MINUTES
For the Regular Meeting of the Council of the Municipality of West Grey
Held on Tuesday, February 5, 2019 at 9:00 a.m.
At the Council Chambers – West Grey Municipal Office

Council
Mayor Christine Robinson, Deputy Mayor Tom Hutchinson, Councillor Beth Hamilton, Councillor Rebecca Hergert, Councillor Doug Hutchinson, Councillor Geoffrey Shea, Councillor Stephen Townsend

Staff
Laura Johnston, CAO/Deputy Clerk; Mark Turner, Clerk; Kerri Mighton, Director of Finance/Treasurer; Brent Glasier, Director of Infrastructure and Public Works; Stephanie Stewart, Manager, Community Services; Cathy Sweeney, Economic Development Coordinator

Declarations of Pecuniary Interest and General Nature Thereof – Councillor Shea declared a pecuniary interest relating to the Durham Art Gallery delegation as his wife presently does some contract work for the Gallery.
Councillor Shea submitted the written declaration of pecuniary interest form.
Councillor Shea did not participate in any discussion relating to the Durham Art Gallery delegation, and left the Council Chambers during discussion of same.

Closed Session
Councillor Hutchinson-Hamilton, Whereas, the Municipal Act, S.O. 2001, Section 239 (2), as amended, 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 Council of the Municipality of West Grey, does now go into a closed session at 9:04 a.m., with the CAO/Deputy Clerk, Clerk, Manager, Community Services, and Property Standards/By-law Enforcement Officer, to discuss items that relate to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and personal matters about an identifiable individual, including municipal or local board employees (citizen appointments). #40-19 Carried.

Hergert-Hamilton, Be it resolved that, the Council of the Municipality of West Grey hereby returns to Open Session at 10:00 a.m. #41-19 Carried.

(Mayor Robinson confirmed that only closed session items identified were discussed in closed session.)
Matters Arising from the Closed Session
Mayor Robinson reported that Council directed Bylaw Number 15-2019 be amended by adding the following individuals to be appointed to the following Committees: Dark Sky Committee – Roger Gannon; Glenelg Hall Committee – Boyde Colwell, Janice McEachnie; West Grey Economic Development Advisory Committee – Jamie Doherty.

Comment Period - None
Public Meeting - None

Part I - Consent Agenda
Hergert-Townsend, Be it resolved that, Items A1 to B1 inclusive, contained in Part 1 – Consent Agenda, be adopted, as printed;
And further that, authorization be given for the action to be taken as may be necessary to give effect to the recommendations contained therein. #42-19 Carried.

Adoption of Minutes
Council:
A1 Minutes of Regular Council Meeting – January 22, 2019 (draft)
Committees:
A2 West Grey Health & Safety Committee – January 4, 2019 (draft)
Other
A3 West Grey Public Library Board – November 21, 2018
Saugeen Municipal Airport Commission – November 21, 2018 – resolution #43-19

Deputy Mayor Hutchinson-Shea, Be it resolved that, the Minutes of the Council Meeting held on January 22, 2019; be adopted, as printed;
Further that, the Minutes of the West Grey Committees – A2, be received, as circulated;
And further that, the Minutes of the Other Committees – A3, be received, as circulated. #43-19 Carried.

Routine Department Reports
B1 Clerk – Report #CC 02/05/19 – resolution #44-19

Hergert-Townsend, Be it resolved that, the Council of the Municipality of West Grey hereby supports the request from the Durham Agricultural Society for the use of the Durham & District Community Centre on May 3, 2019, with access on May 2, 2019; the use of the Durham & District Community Centre and grounds from August 30 to September 1, 2019, with access beginning August 28, 2019; and the use of the land to the West of the arena parking lot for the Excavator Operator Competition, including the
use of the bleachers subject to approval from the West Grey Soccer Club. 
#44-19 Carried.

Miscellaneous Correspondence (For Information Only - Not Circulated but 
Available for Viewing at Meeting)
C1 None

Future Committee Meetings
D1 Elmwood Community Centre Board – February 5, 2019, 7:00 p.m., 
Elmwood Community Centre
D2 West Grey Parks, Recreation & Culture Local Committee (Durham) - 
February 6, 2019, 6:00 p.m., Durham Arena Hall Boardroom
D3 West Grey Committee of the Whole (Budget) – February 7, 2019, 9:00 
a.m., West Grey Municipal Office
D4 West Grey Committee of Adjustment – February 12, 2019, 1:00 p.m., 
West Grey Municipal Office
D5 West Grey Committee of the Whole (Planning) – February 12, 2019, 1:30 
p.m., West Grey Municipal Office
D6 West Grey Parks, Recreation & Culture Local Committee (Neustadt) - 
February 13, 2019, 7:00 p.m., Neustadt Arena Hall

Part II - Regular Agenda

Communications from the Mayor and Council
Mayor Robinson, Deputy Mayor Hutchinson, and Councillors Hamilton, Shea, 
Townsend, Hergert, and Hutchinson, reported on past activities and events since 
the last regular meeting of Council, and on upcoming events and activities.

