondence of April 27, 2009 and further does support the Staff Recommendation made with regard to the Correspondence items, including any additional direction given to Staff through discussion, with an appropriate Staff action or response awaited for report back to Committee or Council where indicated, unanimously Carried.

D. Motions and Staff Reports

D.1 North East Grey Health Clinics Financial Support Options, FIS.09.20

Director of Financial and Information Services Rob Cummings then reviewed the Report and funding options that Council might consider, noting current budget projections show \$7,500,000. in debt by 2013.

Deputy Mayor McKinlay then questioned how much debt the current budget allocation of \$35,000. for Meaford Hospital support which is ending in 2009 could support, Rob noting the amount could service a loan in the amount of \$250 to 275,000., still short of what is being requested.

Councillor McGee then noted if the Town built the building and leased it back the project could probably be paid off utilizing the \$35,000. per year and rent received., resulting in a Town asset and less risk, Rob noting the proposal could be further reviewed.

Councillor Martin noted the funding could either be raised through the community or through taxation but there would still be a timing concern to initiate construction to qualify for grant funding, adding the Town has to come to grips with some firm numbers to apply in the MOU, acknowledging Council is also facing difficult economic times.

Michael further noted there may not be time to consider the Town constructing the building and the Town should not consider managing the building.

Michael then noted perhaps the Town could consider a \$200,000. grant and a \$400,000. loan and receive a mortgage.

Councillor Gamble then noted \$900,000. is high to put on taxation and questioned if there was a lower number that both parties might be happy with, based on a revised funding model.

Councillor McKean then noted unless Council commits to \$900,000., any dependence on grant funding would mean the building would not proceed in 2009, although a late fall completion in 2010 would be feasible.

John then noted he favoured a set amount contribution each year for ten years.

Duncan then questioned the impact of lending funds on infrastructure grant funding, Rob noting if funds were lent it would mean the project could proceed without grant funding.

Michael noted we would know the grant funding situation in six to eight weeks but there should be a significant Town contribution to show support for the project and a decision should be made shortly.

Duncan then noted the 2009 Budget process had just been completed and \$200 to 300,000. could be considered but not almost \$1,000,000.

Mayor Anderson then noted the Clinic could be seen as economic development and an effort in sustainability, noting Council had earlier supported a guarantee for a 2015 Pan Am Games bid.

Michael then noted the Town contribution could be \$250,000. with the understanding the matter would be reconsidered if any grant funding application failed.

Duncan then noted the Clinic would be an excellent project for infrastructure funding and conceivable a candidate for an autumn start.

Councillor McKean then questioned if the amount would be more beneficial up-front or \$50,000. per year for five years, Michael noting up-front would allow design to proceed and trigger further contributions and would allow the infrastructure application to proceed and complete the MOU for land transfer.

Council then dealt with the following Resolution:

Moved by: Michael Martin Seconded by: D.R. McKinlay

THAT the Town contribution to the Thornbury Medical Clinic will be \$250,000.00 shown in the Memorandum of Understanding with North East Grey Health Centres Inc. with the understanding the matter will be reconsidered if the infrastructure grant funding application fails.

In speaking to the Motion, Councillor McGee questioned reference to a Memorandum that had not yet been before Council and further questioned if the land had been transferred, Director of Planning and Building Services David Finbow noting the Memorandum is satisfactory to the Town solicitor and is presently with the Chief Administrative Officer, clarifying the land has not yet been transferred.

John then questioned if the land is not yet transferred how could the project proceed, including grant funding applications being made, Michael noting the land transfer would be triggered by finalizing the Memorandum, David confirming.

Michael then noted there would be three land exchanges taking place and the municipality will not have paid for the land as part of an overall development proposal.

Duncan then noted the Clinic is a project coming out of the community and he would not want to make it difficult for those residents who are trying to make the project work.

Councillor Gamble then questioned if Federal gasoline tax funding could be applied, Rob replying he was not sure.

Councillor McGee then questioned if there was another Council meeting before the grant funding deadline, Rob replying yes on May 11, Michael noting Council has all the information required to make a decision.

Rob then clarified he did not believe the project would be eligible for gasoline tax funding.

Deputy Mayor McKinlay then requested a recorded vote on the Resolution:

Anderson – yay
Gamble – yay
Kennedy – absent
Martin – yay
McGee – nay
McKean – nay
McKinlay - yay

Carried

Duncan then questioned if Staff would assist in any infrastructure funding application, Rob replying yes.

D.2 Ski Cross 2010, DOR.09.24

Moved by: D.R. McKinlay Seconded by: Michael Martin

THAT Council receive Staff Report DOR.09.24, “Ski Cross 2010” and

THAT Council does hereby support and endorse the proposed FIS World Cup Ski Cross, January 25 – 27, 2010, Blue Mountain Resorts, as a Significant Event within the Town and further does support organizers Chris Robinson and Mark Kristofic in their bid and event planning to host an FIS World Cup competition in The Blue Mountains.

