



Municipality of Huron East Council Meeting Minutes
Council Chambers
72 Main Street South, Seaforth, ON
Tuesday, November 21, 2023

Members Present:

Mayor: Bernie MacLellan; Deputy Mayor: Alvin McLellan; Councillors: Raymond Chartrand, Brenda Dalton, Dianne Diehl, Robert Fisher, Larry McGrath, Justin Morrison, Jeff Newell, John Steffler, and Gloria Wilbee

Staff Present:

CAO Brad McRoberts; Clerk Jessica Rudy; Director of Finance/Treasurer Stacy Grenier; and Director of Community Services Lissa Berard

Others Present:

Ben Gowing, GM BluePlan (Item 7.1)

1. Call to Order and Opening Remarks

Mayor MacLellan called the meeting to order at 6:00 p.m.

Mayor MacLellan reminded Council of the Seaforth Parade on November 24, 2023 and the holiday staff event on Saturday, November 25, 2023.

2. Land Acknowledgement

Mayor MacLellan provided the land acknowledgement.

3. Confirmation of the Agenda

Moved by Councillor Diehl and Seconded by Councillor Steffler:

That the Agenda for the Regular Meeting of Council dated November 21, 2023 be adopted as circulated.

Carried

4. Disclosure of Pecuniary Interest

None declared.

5. Minutes of Previous Meeting

Moved by Councillor Chartrand and Seconded by Deputy Mayor McLellan:

That Council of the Municipality of Huron East approve the following Council Meeting

Minutes as circulated:

5.1 Regular Meeting – November 7, 2023

Carried

6. Consent Agenda

In relation to Item 6.5, Municipality of Shuniah re: Unnecessary Noise from Engine Breaks, Deputy Mayor McLellan inquired to the number of complaints received regarding engine break noise and it was reported that there are complaints around Kippen Road, however, the Municipality had previously installed a sign to avoid the use of engine breaks on the road.

Councillor Fisher requested clarification on Item 6.7, CLK-23-22, Process for Requests by Members. In response, Clerk Jessica Rudy explained that any requests for a staff report should receive a majority vote by Council and confirmed that closed session requests are strongly recommended to be done through a discussion with the Clerk, prior to a request being made at Council.

Deputy Mayor McLellan requested clarification on Item 6.8, FIN-23-12, Huron East Parkland regarding the increase of parkland fees. In response, CAO Brad McRoberts noted that the price increased to \$20,000 per acre on unopened road allowances, as part of the land disposition policy.

Moved by Councillor Wilbee and Seconded by Councillor Fisher:

That the following Consent Agenda items be received for information and approved.

- Municipality of Wawa re: Resolution of Support for Bill C-310
- Council Expenses re: Expenses for October 2023
- Municipality of Bluewater re: Notice of Passing Zoning By-law Amendment – Z07-2023
- Municipality of Bluewater re: Notice of Adoption of Official Plan Amendment #23
- Municipality of Shuniah re: Unnecessary Noise from Engine Breaks
- Accounts Payable (August to November 2023)
- CLK-23-22, Process for Requests by Members
- FIN-23-12, Huron East Parkland Reserve Fund
- PW-23-12, Replacement of Rural Yield Signs with Stop Signs

Carried

7. Public Meetings/Hearings and Delegations

7.1 Engineers Report re: Coates Municipal Drain

Ben Gowing, Engineer, GM BluePlan appeared before Council to provide a summary of the Coates Municipal Drain revised final report, background, timing, and recommended drain improvements.

B. Gowing confirmed that the other Engineer involved with the project had spoken with the landowners who addressed concerns in the original presentation of the report, and the report was updated to reflect those discussions.

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That the Council of the Municipality of Huron East accept the revised engineers report on the Coates Municipal Drain 2023 and designate it as By-law 057-2023;

And That the Court of Revision be set for December 19, 2023 at 5:30 p.m. and that Raymond Chartrand, Diann Diehl, and Alvin McLellan be appointed as members with Alvin McLellan acting as Chair.

