

Minutes of the General Government Committee Meeting

Held on Wednesday, June 29, 2016 at 7:00 p.m.

Present: Jack Clark, Chairperson
Ron Lane, Mayor
Kevin Woestenenk, Councillor
Scott McDougall, Citizen Representative
Deborah Woods, Citizen Representative
Annette Clarke, CAO/Clerk-Treasurer

Others: Bob Prior, Deputation
Larry Eirikson & Richard Anger, Deputation

Addition to Agenda

Moved by Scott McDougall

Seconded by Kevin Woestenenk

THAT the following additions be made to the June 29, 2016 General Government Agenda:

Item 4ii) Use of CC McLean for Seniors Centre

Item 6 In camera re: staff; legal; property

Item 6 Adjournment becomes Item 7

Carried

1. **Disclosure of Pecuniary Interest** – none declared
2. **Deputation – Bob Prior re: Stop Up, Closure & Sale of Park Street**

Bob Prior made a presentation to the Committee to request they consider stopping up, closing and selling a port of Park Street to him. This would be in addition to the current consideration being given to the parties of the initial closure below the bluff off of Gore Street. He indicated that he had refused the offer to purchase that portion but would like the Committee to consider selling him a section approximately 158' x 33' wide or less. The minimum he requires is 20' width. He indicated that he feels the property is of no value to the Town but is to him for the following reasons:

- Feels the 10' easement granted for sewer not needed because don't think it will ever go over bluff because too costly;
- Increases value of Bob's property therefore increases assessment benefiting the municipality;
- Provides Bob with a buffer zone for privacy;
- Loss of trees would result in a loss of that buffer zone and decrease the value of his property;

- Trees also provide a buffer for wind thereby reducing heating costs, filter noise from traffic as well;
- Bob wants to do some landscaping in this area;
- Bob would gain guaranteed access into his back yard
- Bob has maintained the area owned by the town including the walking trail area for many years and has no problem with that but would like to legally own the area he is maintaining with the exception of the walking trail; willing to grant easement to Town if required.
- Advised the Town that the wooden platform on the stairs will need maintenance in the next few years, it is starting to deteriorate
- Bob acknowledges the need for the stairs and trail to continue and would not want to take property away from that
- Bob is flexible on pricing – should be cheaper than the .72 offered for area off Gore Street because his request isn't for a development. Suggested .50 per square foot

Committee advised Bob they would take his request under consideration and make a recommendation to Council and get back to him.

ii) Deputation – Larry Eirikson & Richard Anger

Larry Eirikson was present as a private citizen and not as a Councillor of the Municipality. He declares a conflict of pecuniary interest with respect to any discussion and/or decision rendered on the matter presented.

Larry & Richard presented the Committee with a proposal to lease the Red Roof Pavilion on a long term basis (minimum 10 year term) for the purpose of operating a 10 room Inn. Details as follows:

- Minimum 10 year lease with option to renew for further 10 years
- Town of Gore Bay complete exterior work ie. doors, windows, staining walls, decking, etc.
- Larry & Richard would complete all interior renovations required to operate a 10 room Inn. This work would be considered a leasehold improvement. In exchange they would be requesting the Town to offset the leasehold improvement by offering free rent for first five years. Terms would have to be negotiated.
- Would be interested in starting lease October/November 2016 to start the renovations and be operational by 2017.

Larry & Richard are still working on their proposal and trying to figure out some obstacles ie. building code, fire code, etc. At this point they want to know Town's position on long term lease and what contribution the Town would be willing to make.

Committee advised they will consider and make a recommendation to Council later on the agenda.

3. Adoption of the May 25, 2016 Minutes

Moved by Kevin Woestenenk

Seconded by Ron Lane

THAT the minutes of the May 25, 2016 meeting be adopted as presented.

