

THE CORPORATION OF THE MUNICIPALITY OF NEEBING
MINUTES OF THE REGULAR MEETING OF COUNCIL

Held at the Municipal Office
On Wednesday, June 1st, 2016

PRESENT: Mayor Ziggy Polkowski
Councillor Erwin Butikofer
Councillor Mike McCooeye
Councillor Bill Lankinen
Councillor Roger Shott
Councillor Brian Wright

REGRETS: Councillor Curtis Coulson

Rosalie Evans, Solicitor-Clerk

1. PRELIMINARY MATTERS:

- (a) **Call to Order:** Mayor Polkowski called the meeting to order at 6:30 p.m.
- (b) **Attendance:** Attendance was recorded.
- (c) **Accept/Amend the Agenda:**

Res. No. 2016-06-152

Moved by: Councillor Lankinen
Seconded by: Councillor McCooeye

BE IT RESOLVED THAT the agenda circulated for this regular meeting of Council be amended to:

- a) remove Item 3.6 from the consent agenda, and place it on the open session of the agenda to be held after closed session has concluded;
- b) add Item 3.10, being a report from the Solicitor-Clerk to schedule Council meetings in July and August; and
- c) add Item 7.6, at Mayor Polkowski's request, to discuss a matter involving personal information about an identifiable individual as authorized by Subsection 239(1)(b) of the Municipal Act, 2001.

CARRIED ✓

- (d) **Declarations of Interest:** No declarations of interest were received.

2. HEAR DEPUTATIONS FROM AUDIENCE MEMBERS:

2.1 Presentation from the Municipal Property Assessment Corporation

Mr. Chad Tanner introduced himself to Council and thanked members for the opportunity to present. He is the Account Manager with the Municipal Property Assessment Corporation ("MPAC") for the District of Thunder Bay.

Mr. Tanner walked through the power point slides that had been distributed in the council agenda package. Throughout the presentation, Mr. Tanner responded to questions from Councillors.

Councillors relayed to Mr. Tanner that some constituents have indicated that they own more than one property, but have only received one assessment notice. If the properties are rural (i.e. rural-residential), waterfront or vacant rural-residential property, the notices should have been received. In those cases, the constituents should be advised to contact MPAC. If the properties have a component that is not residential (i.e. conservation land, forestry or farm), those notices have not as yet been issued and are anticipated to be issued in the fall.

The date by which constituents must file a "request for reconsideration", known as an "RFR", if they do not agree with MPAC's assessment of their property, is August 30th (for the notices that were issued May 2nd). Prior to filing the RFR, Mr. Tanner suggests they review the wealth of information available to them at "aboutmyproperty.ca". He reviewed with Council the information available on that site.

MPAC has embarked on a new project to formulate a "service level agreement" with each Ontario Municipality that it serves. At present, there is a "pilot project" which involved participation by the Municipalities listed on the slide at the top of page 5 of the agenda. Those municipalities worked with MPAC to develop a prototype for the service level agreement. MPAC will enter that prototype agreement with those municipalities on July 1st, 2016, for a one-year term. During that term, the participants in the pilot project will provide feedback and the agreement may be tweaked to address concerns. After the pilot project, and any amendments to the standard agreement that arise out of the pilot project, all municipalities will become parties to the agreement. It will address performance issues. For example, there have been circumstances in the past where MPAC was slow to provide supplemental assessments to people who built new houses. The delays can cause significant financial hardship. The service level agreement will provide turnaround time obligations.

There was concern that the listed municipalities are all "large". Atikokan and Wawa were the smallest shown, and each of them is considerably larger than Neebing. Mr. Tanner indicated he would take that comment back to his superiors for consideration, as the concern that larger municipalities do not understand or appreciate the needs of smaller ones, is one that he has heard voiced by others.

Mr. Tanner reviewed with Council some of the methodology used when lands are valued. "Outlier" property sales (where land sells at a price either significantly higher or significantly lower than values of similar properties) are not generally considered. Concern was expressed that the difference between U.S. and Canadian dollars can skew the market price of land, as an American would have more "buying power" to "artificially" raise a price on desirable property, above what a Canadian would pay for it. Mr. Tanner responded that consideration is not generally given for whether the purchaser is an American or a Canadian. Lands are not immediately re-assessed whenever a sale occurs. The re-assessments of market value are done every 4 years. In between those years, a property is only addressed if it is significantly improved. Those improvements are responded to as they happen.

