

**Minutes of the General Government Committee Meeting**

**Held on Tuesday, September 23, 2014 at 7:30 p.m.**

Present: Jack Clark, Chairperson  
Ron Lane, Mayor  
Scott McDougall, Citizen Representative  
Annette Clarke, CAO/Clerk

Others: Ken Blodgett

**Additions to Agenda**

***Moved by Ron Lane***

***Seconded by Scott McDougall***

- Items:**
- 1. 6-iii) Christmas Party  
6-iv) Auditing Tenders  
6-v) Bottle Depot**
  - 2. 8) In Camera – Staff**
  - 3. 8) to 10) Adjournment**

***Carried***

**1. Disclosure of Pecuniary Interests**

None declared.

**2. Deputation – Ken Blodgett**

Ken Blodgett submitted a proposal to the Committee requesting permission to establish a “Jaws Fish & Chip Stand/Drive-In Restaurant” on town owned property currently leased by CYC on the area at the North end of the building. Discussion ensued.

Section 2.0 of the current lease states, “That notwithstanding anything in this Lease contained the Lessee shall use the Leased premises in connection with the Lessee’s Yacht Charter and associated or ancillary businesses that are approved by the Lessor and the Leased Premises shall be used for no other purpose or purposes whatsoever.”

An amendment to the lease would be required to allow the drive in restaurant on the property. CYC is located within a C2 General Commercial Zone which permits a restaurant, drive in or take out restaurant.

Ken’s proposal outlined his plans and menu for the drive in restaurant. The proposal states the need for places to eat in Gore Bay during the tourist season as well as the spring and fall

seasons. The Charter business brought in 800 people this past season and the restaurant would stay open to accommodate those individuals. The stand will not require much water and can be profitable if managed properly and the food is good. The proposal states there will be no problem getting the health unit's approval or to get insurance added to his current policy. Parking is addressed on site. He has no plans to place picnic tables/seating on site this year. Hydro will come from CYC which they are responsible for paying for.

***Moved by Ron Lane***

***Seconded by Scott McDougall***

***THAT the General Government Committee recommends to Council to amend Section 2.0 of the lease with Canadian Yacht Charters to allow a Drive-In Restaurant on the north side of the property as requested by Ken Blodgett.***

***Carried.***

**3. Adoption of Minutes**

***Moved by Scott McDougall***

***Seconded by Ron Lane***

***THAT the minutes of the August 26, 2014 meeting be adopted as presented.***

***Carried.***

**4. Business Arising out of the Minutes**

**i) Gore Bay Welcome Sign**

Committee agreed to go with Option "A" with solar lighting. Annette will get approval from the generous donor prior to taking to Council for approval. Price comparisons will be sought for solar power.

**5. Correspondence**

**i) 8 Dawson Street Tenants**

Both written and verbal complaints have been lodged by some of the tenants of 8 Dawson Street with respect to the operation of Rob White's business in the old firehall. One of the tenants has incurred damage to her car caused by a customer of the business. As well, another tenant is complaining that he is often blocking the entrance to her apartment and leaves garbage around the area after closing including broken glass.

Committee was concerned and realizes the situation is not ideal. In order to try and eliminate these problems a letter will be sent to Mr. White explaining the situation and asking him to make every effort to stop it from happening in the future.

In order to provide better protection to the tenant parking, the town will ascertain costs to put up some form of fencing/barrier to protect the cars from the area leased by Rob White. In addition, Tenants will be issued a parking permit, 1 permit per unit. This will be enforced through the parking by-law.

Annette will also speak to him regarding issues surrounding failure to meet leasing arrangements.

**Carried.**

## **6. New Business**

### **i) Pavilion Rental Proposal**

The Committee discussed the terms of the lease and payment schedule for future pavilion 2<sup>nd</sup> floor lease. Annette will prepare a new lease which includes the following:

- i)** Seasonal use of the premises , May 1 to October 31<sup>st</sup> each year;
- ii)** Lease fee remains the same as current rate set by Council;
- iii)** Lease will require a deposit equal to three months rent due and payable on January 1<sup>st</sup> of each year;
- iv)** Deposit will be applied to the amount owing for the six month seasonal term which commences May 1<sup>st</sup> of each year;
- v)** Payments will be monthly due on the first of each month;
- vi)** First monthly payment will be due on August 1<sup>st</sup> (May, June, July covered by Deposit paid January 1<sup>st</sup>)
- vii)** Tenant responsible for six months hydro being May 1<sup>st</sup> to October 31<sup>st</sup>;
- viii)** Tenant responsible for six months of property taxes;
- ix)** Tenant responsible for water/sewer charges as per municipal by-law;
- x)** Add a termination clause to the lease

Annette will present these terms to the interested parties and report back to the committee.

### **ii) Arena Canteen**

No proposals were submitted by the advertised deadline of September 5<sup>th</sup> 2014. The canteen operation was advertised on two separate occasions with no response. Connor Woestenenk submitted an expression of interest via email on September 21, 2014.