In speaking to the Motion, Duncan questioned if Staff would be providing any assistance, Director of Recreation Shawn Everitt noting the organizers were advised Staff resources are stretched and assistance would not exceed that provided previously to similar events.

Council then voted on the Resolution, Carried.

D.3 New Benefits Program, HR.09.01

Moved by: John McGee Seconded by: Michael Martin

THAT Council receive Staff Report HR.09.01, entitled “New Benefits Program” for information purposes.

In speaking to the Motion, Councillor Gamble clarified the new carrier is providing equal or better benefits at less cost, Rob replying yes.

Council then voted on the Resolution, unanimously Carried.

D.4 Capital Sewer Charge – Grey County Road 19 and Craigleith Road Sanitary Sewer Works, FIS.09.21

Moved by: D.R. McKinlay Seconded by: John McKean

THAT Council receive Staff Report FIS.09.21, “Capital Sewer Charge - Grey County Road 19 and Craigleith Road Sanitary Sewer Works”, for information purposes;

AND THAT Council authorize staff to present the proposed by-law at the May 25th, 2009 regular meeting of Council for adoption, to impose the Capital Sewer Charge on the benefiting property owners fronting Grey County Road 19 and Craigleith Road Sewer Works;

AND WHEREAS a public meeting is required to impose the Capital Sewer Charge, staff has circulated the proposed by-law and provided notice by regular mail of the meeting to be held on May 11th, 2009.

AND FURTHER THAT the proposed by-law imposing the Capital Sewer Charge allows for two payment options for benefiting property owners as follows:

- a) Payment in full of \$ 10,798.64 due by June 30th, 2009,
- b) A payment of \$ 1,435.32 annually for 10 years at 6% interest per annum. The balance owing on the loan may be repaid at any time, including interest to date with no penalty applied. If a benefiting property is sold or transferred, the balance of the loan becomes due and payable, Carried.

D.5 Relay for Life Event

Moved by: D.R. McKinlay Seconded by: R.J. Gamble

THAT Council does hereby support and endorse the proposed Relay for Life event to be held at the Beaver Valley Community School, 189 Bruce Street South, overnight on Friday July 17 and Saturday July 18 as a Community Event promoting charitable objectives and as such be exempt from the provisions of the Town’s Noise By-law, with it being noted that past events have not resulted in expressed concerns by residents and that the operators have demonstrated responsible behaviour as it relates to the making of noise.

In speaking to the Motion. Councillor Gamble questioned if there was discussion about moving the event to the Arena, Mayor Anderson noting there was some concern with proposed renovations at BVCS but issues have been worked out.

Council then voted on the Resolution, unanimously Carried.

D.6 L.E. Shore Memorial Library Parking Lot Party

Moved by: John McGee Seconded by: John McKean

THAT Council does hereby support and endorse the proposed Parking Lot Party event to be held at the L.E. Shore Memorial Library, 183 Bruce Street on Friday, June 19 as a Community Event and as such be exempt from the provisions of the Town's Noise By-law until 11:00 pm, with it being noted that past events have not resulted in expressed concerns by residents and that the operators have demonstrated responsible behaviour as it relates to the making of noise, unanimously Carried.

D.7 Health and Safety Week

Moved by: John McKean Seconded by: John McGee

THAT Council does hereby acknowledge the important role and contribution of Occupational Health and Safety in Ontario and the importance of proper health and safety practices in the workplace, as well as the celebration of the week of May 3 to 9, 2009, as North American Occupational Safety and Health (NAOSH) Week, unanimously Carried.

D.8 Emergency Preparedness Week

Moved by: D.R. McKinlay Seconded by: R.J. Gamble

THAT Council does hereby acknowledge the important role and contribution of Emergency Management in Ontario and the importance of raising community awareness as to the need to prepare for the possibility of an emergency, as well as the celebration of the week of May 3 to 9, 2009, as Emergency Preparedness Week, unanimously Carried.

E. New and Unfinished Business

E.1 Grey County Council Update

Deputy Mayor McKinlay then reported Grey Road 119 was not included in the Grey County prioritized infrastructure funding projects.

E.2 Notice of Motion

None

E.3 Additions to Agenda

None

F. By-laws

F.1 Slopeside Development Inc. Official Plan Amendment - Part Block A and Part Lot 57, Plan 733

Moved by: John McKean Seconded by: D.R. McKinlay

THAT By-law No. 2009 - 26, being a By-law to adopt Official Plan Amendment No. 14 to re-designate Part Block A and Part Lot 57, Plan 733, from the Blue Mountain Resort Commercial 'BMRC' designation to the Low Density Residential 'LDR' designation and to permit development on lands that do not have direct frontage and access to an open and maintained municipal street, be hereby passed this fifteenth day of April, 2009.

THAT this Council does now adjourn at 9:42 p.m.to meet again May 11, 2009, 7:00 pm, L.E. Shore Library, or at the call of the Chair, unanimously Carried.

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Ellen Anderson, Mayor

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Stephen Keast, Clerk