Councillors described a common complaint that constituents have. They complain that their property values changed, but “no one from MPAC came around to inspect”. Mr. Tanner explained that inspections are typically only done when there are property improvements (and not always then) or when there is an RFR process initiated and being investigated/concluded.

Mr. Tanner was thanked for his presentation and left the chambers at 7:36 p.m.

3. CONSENT AGENDA: MINUTES, REPORTS AND CORRESPONDENCE

3.1 **(& 7.1) Minutes of the Open and Closed Sessions of the Regular meeting of Council held May 18, 2016**

Administration recommended that the minutes for both the open session (Item 3.1) and the closed session (Item 7.1), with any error corrections, as required, be approved. No errors were noted in the draft minutes as presented.

3.2 **Minutes of the Meetings of the Neebing Economic Development Advisory Committee held on March 21, 2016 & April 18, 2016**

Administration recommended that the minutes be received.

3.3 **Report from Solicitor-Clerk Regarding Administrative Activity**

Administration recommended that the Report be received for information.

3.4 **Report from Solicitor-Clerk Regarding Request from Constituent to Purchase Property (West Oliver Lake)**

Administration recommended that the Report be received for information.

3.5 **Report from Solicitor-Clerk Regarding Placement of a Question on the Municipal Ballot**

Administration recommended that the Report be received for information.

3.6 **Report from Solicitor-Clerk Regarding White Truck Declared Surplus in 2015**

This item was removed from the Consent Agenda portion of the agenda, to be placed on the agenda for discussion in open session after the closed session portion of the meeting had concluded.

3.7 **Correspondence from Town of Essex Regarding support for its Road Widening request**

Administration recommended that a resolution in support be sent, as requested.

3.8 **Correspondence from Township of Calvin Regarding opposition to the Province’s Proposed Discontinuance of the Rural Economic Development Fund**

Administration recommended that a resolution in support be sent, as requested.

3.9 **Information Correspondence List**

Administration recommended that the report be received for information.

3.10 Report from Solicitor-Clerk Regarding Council Meeting Dates in July and August

Administration recommended that the Council meet on July 20th and on August 24th in 2016.

Res. No. 2016-06-153

Moved by: Councillor Shott
Seconded by: Councillor Lankinen

BE IT RESOLVED THAT Council approve the recommendations from Administration with respect to all of the items on the consent agenda portion of this evening's meeting, including Item 7.1, with the exception of Item 3.6.

CARRIED ✓

4. REPORTS AND CORRESPONDENCE RECEIVED REQUIRING DIRECTION:

4.1 Report from Treasurer-Deputy Clerk Regarding Delegation requests for AMO conference

Members present reviewed and discussed possible deputation requests and discussion topics.

Res. No. 2016-06-154

Moved by: Councillor Butikofer
Seconded by: Councillor Shott

BE IT RESOLVED THAT Administration request delegation appointments with:

- a) The Ministry of Finance to discuss placing limits on the CLTIP program and to discuss eligibility requirements for provincial grants;
- b) The Ministry of Economic Development, Employment and Infrastructure, to discuss our proposed fire hall and any programs which may be available for funding assistance;
- c) The Ministry of Environment and Climate Change, to discuss the Orion project;
- d) The Ministry of Community Safety and Correctional Services, for feedback on the input to the Police Services Act consultation submitted by Neebing, and to discuss our proposed fire hall and any programs which may be available for funding assistance; and
- e) The Ministry of Agriculture and Rural Affairs, to discuss eligibility requirements for provincial grants.

CARRIED ✓

4.2 Report from Treasurer-Deputy Clerk Regarding ROMA and OGRA conferences January and February 2017

Members present reviewed and discussed the report. It was agreed that both conferences should be attended. Identities will be confirmed later, but will involve one member of Council and one member of administration. Councillor Lankinen expressed a preference to attend OGRA rather than ROMA should he be selected to attend.

Res. No. 2016-06-155

Moved by: Councillor McCooeye
Seconded by: Councillor Wright

BE IT RESOLVED THAT Administration register two persons for each conference.

CARRIED ✓

4.3 Report from Solicitor-Clerk Regarding upcoming Committee of Adjustment Application

Members present reviewed the report. The Solicitor-Clerk responded to questions.

Res. No. 2016-06-156

Moved by: Councillor Lankinen

Seconded by: Councillor Shott

BE IT RESOLVED THAT Administration advise the Committee of Adjustment that Council is opposed to the granting of the easement as proposed in the application, because it can be accessed only over municipally owned property;

AND THAT Council would not be opposed to the granting of the easement if it included an access route over the private property owned by the applicant.