***Moved by Ron Lane***

***Seconded by Scott McDougall***

***THAT the General Government Committee recommends to Council that the Arena lunchroom be rented to Connor Woestenenk for \$256.50 plus HST for the 2014/15 arena season.***

***Carried***

iii) **Christmas Party**

*Moved by Scott McDougall*

*Seconded by Ron Lane*

***THAT the General Government Committee recommends to Council that the Staff/Council Christmas Party be held Friday, November 28, 2014 at the Gore Bay Community Hall to be catered by Culgin's Creative Cuisine;***

***FURTHER both current and new council members be invited to the event.***

***Carried***

iv) **Auditing Services Tender Opening**

The tenders were received from 4 of the 5 companies the Request for Proposal was sent to. The submissions are summarized in the chart below;

	<b>Edward Jakubo</b>	<b>Freelandt, Caldwell, Reilly</b>	<b>KPMG</b>	<b>BDO Canada</b>
<b>The Corporation of the Town of Gore Bay</b>	19,210	2014 - \$15,000 2015 - \$15,300 2016 - \$15,606 2017 - \$15,918 2018 - \$16,236 2019 - \$16,561	2014 - \$15,500 2015 - \$15,500 2016 - \$15,500 2017 - \$16,000 2018 - \$16,500	2014 - \$23,000 2015 - \$23,000 2016 - \$23,460 2017 - \$23,460 2018 - \$23,930
<b>Waterworks and Sewer</b>	4,520	Price included above	Price included above	2014 - \$2,000 2015 - \$2,000 2016 - \$2,040 2017 - \$2,040 2018 - \$2,080
<b>Non-Profit Housing Corporation</b>	3,390	2014 - \$750 2015 - \$765 2016 - \$780 2017 - \$796 2018 - \$812 2019 - \$828	2014 - \$2,500 2015 - \$2,500 2016 - \$2,500 2017 - \$2,500 2018 - \$2,500	2014 - \$4,100 2015 - \$4,100 2016 - \$4,182 2017 - \$4,182 2018 - \$4,265
<b>Western Manitoulin Museum</b>	1,356	2014 - \$750 2015 - \$765 2016 - \$780 2017 - \$796 2018 - \$812 2019 - \$828	2014 - \$2,500 2015 - \$2,500 2016 - \$2,500 2017 - \$2,500 2018 - \$2,500	2014 - \$2,000 2015 - \$2,000 2016 - \$2,040 2017 - \$2,040 2018 - \$2,080

<b>Union Public Library</b>	1,356	2014 - \$750 2015 - \$765 2016 - \$780 2017 - \$796 2018 - \$812 2019 - \$828	2014 - \$1,500 2015 - \$1,500 2016 - \$1,500 2017 - \$1,500 2018 - \$1,500	2014 - \$2,000 2015 - \$2,000 2016 - \$2,040 2017 - \$2,040 2018 - \$2,080
<b>Provincial Offences Act</b>	2,260	2014 - \$550 2015 - \$561 2016 - \$572 2017 - \$584 2018 - \$595 2019 - \$607	2014 - \$1,500 2015 - \$1,500 2016 - \$1,500 2017 - \$1,500 2018 - \$1,500	2014 - \$2,000 2015 - \$2,000 2016 - \$2,040 2017 - \$2,040 2018 - \$2,080
<b>Federal Gas Tax Agreement</b>	Price included in Town of Gore Bay audit	2014 - \$550 2015 - \$561 2016 - \$572 2017 - \$584 2018 - \$595 2019 - \$607	2014 - \$500 2015 - \$500 2016 - \$500 2017 - \$500 2018 - \$500	Price included in Town of Gore Bay audit
<b>Preparation of the FIR</b>	Price included in Town of Gore Bay audit	2014 - \$1,350 2015 - \$1,377 2016 - \$1,405 2017 - \$1,433 2018 - \$1,461 2019 - \$1,491	2014 - \$1,000 2015 - \$1,000 2016 - \$1,000 2017 - \$1,000 2018 - \$1,000	Price included in Town of Gore Bay audit
<b>TOTAL</b>	<b>2014 - \$32,092 2015 - \$32,092 2016 - \$32,092 2017 - \$32,092 2018 - \$32,092</b>	<b>2014 - \$19,700 2015 - \$20,094 2016 - \$20,496 2017 - \$20,906 2018 - \$21,324 2019 - \$21,750</b>	<b>2014 - \$25,000 2015 - \$25,000 2016 - \$25,000 2017 - \$25,500 2018 - \$26,000</b>	<b>2014 - \$35,100 2015 - \$35,100 2016 - \$35,802 2017 - \$35,802 2018 - \$36,515</b>
<b>GRAND TOTAL 2014-2018</b>	<b>\$160,460</b>	<b>\$102,520</b>	<b>\$126,500.00</b>	<b>\$178,319</b>

**v) Bottle Return Depot**

Scott brought up concerns regarding the impending closure of the bottle return depot currently located at Charlie's Shell. Would like to see the bottle depot stay in Gore Bay for convenience purposes. Annette will contact Brewers Retail encouraging them to advertise the availability of the business opportunity

7. In Camera

i) Staff

*Moved by Scott McDougall*

*Seconded by Ron Lane*

*THAT the Committee enter an in-camera session at 9:42 p.m. to discuss the following item:*

*1. Staff*

*Carried.*

*Moved by Ron Lane*

*Seconded by Scott McDougall*

*THAT the Committee come out of in-camera session at 9:54 p.m.*

*Carried.*

8. Adjournment

*Moved by Ron Lane*

*THAT the General Government Committee adjourn at 9:55 p.m.*

*Carried.*

Meeting adjourned.

Respectfully submitted by  
Annette Clarke, CAO/Clerk