Carried

8. Planning

9. Municipal Drains

10. Reports & Recommendations of Municipal Officers

10.1 FIN-23-13, Brussels, Morris, & Grey Community Centre (BMGCC) Debenture

Council discussed the debenture with a few noting concerns with borrowing and the long debenture term.

Councillor Fisher proposed to sell the unsold Brussels subdivision lots to a developer, at a price to which would cover the debenture. Councillor Fisher requested a recorded vote.

In response to Councillor Fisher's proposal regarding the Brussels subdivision, B. McRoberts provided a detailed overview of the money already invested into the subdivision and stated that selling the unsold lots would not see a large return of investment as the cost of the subdivision construction would need to be recovered.

In response to Council discussion on various financing options such as a bridging loan, short term bank loans and borrowing from existing reserves, such as water and sewer, Director of Finance/Treasurer Stacy Grenier confirmed that the deadline to submit the By-law to the province was December 1, 2023 and that if the By-law was not approved the municipality would have to pay back the total borrowing amount, at market value, which the municipality does not have available. It was reiterated that the debenture to borrow was approved in 2021 and that construction loan was always expected to roll into the debenture upon substantial completion of the BMGCC.

S. Grenier provided an overview of the interest and payments with a 10-year debenture option and noted that the 10-year option would be more of a burden to the tax payers opposed to the twenty year option.

Mayor MacLellan reiterated that the province will not issues debentures after project completion and, stated that, although there is no flexibility on payment options, the province does provide cheaper rates compared to other borrowing institutes.

Moved by Councillor Diehl and Seconded by Councillor Steffler:

That the Council of the Municipality of Huron East consider By-law 081-2023 to authorize the debenture for \$1,889,700 to finance the costs of the Brussels, Morris, & Grey Community Centre (BMGCC) renovation and expansion.

Carried (7 in favour; 4 opposed)

Yays: D. Diehl, A. McLellan, B. MacLellan, J. Morrison, J. Newell, J. Steffler, and G. Wilbee.

Nays: R. Chartrand, B. Dalton, R. Fisher, and L. McGrath.

Council discussed the need to consider the options related to borrowing sooner in the decision process and requested that staff bring forward a report regarding options with debenture terms, financing scenarios and status of restricted and unrestricted reserves.

Moved by Councillor Fisher and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East direct staff to report to Council by the December 19, 2023 Council meeting on various debenture terms, financing options, and status of restricted and unrestricted reserves.

Carried

11. Correspondence

11.1 Seaforth BIA re: Ratification of BIA Directors

Moved by Councillor Fisher and Seconded by Councillor Wilbee:

That the Council of the Municipality of Huron East approve the appointment of the following 2024-2025 BIA Directors, as determined at the November 8, 2023 BIA Annual General Meeting:

- Shelly Stanly, The Looking Glass and Spa, 2023-2024
- Shannon Craig, McKillop Mutual Insurance Company, 2024-2025
- Randy Nixon, Orr Insurance Brokers Inc., 2024-2025
- Kelly Miller, Degree Fitness Seaforth, 2024-2025

- Maureen Agar, Member at Large, 2023-2024
- Laure Guichelaar, Seaforth Tax & Business Consulting, 2023-2024
- Bevin Witmer, Robinson Chevrolet Inc., 2024-2025
- Annette Scarrow, Beyond the Vines, 2024-2025

Carried

12. Unfinished Business

13. Council Reports

13.1 Council Member Reports

13.1.1 County Council Report

Deputy Mayor McLellan reported that the Gibbons Street project came in under the original anticipated price, and that the County wrote off \$75,000 from nonpayment of rental units for County owned apartments and confirmed the province tracks the repeat offenders.