CARRIED ✓

4.4 Report from Solicitor-Clerk Regarding Climate change "Town Hall" Meeting held on May 24, 2016

Members present reviewed the report. The Solicitor-Clerk responded to questions.

Res. No. 2016-06-157

Moved by: Councillor McCooeye

Seconded by: Councillor Lankinen

BE IT RESOLVED THAT Council respectfully requests that the Ministers conduct consultation meetings on Climate Change and its impacts and associated issues with elected officials from municipal and provincial governments separately from its public consultation that has more open invitation,

AND THAT Council requests that the consultation occur as soon as possible so that the elected officials' voices and input have appropriate opportunity for consideration and reflection.

CARRIED ✓

4.5 Report from Solicitor-Clerk Regarding Request to Make Improvements to Milne Road

Members present reviewed the report. The Solicitor-Clerk responded to questions. Councillor Lankinen agreed to meet with Mr. Livingston on site to discuss the road construction, and that Councillor Lankinen will provide the Solicitor-Clerk with the information necessary to pass on to the requester after that meeting has taken place.

4.6 Correspondence from Minister of Energy Regarding new Long-term Energy Plan for Ontario

Members present reviewed the correspondence. No resolution was passed.

4.7 Correspondence from NOMA Requesting that Municipalities send a Letter to Premier Wynne Regarding the Proposed Phasing out of Natural Gas heating

Members present reviewed the report and the appended proposed letter. The Solicitor-Clerk responded to questions.

Res. No. 2016-06-158

Moved by: Councillor Shott
Seconded by: Councillor Butikofer

BE IT RESOLVED THAT Administration finalize and send the requested letter, in form and content substantively as appended to the correspondence.

CARRIED ✓

4.8 Correspondence from John Coupland regarding Joint Emergency Exercise

Members present reviewed the correspondence. Mayor Polkowski and Councillors Lankinen and Butikofer will attend the exercise. Councillor Shott may attend, subject to checking his calendar.

4.9 Report from Great Lakes & St. Lawrence Cities Initiative seeking Nominations for an Award

Members present reviewed the report. No resolution was passed.

4.10 Correspondence from John Coupland forwarding MMAH Funding Opportunity for Disaster Reduction Projects

Members present reviewed the report. The Solicitor-Clerk responded to questions. There was consensus that the main flooding issues in Neebing are caused by beavers. Podres Road is an area of particular concern.

Res. No. 2016-06-159

Moved by: Councillor McCooeye
Seconded by: Councillor Lankinen

BE IT RESOLVED THAT Administration is authorized to apply for funding under this program to remediate beaver activity/damming in the West Podres Road area.

CARRIED ✓

5. TABLE BY-LAWS

5.1 By-Law 2016-018 to Amend Zoning By-law 860-2010

Members present reviewed the by-law. The Solicitor-Clerk responded to questions.

Res. No. 2016-06-160

Moved by: Councillor Lankinen
Seconded by: Councillor Butikofer

BE IT RESOLVED THAT By-law 2016-018 be passed.

CARRIED ✓

6. NEW BUSINESS - ANNOUNCEMENTS

Members present had the opportunity to raise other items of new business at this point in the meeting.

Councillor Lankinen commented that the works crew had completed repairing Seed Road, which had been noted on the Roads Tour as in particularly bad shape. Mayor Polkowski praised the crew for a job well done. Roger Shott raised an issue on concern on a section of Margaret Street. Councillor Lankinen stated that the issue there is with the underlying road construction. A short-term fix will be needed immediately, but the issue will need to be addressed again in future.

Councillor McCooye expressed concern over the condition of Boundary Road. Mayor Polkowski indicated that as soon as the "kettle" equipment arrives, Boundary Road will be addressed as a priority. Another priority in this regard is Griffis Road.

Councillor Butikofer advised that Tammy Cook had been promoted to the Chief Executive Officer position at the Lakehead Region Conservation Authority.

Mayor Polkowski advised that MPP Bill Mauro has requested a meeting with Council. Administration was directed to liaise with his office to establish a mutually convenient time for a meeting once the House has finished sitting (i.e. in the week of June 13th.)

Mayor Polkowski further advised that a meeting with the Ministry of Environment and Climate Change is being arranged in Toronto for next week (Thursday or Friday) which he and the Solicitor-Clerk will attend, relating to the Orion project.

A brief recess was called at 8:26 p.m. to allow the chambers to clear prior to the Closed Session Agenda. Two audience members were escorted to the training room. Council resumed proceedings at 8:31 p.m.

