



Minutes

Owen Sound City Council

July 24, 2023

1:00 p.m.

City Hall - 808 2nd Avenue East - Council Chambers

MEMBERS

PRESENT:

Mayor Ian Boddy
Deputy Mayor Scott Greig
Councillor Travis Dodd
Councillor Jon Farmer
Councillor Brock Hamley
Councillor Marion Koepke
Councillor Suneet Kukreja
Councillor Carol Merton
Councillor Melanie Middlebro'

STAFF PRESENT:

Tim Simmonds, City Manager
Kate Allan, Director of Corporate Services
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works and Engineering
Phil Eagleson, Fire Chief
Bradey Carbert, Manager of Corporate Services
Sheyenne Hooghiem, Capital Asset and Risk Management
Coordinator
Briana Bloomfield, City Clerk
Staci Landry, Deputy Clerk

1. CALL TO ORDER

Mayor Boddy called the meeting to order at 1:01 p.m.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MOTION TO MOVE COUNCIL INTO COMMITTEE OF THE WHOLE

S-230724-001

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT City Council now move into Committee of the Whole to consider matters arising from correspondence, reports of City staff, and presentations."

Carried.

COMMITTEE OF THE WHOLE

4. CORRESPONDENCE PROVIDED FOR INFORMATION

- 4.a Letter from Morag Budgeon, Executive Director of the Georgian Bay School of the Arts and Manager of the Owen Sound Farmers' Market Re: Downtown River Precinct Phase 2 Project

S-230724-002

Moved by Councillor Koepke

"THAT in consideration of the correspondence listed on the July 24, 2023 Special Council Meeting agenda from Morag Budgeon, Executive Director of the Georgian Bay School of the Arts and the Manager of the Owen Sound Farmers' Market respecting the Downtown River Precinct Phase 2 Project, City Council receives the correspondence for information purposes."

Carried.

5. REPORTS OF CITY STAFF

- 5.a Report CS-23-079 from the Director of Community Services Re: Downtown River Precinct Phase 2 - Revised Project Scope and Budget Estimate

The Director of Community Services provided an overview of the report through a PowerPoint presentation.

In response to questions from Council, the Director of Community Services advised that the amended budget does include an amount for contingency and the project would be tendered in early 2024.

In response to questions from Council, Ms. Coulter advised that the river lots where the parking spaces would be located are private property and it would be the property owner's discretion what they do with those parking spaces. Ms. Coulter noted that the negotiations for the river lots were based on the provisions of a crown patent. The property owners who were transferred these lots paid approximately \$1,200 to cover the City's legal fees.

In response to a question from Council, Ms. Coulter advised that winter maintenance would not be required for the boardwalk, City staff would clear the street, and the property owners would be responsible for clearing the sidewalk and their private property.

In response to a question from Council, Ms. Coulter noted that Council could direct staff to tender the project with a provisional second entrance column. The purpose of the gateway columns was to announce that you are entering into this area of the River Precinct. In order to reduce costs, the number of gateway columns was reduced to have only one column at each entranceway.

In response to questions from Council, Ms. Coulter advised that staff will require an extension to the Enabling Accessibility Grant for the boardwalk and will submit this request to the granting authority if the project is approved by Council.

"THAT in consideration of Staff Report CS-23-079 respecting Downtown River Precinct Phase 2 – Revised Project Scope and Budget Estimate, City Council:

- 1. Approves capital budget project 22C.2 (Attachment 1) with an amended budget of \$2,010,000 with the additional \$134,000 to be allocated from the Kerr Reserve, Red Reserve and Land Sale Reserve; and**
- 2. Directs staff to include the option of a second column at both entranceways in the tender."**

Carried.

6. PRESENTATIONS

- 6.a Presentation from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator Re: Multi-Year Capital Plan Update: 2024-2028

Prior to the presentation, Deputy Mayor Greig noted that if Council discusses Capital Project 26P.2 for the reconstruction of the Moore's Hill Road and Retaining Walls, he would declare an interest and leave the Council Chambers at that time.

