

Council Notes - Committee of the Whole Meeting

RM of Springfield December 11, 2018

WITHOUT PREJUDICE

These are my observations only and there was no recording available on the RM website as of December 15, 2018 with which to check my notes.

3.1 Commercial Combo Rescue Apparatus (Fire Chief) - This was under New Business but it was discussed at a prior meeting so it should have been under old business. Jeff Hudson handed original specs to Councillors to address some of their previous concerns and included in the agenda package was his additional presentation. Councillor Williams said he had some questions about the procurement procedure/process. Do you not first list your requirements? Is there a written procedure? Chief answered specifications written by engineers in industry. There are tricks of trade to preclude others from bidding. Must be mindful working within a budget and there is difference between wants and needs. Councillor Williams read a policy statement that included a statement that purchases are made in a cost effect manner and CAO will manage the process. CAO challenged the fact only one bid and asked him to go back and check with suppliers. Spoke with other RMs and their units cost much more than what we are paying. Councillor Williams said more concerned with the process. Councillor Ralke mentioned a resolution being passed and Reeve Fell confirmed this purchase has already been completed and any policy or procedural changes would pertain to future purchases. That being said, it is difficult to understand why the Chief is back and being required to justify his choice of vehicle. In the second paragraph of his prepared statement to the Committee of the Whole, he states "I was informed that Council wished to discuss the purchase prior to moving forward with it." This would imply the purchase had not yet been made yet the Reeve clearly stated the purchase had already been completed. The question is, which statement is true? If Reeve Fell was correct, why is Chief Hudson back speaking on the issue.

3.3 Zoning By-law - Mr. Doucet had a general question as to what Council wants to do about the Zoning By-law as Budget Season is "upon us". Are they looking for a Full Review or just an Amendment to it. Reeve Fell asked if there were specific time lines and Doucet replied has to be done within a year and has to be in synch with the approved Development Plan. Councillor Williams inquired as to how the Secondary Plan works into this and Doucet said that was his second question and does Council want to go ahead with the Zoning amendments or do all 3 at the same time. Councillor Williams asked if Doucet could clear up the process for him, i.e. after third reading of the Development Plan is there a large number of amendments required to the Zoning By-law before they proceed to the Secondary Plan. Discussion as to options ensued. Reeve Fell asked Doucet to prepare a report with options for Council on both this and 3.4 Secondary Plans for the 18th.

3.5 Citizens on Patrol - Chief Kane spoke to this and said COPPS no longer receiving funding and would like big blue signs at \$63. each and would like about 4 dozen and gas cards and Reeve Fell felt \$5,000/annum was reasonable. Councillor Wilson requested a report on this matter from COPPS for next regular meeting agenda.

3.6 Deer Meadow Farms - Vince Rattai made a presentation regarding his business at the new location and said the Development Agreement which he presumably read and signed was not consistent with what had been discussed with Council and restrictions were more like those at old location. One point he mentioned was dust control of 2 miles which is in the Development Agreement and which was done this year for a cost of \$10,000. He does not consider this fair and checked through the Chamber of Commerce with other businesses larger than his who have no such requirement. Another issue was Hours of Operation which he would like "tweaked a little bit". He plans on opening a Berry Patch in the future and 9 a.m. is too late a start for the Hutterites etc. He went on to Special Events and how they are not allowed to have alcohol on the premises. He stated they were actually financed on the basis they could do weddings and people want to have wine at such events. They don't need licensed facility from their concession stand as that is not the business they are in but he would like people that book weddings to be able to take out their own permit for alcohol. He cited as an example another Agri-Business, 10 Acre Woods, that have goat yoga with wine and liquor at weddings held there, as do people who have back yard parties. He then continued with Schedule A and the size of the concession stand, originally 10 x 10 and how 600 ft. can be filled quickly with side by side and walk in freezers, cupboards, fryers for fries, and still have working space etc. As for activities they want to do goat yoga, farmers market, movies like we did as per letter of February 2018. There needs to be more opportunities for revenues and growth. Increased value to community. Managers need to be working year round. When asked by Reeve Fell, Doucet said it could be done by resolution with an amending agreement. Councillor Fuhl asked that a report be prepared by Administration but Doucet said it would be preferable to set up meeting with Rattai, CAO, himself and discuss parameters and dust control issue and then submit amending document to Council for review.

Questions to ponder: (1) How much extra traffic will weddings and other events being proposed generate on what are now gravel roads? (2) Will the extra traffic necessitate the roads adjacent eventually having to be surfaced with asphalt or chip seal? (3) Who will be responsible for these costs if Mr. Rattai is balking at having to pay for dust control? (4) With alcohol being served, will this increase traffic concerns on roadways in the municipality, requiring an increase in police presence and complement? (5) Is it fair of Mr. Rattai to compare his "business" to venues such as back yard parties or 10 Acre Wood who I believe were holding events as community gatherings with voluntary collection of revenue in the past? (6) Was not the former agreement with Council that Mr. Rattai completely move to a new location, the business and his current home and facility? As the writer understands it, Mr. Rattai still has his property on Deacon Road as well as the new property.