7. CLOSED SESSION:

Res. No. 2016-06-161

Moved by: Councillor Shott
Seconded by: Councillor McCooye

BE IT RESOLVED THAT, the time being 8:32 p.m., Council close the next portion of the meeting to the public, under the authority of those paragraphs of Subsection 239(2) of the Municipal Act, 2001 for which the meeting was closed, to consider item 7.1 (minutes of the Closed session of the prior Council meeting); under the authority of paragraph 239(2)(b) to consider items 7.2 and 7.6, involving personal matters about identifiable individuals; under the authority of paragraph 239(2)(c) to consider items 7.3 and 7.4, each of which involves a proposed or pending acquisition or disposition of land by the municipality; and under paragraph 239(2)(e) to consider item 7.5, involving pending litigation.

CARRIED ✓

Members reviewed the items scheduled for closed session. During closed session, the following procedural resolution was passed:

Res. No. 2016-06-162

Moved by: Councillor McCooye
Seconded by: Councillor Lankinen

BE IT RESOLVED THAT, the time being 9:13 p.m., Council rise from closed session and report in open session.

CARRIED ✓

Members of the public who had been asked to leave during closed session were re-invited to the Council Chambers.

Item 3.6, which had been removed from the Consent Agenda to be dealt with after the conclusion of the closed session portion of the meeting, was addressed at this time

3.6 Report from Solicitor-Clerk Regarding White Truck Declared Surplus in 2015

Res. No. 2016-06-163

Moved by: Councillor Butikofer

Seconded by: Councillor Wright

BE IT RESOLVED THAT Administration re-advertise the vehicle for sale, and solicit sealed bids without a minimum bid being specified.

CARRIED ✓

Item 7.1 had been dealt with as part of the Consent Agenda. No changes to the draft minutes were noted.

7.2 Report from Solicitor-Clerk Regarding Performance Review of Staff member

Res. No. 2016-06-164

Moved by: Councillor Wright

Seconded by: Councillor Butikofer

BE IT RESOLVED THAT the Report be received for information.

CARRIED ✓

7.3 Report from Solicitor-Clerk Regarding Acquisition of Property (Cottage Drive)

Res. No. 2016-06-165

Moved by: Councillor McCooeye

Seconded by: Councillor Shott

BE IT RESOLVED THAT Council accept title to the land, and that the Solicitor-Clerk be authorized to execute any required paperwork.

CARRIED ✓

7.4 Report from Solicitor-Clerk Regarding Request from Constituent to purchase Land (Related to Item 3.4)

At the Mayor's request, the Solicitor-Clerk summarized Council's decision relating to his request. She advised Mr. Riley that the Municipality is not willing to part with ownership of the property in question, however, subject to completion of a survey at his expense, and subject to the survey confirming what Mr. Riley believes to be true, i.e. that the Municipality is the owner of the land in question, the Municipality will lease property to Mr. Riley for a term of thirty years at a nominal rental rate. The amount of property subject to the lease would be from the existing cedar tree line to the land-ward limit of the shoreline road allowance, in order to allow Mr. Riley to have control over the property used as a driveway. There was a brief discussion about what would be

permitted uses on the leased property. It was noted that the Municipality would need to exclude from the lease sufficient property adjacent to the travelled portion of Podres Road for the purposes of turning road maintenance equipment. After some discussion about the dimensions under discussion, it was agreed, on consensus, that Councillor Lankinen would visit the site with Mr. Riley to review and agree upon the dimensions of the land parcel available for lease.

Councillor Lankinen will report back on the outcome of this discussion, and any required resolutions to document the terms of the agreement will be passed at that time.

7.5 Verbal Report from Solicitor-Clerk Regarding Mediation between the Lakehead Rural Municipal Coalition and the Thunder Bay District Social Services Administration Board

Res. No. 2016-06-166

Moved by: Councillor Butikofer

Seconded by: Councillor Wright

BE IT RESOLVED THAT the Mayor and Clerk are authorized to sign the direction to the Escrow Agent, authorizing him to close the Escrow Account and disburse the funds in a manner as determined by the Lakehead Rural Municipal Coalition at its meeting on Thursday, June 2, 2016.

CARRIED ✓

7.6 Verbal Report Relating to Personal Information about Identifiable Individuals

No resolution arose with respect to the discussion of this matter.

8. ADJOURN THE MEETING:

Mayor Polkowski adjourned the meeting at 9:26 p.m.

REGULAR MEETING OF COUNCIL



Ziggy Polkowski
MAYOR



Rosalie Evans
SOLICITOR-CLERK