The Capital Asset and Risk Management Coordinator and the Manager of Corporate Services provided a presentation to Council respecting the 2024-2028 Multi-Year Capital Plan Update, focusing on:

- Capital Plan highlights;
- Rising construction and material costs;
- Asset management and capital infrastructure gap;
- Grants;
- 2023 and 2024 Capital Plan;
- Unfunded projects; and
- Projects for discussion.

In response to a question from Council, Ms. Hooghiem advised that a 1% dedicated levy increase will not be enough funding moving forward; however, it is premature to determine what that percentage should be at this time.

In response to a question from Council, Ms. Hooghiem noted that water and wastewater capital projects were included in the Multi-Year Capital Plan this year and not included as part of the presentation made to Council in February 2023; a large portion of the difference in funding amounts between then and now is the water and wastewater projects.

Councillor Hamley left the Council Chambers.

The Manager of Corporate Services noted that the 2024-2028 Multi-Year Capital Plan includes Development Charge (DC) funding for projects that are currently funded by DCs. The Multi-Year Capital Plan will be updated after the DC By-law has been considered/approved in late 2023.

In response to questions from Council, Mr. Carbert advised that immediate capital projects involving service buildings that are integral to the

operations of Harrison Park, such as the playground washroom, will move forward as planned as they do not have the potential to be impacted by the update to the Harrison Park Master Plan.

In response to questions from Council, Mr. Carbert advised that the Roads Needs Assessment will be updated in 2024 to identify works that have been completed and roads that have deteriorated since the last assessment. At that time, a report will be brought forward to Committee or Council to discuss those needs and funding those projects.

In response to a question from Council, Mr. Carbert noted that the Capital Plan does consider climate mitigation and staff will continue to look at new solutions that will reduce both the City's operating costs and carbon footprint.

Councillor Hamley returned to his chair.

Mr. Carbert continued to review the Multi-Year Capital Plan Update.

Councillor Hamley left the Council Chambers.

In response to a question from Council, the Director of Community Services advised that the City has a sponsorship and naming rights policy. One of the recommendations from Service Review is to update that policy and this will be coming forward to Council in early 2024.

In response to a question from Council, Mr. Carbert noted that Grey County transferred ownership of the 16th Street East pedestrian tunnel to the City approximately 10 to 15 years ago. Staff are looking for agreements made at that time with the County to determine if the County may have an obligation to contribute funding to this capital project (24P.6).

Council recessed from 2:31 p.m. to 2:43 p.m. All Council members and staff listed above were present when the meeting reconvened.

Ms. Hooghiem continued to review the Multi-Year Capital Plan Update, including the top 10 water and wastewater-funded projects and the unfunded projects for 2024 to 2028 which amounts to \$47 million.

In response to a request from Council, Ms. Hooghiem noted that in future presentations, she can include the cost for each unfunded project as opposed to the total for each year.

In response to questions from Council respecting unfunded projects at the Bayshore Community Centre, Ms. Coulter advised that the arena floor (concrete slab) is original to the building and is nearing the end of its useful life. The OHL has adopted the Ontario Recreation Facilities Association (ORFA) standard for board glass upgrades so that they are more flexible and safer for everyone. Staff applied for a grant in early 2023 to replace the arena boards and glass but have not received a response at this time. Ms. Coulter noted that the ORFA standard is encouraged but not mandated, and that if the City is unsuccessful in the grant, staff will look at other revenue sources and potential partnerships.

In response to a question from Council, the City Manager advised that the Fire Hall is approximately 50 years old and needs to be renovated and brought up to current standards.

Councillor Hamley left the Council Chambers.