3.7 Pineridge Hollow - lease of municipal land for parking is expiring at end of year. Discussion of rental increase. Anything other than renewal would require a report from Administration for Council's consideration.

3.8 Building Permit Timelines - Reeve Fell, after discussing with others, would like to see a Service Level Agreement so that people applying for different types of permits are guaranteed a certain timeline for receipt of requested documentation. Doucet said like a guideline. Suggested committee consisting of staff and citizens be struck to discuss. CAO suggested builders and council discuss to streamline process to set realistic standard timelines to be adopted by council. There then ensued a discussion of the Manitoba Building Code, I believe, and inspections thereof and Councillor Williams suggested revenues could be had from building inspections, who was qualified, etc. Chief Hudson of the Springfield Fire Department spoke to their responsibilities. Doucet said he had the training when asked but mentioned a mentoring component. Planning currently charging for development permits. Planning Department could realize more revenues through pre permit issuance inspections.

3.9 Snow Plowing Priority Discussion - Stems from AMM Resolution. The CAO clarified that the resolution actually dealt with petitioning the Province of Manitoba to provide municipalities with lists of residents with high priority requirements for accessibility including snow clearing and involves the issue of Freedom of Information and privacy issues. Apparently Councillor Williams spoke with a health care providers who said it was not a concern of theirs as every client is required to have a backup plan. If necessary to discuss further, it will be added to a future agenda.

3.10 Canada Post - Apparently contemplating a new addressing system and wanted some direction from Council. Reeve Fell felt there should be a committee formed to communicate with them and requested volunteers from Council. Will be put on next agenda for a resolution.

3.11 Condominium Board Information - Reeve received e-mail from Board that there was a miscommunication and that what they are actually requesting is that the RM assume the responsibility for not only maintenance of infrastructure such as utilities but also ownership of same including replacement.

3.12 Communication Plan - Councillor Ralke would like to post news on her social media page. CAO said discussed at Management Meeting and Shawn Wilkinson working on it. Report will be presented to Council on options and costs involved.

4. BY-LAWS

4.1 Procedural and Organizational By-law - Council wishes the large omnibus combined document that the CAO had provided Council prior to the election that received first reading, I believe, be replaced by two separate by-laws, one for each. Some of the ideas to be included were that all meetings are to be recorded and posted without being edited or adapted, all votes recorded, there be a question period, all can speak at financial plan hearings, and some other subtle changes. There was also discussion about whether we should have Ms. Fell should be addressed as Reeve or Mayor as other adjacent municipalities have changed it to Mayor from Reeve. Administration to address this and bring forward for future consideration by Council.

4.2 Indemnity By-Law - CAO stated that because Federal Government has decided to remove the 1/3 tax free income provision from elected officials indemnities effective January 1, 2019, the by-law language has to be changed and as Council had been discussing mileage, if any changes are to be made to the by-law, they must be made before January 1, 2019. Councillor Wilson feels councillors as a result are losing \$3-5,000./year. Feels it is a full time job and what does it say if they go along with a reduction in salary as a result of a federal edict. Councillor Fuhl feels you get value for money and councillors will respond by giving good value for the money they receive. Councillor Williams feels we are the 3rd largest municipality in terms of assessed value but salaries are the lowest item comparable to those of equivalent size. Councillors will not be charging mileage to go to council and planning and committee of the whole meetings. Councillor Wilson asked that Administration provide a report on this to see what the cost of changes would be. Mr. Gerbasi and Mr. Wright gave their opinions from the gallery. If changes are to be made before January 1st., they will probably have to have a Special Meeting before the end of the year. There was no mention of the benefit package which is part of their overall indemnity.

At this point the CAO asked that they merely send an E-mail to East St. Paul in the matter of the housing development on our border and its impact on roads and water usage etc. rather than having staff such as Santokh attend. Letter would have same effect as staff attending. Council agreed that would be ok. Two councillors will attend, Fuhl and Ralke. **I sat through that 5 hour meeting until that issue was reached** (without benefit of indemnity and mileage, I might add) and the developer felt the RM of Springfield had had months to respond to the issue and never attended any of the open houses or meetings in that regard. He was not impressed. Tim Comack of Ventura Holdings is the developer. Councillor Fuhl went to the microphone, identified who he was and said, you have the letter/e-mail, it is all in there. Councillor Ralke did not speak to the issue. I left before the vote was taken but I am pretty sure they were going to vote to proceed. I cannot recall this development being brought to the attention of the Council as an issue prior to the expiration of my term and this COW meeting.