Delegations

Jill Umbach, Planning Network Coordinator, Bruce Grey Poverty Task Force; 
Laura Needham, Dietitian - Grey Bruce Health Unit
Jill Umbach, Planning Network Coordinator, Bruce Grey Poverty Task Force, and 
Laura Needham, Dietitian - Grey Bruce Health Unit, came before Council to 
discuss The Bruce Grey Food Chart/Grey-Bruce poverty issues.

Ms. Umbach noted they are available as a resource when municipalities consider 
issues of poverty, including affordable housing, and availability of sufficient and 
healthy food.

Ms. Needham noted the challenges with providing sufficient quantity and quality 
of food to certain sectors of the populace in Bruce-Grey Counties. A Food 
Charter is a non-binding policy which describes a community’s values, 
concerning the production, processing, consumption, and disposal of their food.
Ms. Needham noted some of the organizations, including municipalities, who have endorsed the Charter.

Ms. Umbach indicated they will be identifying existing organizations to assist in the issues at hand, and the Durham & District Food Bank has participated in some of their food summits.

Ms. Needham will follow-up with additional information to assist Council in their consideration of the endorsement of The Grey Bruce Food Charter.

Council asked what are some possible initiatives for providing healthy food. Ms. Needham noted they look at how to involve other individuals in the process, such as in a food hub. Ms. Umbach mentioned the use of community kitchens, getting producers who have surplus food to donate it, and to transform food banks to community food centres to provide fresh, healthy food.

Council asked for an indication of how organizations can assist with providing affordable housing and food. Ms. Umbach noted the powerpoint presentation has some indicators as to how affordable housing can be promoted/supported.

Ms. Needham also noted she can connect with libraries regarding food literacy initiatives. Ms. Umbach noted some of the libraries assist by providing facilities for free income tax services.

Antonius Peeters, CEO, and Wendy Peeters, Sales Manager, Eh!Tel
Antonius Peeters, CEO, and Wendy Peeters, Sales Manager, Eh!Tel, came before Council to request approval to gain access to the Neustadt Water Tower, in order to provide internet services to at least a segment of the Neustadt and area populace. Their services are focused on West Grey, Southgate, and Grey Highlands.

Mayor Robinson requested staff to seek input from the Fire & Police Chiefs regarding possible impacts of the proposed hardware on their communication devices.

Council questioned if Eh! Tel is prepared to pay West Grey if their request is granted. Mr. Peeters responded affirmatively, indicating it is up to Council to suggest the cost to do so.

Council requested Mr. Peeters to declare at a later date to indicate the similarities and differences for the installation proposed at the Neustadt Water Tower and the current installation in Durham, and how broad of a range will be provided for the internet service in the area requested if granted.
Council noted Eh!Tel currently is using unlicensed bandwidth, and asked if it is possible to go to licensed bandwidth so it doesn’t interfere with police or fire radios. Mr. Peeters noted licensed bandwidths are quite expensive, and therefore, they have opted to use the unlicensed bandwidth. Mr. Peeters indicated their unlicensed bandwidths should not interfere with police bandwidths. Council noted it may be a concern for the Police and/or Fire Chief, and should be determined.

Durham Art Gallery
David Sugarman came before Council to discuss two initiatives they are working on to possibly align with West Grey and Grey County’s programs and objectives.

The Durham Art Gallery is looking to invest $1,000,000 along with an equal amount from some local investors, in a Social Finance Fund. The Fund will provide financing for second mortgages for artists and arts-based businesses who buy main street or downtown buildings throughout West Grey. The buyers would have to maintain an active storefront presence among some other community/social commitments and participating in an open studio event annually. They will seek access to a recently announced Federal Social Finance Fund of $715,000,000 that will be implemented in the next budget. Municipal support for their application would be helpful.

The second current initiative being worked on by the Durham Art Gallery is the negotiated lease for the 4,300 square foot building located at 105 Garafraxa Street North, Durham. This would allow the current Durham Art Gallery location on George Street to be used for larger main shows. The leased facility can be used for community shows and courses, and will have ample room for an artist co-op and community gallery space. It is to be operated and open as a full-time business.

The Gallery is seeking West Grey’s input in terms of their interest in partnering and supporting these efforts, in particular, the proposed additional use at 105 Garafraxa as a site for West Grey and Grey tourist and business development information. The artist co-ops participants can be trained to provide such information. The Gallery would be open and represent the municipality at 105 Garafraxa for 7.5 hours/day, 6 days/week, for 50 weeks/year, being 2,250 hours/year. The Gallery is requesting a funding commitment from West Grey for three years - equal to a diminishing rate of $10/hour for the first year, $8/hour for the second year, and $6/hour for the third (final) year, for a total West Grey commitment of $22,500 in the first year, $18,000 in the second year, and $13,500 in the third year.
Council questioned what the funding commitment from West Grey will be used for. Mr. Sugarman stated it is for the proposed artist co-op, with the idea to train the artists, etc., to provide economic development feedback for individuals touring municipalities or looking to set up businesses.