In response to a question from Council, Mr. Carbert noted that the City is making significant investments in the Owen Sound Police Station over the next five years, including moving the air handling unit from the unfunded to funded list. This project is estimated at \$1.5 million, and staff are looking at making the unit more modern as well as having two units so that moving

forward, there is redundancy in this system. In 2025, there is approximately \$650,000 allocated to upgrading the electrical equipment in the building, including the transformer, master control centre, and electrical panels that are original to the building from 1970. There is also additional funding for the replacement of windows and exterior masonry repairs. Mr. Carbert noted that an initial building condition assessment was completed, and the building will need approximately \$6 million over the next 10 years.

In response to a request from Council, Ms. Hooghiem advised that staff are working towards having full detail sheets and priority scores for the unfunded projects and hope to include this in future Multi-Year Capital Plan updates.

Ms. Hooghiem continued to review the list of unfunded projects.

S-230724-004

Moved by Deputy Mayor Greig

"THAT in consideration of the presentation provided on July 24, 2023 from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator respecting the 2024-2028 Multi-Year Capital Plan Update, City Council directs staff to provide a report to the Operations Committee in 2024 respecting the Kenny Drain Stormwater Management System including, but not limited to:

- 1. Background information;**
- 2. Amount of expenditures;**
- 3. Clean out costs;**
- 4. Future capital costs; and**
- 5. Derived benefits."**

Carried.

Ms. Hooghiem highlighted the next steps which include a report to Council in September 2023, followed by the next Multi-Year Capital Plan Update at the Council meeting on December 1, 2023.

Mr. Carbert reviewed projects that Council indicated they would like to discuss as part of the capital-focused survey that was circulated to them in May, including the Fleet Management Strategy and facility usage information.

In response to a request from Council, Mr. Carbert noted that staff can provide Council with the total cost of capital investment in Duncan McLellan Park over the next five years, including the usage statistics and revenue generated.

Mr. Carbert continued to review the projects for discussion and noted that the City owns 87 facilities as he discovered another building that is located under the communications tower near Centennial Tower that is owned by the City.

Councillor Hamley returned to his chair.

In response to a question from Council, Mr. Carbert noted that the City is responsible for the capital components of the Owen Sound Library, including the structure, foundation, windows, and doors. The Library Board is responsible for any maintenance-related and programming-related projects.

In response to a question from Council, Ms. Coulter advised that staff can request membership data from the Harrison Park Seniors' Centre for their use of the building in Harrison Park, as well as explore this use through the review of the Harrison Park Master Plan.

Mr. Carbert detailed the history of the Kiwanis Sk8 & Bike Park, noting that the west half of the facility is unusable and requires repairs in the amount of \$75,000, including a \$7,000 contingency.

In response to a question from Council, Ms. Coulter noted that there could be an opportunity to partner with the Kiwanis Club of Owen Sound for financial support to repair the facility.

Councillor Hamley left the Council Chambers.

In response to a question from Council, Ms. Coulter advised that the overall project cost in 2012 for the Sk8 & Bike Park was \$260,000 and the Kiwanis Club of Owen Sound contributed \$100,000 in funding over five years.

S-230724-005

Moved by Councillor Merton

"THAT in consideration of the presentation provided on July 24, 2023 from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator respecting the 2024-2028 Multi-Year Capital Plan Update, City Council approves the allocation of \$75,000 from the Capital Reserve Fund for the rehabilitation of the Kiwanis Sk8 and Bike Park in 2023."

Carried.

Councillor Merton presented a motion respecting a project business plan for the Kiwanis Sk8 & Bike Park which she subsequently withdrew in favour of a request for staff to consider this as part of the review of the Victoria Park Master Plan in 2024.

In response to a question from Council, Ms. Coulter advised that the funds for wayfinding signage were approved by Council in 2021 and 26 wayfinding signs were installed near the outskirts of the City. The remaining funds were spent on a Wayfinding Signage Strategy. There are still directional signs that need to be installed, including some within the River District, and these signs will require the support of an RT07 grant for completion.