Mayor MacLellan provided an update that the Health Unit has asked for a delegation to meet with the Minister of Health during the Rural Ontario Municipal Association (ROMA) conference regarding the absorption of provincial downloading and the impact on the municipalities, including the recent permanent reduction of 10% staff from the Health Unit.

13.1.2 Other Boards/Committees or Meetings/Seminars

Councillor Wilbee reported that the Heritage Committee had a delegation from Allan Avis Architects Inc., the heritage architect working on the 33 Main Street, Seaforth restoration and noted that the Committee was pleased with the plans for restoration and overall report from the Architect.

Deputy Mayor McLellan reported that the County should be receiving a report regarding defibrillators for the Seaforth Optimist Club in December 2023.

13.2 Requests by Members

Deputy Mayor McLellan requested that staff bring forward a discussion on the Brussels Subdivision and possible disposition strategies.

Moved by Deputy Mayor McLellan and Seconded by Councillor Chartrand:

That the Council of the Municipality of Huron East direct staff to bring forward a report regarding the status and next steps regarding the Brussels Subdivision;

And that comments from the Realtor be included regarding sales forecasting from now until early spring 2024.

Carried

13.3 Notice of Motion

13.4 Announcements

14. Other Business

14.1 Request from Seaforth Homecoming Committee to use the word “Seaforth” in their Organizing Name: Seaforth Homecoming 2025

Moved by Councillor Morrison and Seconded by Councillor Steffler:

That the Council of the Municipality of Huron East grant permission to the Seaforth Homecoming Committee to use the word “Seaforth” in their organizing name: “Seaforth Homecoming 2025”.

Carried

15. By-laws

Moved by Councillor Wilbee and Seconded by Councillor Morrison:

That Be it Hereby Resolved By-law 057-2023, A By-law for the Coates Municipal Drain be given first and second, readings and signed by the Mayor and Clerk.

Carried

Moved by Councillor Diehl and Seconded by Deputy Mayor McLellan:

That Be it Hereby Resolved By-law 081-2023, A By-law A By-law to Authorize the Borrowing upon Amortizing Debentures in the Principal Amount of \$1,889,700 towards the Cost of the Brussels, Morris, and Grey Community Centre Renovation and Expansion be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

Moved by Councillor Diehl and Seconded by Councillor Chartrand:

That be it hereby resolved that By-law 082-2023, A By-law to Amend By-law 074-2023, A By-law to Temporarily Close Roads in Seaforth, be given first, second, third and final readings and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

16. Closed Session and Reporting Out

Moved by Councillor Newell and Seconded by Councillor Morrison:

That a closed meeting of Council be held on Tuesday, November 21, 2023 at 7:16 p.m., in Town Hall Council Chambers, in accordance with Section 239 of the Municipal Act, 2001 for the purpose of considering the following matters:

16.1 Adoption of November 7, 2023 Closed Session of Council Meeting Minutes

16.2 239(2)(c) - proposed or pending disposition of land in Vanastra

And that CAO Brad McRoberts, Director of Finance/Treasurer Stacy Grenier and Clerk Jessica Rudy remain in closed session.

Carried

Moved by Councillor Diehl and Seconded by Councillor Dalton:

That Council of the Municipality of Huron East resumes the regular Council meeting at 7:26 p.m.

Carried

Mayor MacLellan reported out from the Closed Session that Council discussed a matter relating to proposed or pending disposition of land in Vanastra.

17. Confirmatory By-Law

Moved by Councillor Wilbee and Seconded by Councillor Fisher:

That Be It Hereby Resolved that By-law 083-2023, a By-law to Confirm the Proceedings of Council, be given first, second, third and final reading and signed by the Mayor and Clerk, and the Seal of the Corporation be affixed thereto.

Carried

18. Adjournment

Moved by Councillor Diehl and Seconded by Councillor Steffler:

The time now being 7:27 p.m. That the regular meeting adjourn until December 5, 2023, at 6:00 p.m.

Carried

Bernie MacLellan, Mayor

Jessica Rudy, Clerk