Council questioned how this initiative can be provided to all of West Grey as opposed only to Durham. Mr. Sugarman stated it would also to apply to other urban settlement areas in West Grey.

Council questioned if the 105 Garafraxa property is accessible. Mr. Sugarman stated it is, except for possibly one small section of the building, and it is intend to be accessibility compliant.

Council asked Mr. Sugarman to explain the cooperative model. Mr. Sugarman replied that it is a work in process, and it is not sure at this time if it will be a committee of the Gallery or a separate legal entity. Mr. Sugarman noted the Gallery wants to connect with other organizations to participate in this endeavor, and interact with artists.

Council asked about the timeline envisioned for the initiatives. Mr. Sugarman responded that it depends on funding and when 105 Garafraxa Street North is available for leasing – perhaps an opening in July.

The Economic Development Coordinator asked Mr. Sugarman what he envisions for staff involvement. Mr. Sugarman the assistance of municipal staff would be sought for special events (i.e. trade shows), otherwise, it would just be the co-op artists in the coop providing information. Summer student would be great, but it would not be a requirement. - resolution #47-19

Hergert-Councillor Hutchinson, Resolved that, Council refers the Durham Art Gallery delegation request to the West Grey Economic Development Advisory Committee with a mandate to refer deliverables back to the Committee of the Whole on how best to support the initiative. #47-19 Carried.

Business Arising from the Previous Meeting – None

Staff Reports

Director of Finance/Treasurer - Report #FTR 02/05/19
Approval of Accounts, Voucher #25-2018 & #3-2019 – resolution #45-19
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Request for donation of ice time at the Ayton Arena (Council noted it may consider during budget deliberations providing a contribution to Wes for Youth in lieu of waiving or reduction of the recreational facility fees, and individual Council members may donate.) – resolution #46-19

Hamilton-Councillor Hutchinson, Be it resolved that, the Director of Finance/Treasurer be authorized to pay the accounts presented as Voucher No. 25-2018 & Voucher #3-2019 in the amount of $244,358.16 and $460,764.81, respectively, of the Municipality of West Grey. #45-19 Carried.

Shea-Hamilton, Be it resolved that, the Council of the Municipality of West Grey hereby denies the request to waive the cost of ice time and the Hall at the Durham Arena for an Emergency Services hockey tournament to be held on February 11, 2019. #46-19 Carried.

By-Laws – First, Second & Third Readings
15-2019 A By-law to appoint citizens to various committees of the Municipality of West Grey (repeals By-law Number 132-2018) – resolution #48-19
16-2019 A By-law to confirm the proceedings of the February 5, 2019 Council meeting – resolution #49-19

Councillor Hutchinson-Hamilton, Be it resolved that, By-law Number 15-2019, being a By-law law to appoint citizens to various committees of the Municipality of West Grey (repeals By-law Number 132-2018), be now read a first, second and third time, passed as amended and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. #48-19 Carried.

Shea-Deputy Mayor Hutchinson, Be it resolved that, By-law Number 16-2019, being a bylaw to confirm the proceedings of the February 5, 2019 Council meeting, be now read a first, second and third time, passed and numbered and that the said by-law be signed by the Mayor and Clerk, sealed with the seal of the Corporation and be engrossed in the by-law book. #49-19 Carried.

New Business
Council questioned if the Grey Bruce Sustainability Network is still in operation. Staff will verify this question for Council, including its mandates and terms of reference, as applicable, to determine if it might achieve what West Grey is considering.

Addendum - None
Notice of Motion/Direct Motions – None
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Closed Session – Incomplete Items Only – n/a
Matters Arising from Closed Session – Incomplete Items Only – n/a

Question Period
Bob Miller noted the issue of affordable housing was mentioned a number of times during the meeting, and the minutes of a previous Committee of the Whole (Budget) meeting indicated the municipality will hire a consultant to complete a new development charge/ Mr. Miller stated both Grey County and West Grey should not have development charges, so housing will be more affordable. Mayor Robinson mentioned there will be a discussion regarding affordable housing during the next Council meeting. The Clerk noted the passing of a Development Charges by-law is discretionary, however, if a Development Charges by-law is passed, it is in effect for five years, and if Council wishes to continue with a Development Charges by-law, then it must complete another study. The Clerk noted it is a philosophical question for Council to contend with when contemplating whether or not to pass a Development Charges by-law, as individuals building new dwellings will pay the growth-related costs to be incurred by the municipality through development charges, and if there is not development charges, the ratepayers as a whole will pay the costs related to new growth.

Bob Miller questioned if the public has access to development charges report noting totals for the year. The Director of Finance/Treasurer indicated such a report is available, typically after the completion of the audit.

Municipal Act – Notices - None

Adjournment
Townsend-Hergert, Resolved that, we do now adjourn at 11:52 p.m., to meet again on February 19, 2019, 7:00 p.m., or at the call of the Mayor. Carried.

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Christine Robinson, Mayor                      Mark Turner, Clerk