S-230724-006

Moved by Deputy Mayor Greig

"THAT in consideration of the presentation provided on July 24, 2023 from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator respecting the 2024-2028 Multi-Year Capital Plan Update, City Council directs staff to bring forward a report respecting Capital Project 24C.1 - Wayfinding Signage as part of the September Multi-Year Capital Plan Update."

Carried.

In response to questions from Council, the Director of Public Works and Engineering advised that roads located within City parks are not included in the City's Roads Needs Assessment; however, all the roads on road allowances are ranked with a pavement condition index.

S-230724-007

Moved by Deputy Mayor Greig

"THAT in consideration of the presentation provided on July 24, 2023 from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator respecting the 2024-2028 Multi-Year Capital Plan Update, City Council directs staff to:

- 1. Remove the Pool Entrance Road project (24D.1) from the 2024 Capital Budget and place the funds in the Canada Community-Building Fund (Federal Gas Tax) reserve; and**
- 2. Bring forward a report through the Harrison Park Master Plan update respecting the pool entrance road project for future consideration."**

Carried.

S-230724-008

Moved by Deputy Mayor Greig

"THAT in consideration of the presentation provided on July 24, 2023 from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator respecting the 2024-2028 Multi-Year Capital Plan Update, City Council directs staff to remove the Victoria Park Master Plan project (24D.30) from the 2024 Capital Budget and place the funds in the capital reserve."

Carried.

S-230724-009

Moved by Councillor Koepke

"THAT in consideration of the presentation provided on July 24, 2023 from the Manager of Corporate Services and the Capital Asset and Risk Management Coordinator respecting the 2024-2028 Multi-Year Capital Plan Update, City Council receives the presentation for information purposes."

Carried.

7. MOTION THAT COMMITTEE OF THE WHOLE RISE AND REPORT

S-230724-010

Moved by Councillor Hamley

"THAT the Committee of the Whole rise and report."

Carried.

FORMAL SESSION

8. MOTION TO ADOPT PROCEEDINGS IN COMMITTEE OF THE WHOLE

S-230724-011

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT the action taken in Committee of the Whole in considering matters arising from correspondence, reports of City staff, and presentations be confirmed by this Council."

Carried.

9. MOTION TO MOVE INTO CLOSED SESSION

S-230724-012

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT City Council now move into 'Closed Session' to consider:

- a. Minutes of the Closed Session of the Regular Council meeting held on June 12, 2023;**
- b. Minutes of the Closed Session of the Corporate Services Committee meeting held on July 13, 2023; and**
- c. Minutes of the Closed Session of the Special Council meeting held on July 17, 2023."**

Carried.

Council moved into the Closed Session at 4:32 p.m.

10. REPORTING OUT OF CLOSED SESSION

Mayor Boddy advised that Council returned to the open session at 4:43 p.m. All Council members and staff listed above were present except for the Director of Corporate Services, Director of Community Services, Director of Public Works and Engineering, Fire Chief, Manager of Corporate Services, and the Capital Asset and Risk Management Coordinator.

In Closed Session, City Council reviewed the following minutes:

- Closed Session of the Regular Council meeting held on June 12, 2023;
- Closed Session of the Corporate Services Committee meeting held on July 13, 2023; and
- Closed Session of the Special Council meeting held on July 17, 2023.

11. BY-LAWS

11.a By-law No. 2023-087

"A By-law to confirm the proceedings of the Special Meeting of the Council of The Corporation of the City of Owen Sound held on the 24th day of July, 2023"

S-230724-013

Moved by Councillor Hamley

Seconded by Councillor Koepke

"THAT By-law Number 2023-087 be passed and enacted."

Carried.

12. ADJOURNMENT

The business contained on the agenda having been completed, Mayor Boddy adjourned the meeting at 4:44 p.m.

Mayor Ian C. Boddy

Briana M. Bloomfield, City Clerk