Carried

4. Business Arising out of the Minutes

- i) Website – Some of the Committee members did not look at the link and therefore were not able to comment. Robert needs to be made aware that the Town will provide the content. It isn't his responsibility to create the content wording. He needs to be advised the website is the priority not the video development. Video can be added later. Town needs an updated timeline. Members of Committee are to review the site and get back to Annette by Monday with comments.
- ii) Use of CC McLean for Seniors Centre – Rainbow District School Board has advised that they are not in a position to offer the space at this time. They have found out costs to renovate are in excess of \$40,000.00. They do not anticipate any funding announcements until fall, therefore, have advised we will have to wait until then.

Committee asked Annette to check into funding options for conversion of old firehall for a seniors centre. As well, Annette will check on how much funding is available to offset costs ie. rent etc for the seniors centre. Also need to check on Rob White's plans to move from the firehall. Will need this space vacated in order to bring contractors in to price out the renovations in order to be shelf ready for funding opportunities.

5. New Business

- i) Federal Government Reviewing Public Postal Service – discussion ensued.

Moved by Ron Lane

Seconded by Scott McDougall

THAT the Town of Gore Bay send a response letter outlining the following:

- i) Do not want any closures of local post offices;
- ii) Lower postage rates;
- iii) Reinstate and maintain rural postal delivery;
- iv) Provide more efficient delivery service specific to local mail having to be sent to Toronto and back.

Carried

Ron agreed to draft the letter.

ii) Pavilion Proposal

Discussion ensued regarding the proposal given by the deputation of Larry Eirikson and Richard Anger. Committee agreed that they need to find a tenant for the Red Roof Pavilion. Although costs are minimal to operate at the present time there are costs associated with hydro and maintenance. Having the space occupied would provide a service, bring in tax revenue, hydro and taxes would be paid by tenant. Town will require further information but the Committee agreed in principle to lease the Red Roof Pavilion on a long term basis and allow the operation of a 10 room Inn.

Moved by Ron Lane

Seconded by Scott McDougall

THAT the General Government Committee recommend to Council that Council agree in principle to leasing the Red Roof Pavilion on a long term basis, minimum ten (10) year with a renewal term of ten (10) years for the operation of a ten (10) room Inn for accommodations for public.

Carried

The above recommendation is made with the understanding that further information will be required prior to a final decision being made by Gore Bay Council.

iii) Purchasing – local vs non local

Annette requested direction with respect to purchasing local vs non local. What does the committee define as “local” and “non local”. Discussion ensued. Committee agreed “local” would be Gore Bay and Gordon/Barrie Island. “Non local” would be outside of these areas. Committee also agreed that if pricing differences between local and non local were more than 20% than administration has permission to shop “non local”. For items that cannot be purchased locally administration is directed to purchase at best possible price for items.

- iv) Zoning Amendment re: Kurtis and Kyle Noble – need to find out how Noble’s plan to address parking for the tenants and how they plan to access the rear of their property given the restricted side yards. Annette will find out and report at the Public Meeting on July 11th.
- v) Zoning Amendment re: Stonehouse B & B – no further comments/concerns

6. In Camera

Moved by Kevin Woestenenk

Seconded by Scott McDougall

THAT the General Government Committee enter an in camera session at 9:35 p.m. to discuss

- i) Staff
- ii) Legal
- iii) Property

Carried

Moved by Kevin Woestenenk

Seconded by Deborah Woods

THAT the General Government Committee come out of camera at 10:25 p.m.

Carried

Moved by Kevin Woestenenk

Seconded by Scott McDougall

THAT the General Government Committee recommends to Council that the Town of Gore Bay Custodial Services be contracted out on a labour and material basis;

FURTHER the current Custodian be laid off effective with the start of the new contract.

Carried

Moved by Kevin Woestenenk

Seconded by Deborah Woods

THAT the General Government Committee recommends to Council that a portion of Park Street being approximately 150 feet x 28 feet be stopped up, closed and sold to Bob Prior at a rate of \$0.50 per square foot for the purpose of a lot addition to Bob Priors property adjacent to the road allowance.

Carried

7. Adjournment

Moved by Deborah Woods

THAT we adjourn at 10:28 p.m.

Carried

Meeting adjourned.

Respectfully submitted by
Annette Clarke, CAO/Clerk-Treasurer