

RM of Springfield  
Committee of the Whole Meeting  
July 9, 2024 1:00 p.m.

**NOTE: Councillor Miller was not present in the Council Chamber but joined the meeting via Zoom after it was in progress.**

**2. CALL TO ORDER**

**3. APPROVAL OF THE AGENDA – Mayor Therrien** – were prepared to call Approval of the Agenda. Can I get a mover and a seconder please. Uh Melinda and Glen (Warren/Fuhl). Any questions? Uh Andy? **Councillor Kuczynski** – Mr. Mayor, I would like to ask, we have a delegation today and uh and uh we don't follow the procedure that delegation is supposed to have presentation to the Council 5 days before the presentation. Did we receive that? **Mayor Therrien** – Ummmm. **Colleen Draper, CAO** – So this is information that Council has heard and Council requested this delegation uh at this meeting so no, there is no attachment, it is a verbal update. **Councillor Kuczynski** – Ok, I thought according to our Procedures, we should have you know, why the delegation, it should be, you know, written presentation attached. **Mayor Therrien** – Uh if this was out of the blue but we've already been... this is our last uh update uh **there**, that we already discussed this uh um this isn't uh something that's totally new uh to us, we're just going to have an update so. Any other questions, uh comments uh for Approval of the Agenda and I see none. Can I get a show of hands of those in support? That is unanimous and is carried.

**4. APPROVAL OF THE MINUTES Committee of the Whole June 11, 2024 - Mayor Therrien** – Excuse me. Uh can I get a mover and a seconder for Item 4, that's Approval of the Minutes. Uh **Patrick** and Melinda (**Therrien/Warren**). Any questions at all **with regards to** uh the Minutes of uh July the 11<sup>th</sup>? I uh see none. Then can I get a show of hands of those in support of passing uh the Approval of the Minutes for July or June the 11<sup>th</sup>? That is unanimous and is carried.

**5. QUESTION PERIOD - Mayor Therrien** – Uh then Item 5, uh the Question Period. Uh any questions in the audience. I see none. Then uh on line. I don't see any uh there so we'll go from uh Question Period to uh Item Number 6.

**6. DELEGATION - Mayor Therrien** – Uh we're a little bit early but uh are we able to do that uh uh 12 minutes early. **CAO Draper** – Uh we should probably carry on to New Business and then hear the Delegation at 1:15 because in case people are coming just for that.

**7. UNFINISHED BUSINESS – NIL**

**8. NEW BUSINESS**

**8.1 Fleet Purchases - Mayor Therrien** – Ok then uh why don't we uh get to uh New Business, uh we'll go to uh 8.1, can I get a show of hands for those in support of New Business. Uh Melinda and Glen (Warren/Fuhl). Uh then the first one will be uh Fleet uh Purchases uh **there** and I'm thinking that's going to be uh Blaine. Gee, long time no see uh Blaine.

**8.1.1 Asphalt Hotbox trailer and 8.1.2 Rehab Trailer (Fire Department) - Blaine Moffat, Public Works** – Ok uh good afternoon. I uh just kind of want to brief Council on the uh purchase that we have uh identified in this year's uh Fleet Capital Budget. If Council remembers, we did talk about a uh **asphalt uh recycling repair trailer hot box**. So since uh since the last time we talked I put a Report together which will be coming to Council for approval at the next Council meeting but to give you a little bit of background on this so when we talk about asphalt repair hot box, it's basically a box that you, a trailer that you pull behind a vehicle that has a...that it could be recycled asphalt, it could be cold-mix asphalt, it could be hot-mix asphalt, so the purpose of this is to try to get away from using somewhat of the heavy duty expensive contract spray patchers that you see out there, those big trucks on the highways. **NOTE: That in my opinion are a waste of time and money because the patch gets eroded when the first tire passes over it.** It gives us the opportunity to be seasonal with this, which is one of the biggest expenses so we don't have to wait for asphalt plants to open or contractor availability. Uh it certainly reduces our costs overall and again, it allows us to be completely mobile. Um we can have stored asphalt uh in the wintertime, uh that we put into the hot box uh the night before and the next morning as it heats up, the next morning your asphalt is hot and ready to go. We reduce waste this way. When you go to buy hot mix at the back of a uh you know a tandem truck or ... at the end of the day you've got a yard left over, what do you do with it. So in this case here, these hot boxes allow you to reheat and reuse uh uh your, your newly bought or your recycled asphalt that you, that you have, so uh some of the other benefits, uh in, in the hot box it's ... all day long it will maintain that heat so if you can imagine, you go pick up asphalt in the morning, well in a couple of hours if you don't use it all, it's going to be uh it's getting cold, it's not going to be pliable and compact as it exists so it gives us that opportunity for that heat uh retention uh and reduces that uh down time uh keeping that asphalt hot ready to.... you know, you don't have to go back and get, get more uh so that's fewer trips so that's a cost-savings right there. We talked about hiring equipment we're upwards of \$400/hour for a repatch truck uh so again we will definitely minimize the cost there and, and by minimizing the waste, having to dump that cold asphalt, cold asphalt at the end of the day, um we'll have more consistent temperatures throughout the day so we can start in the morning and at 3 o'clock in the afternoon that temperature is still going to be hot. If it gets cold overnight, we keep it plugged in, it works on a timer and you set the temperature to what you need uh ... **Mayor Therrien** – Is it electric uh Blaine? **NOTE: Duh? Plugged in.... well I guess some element of it is, i.e. the heater.** **Blaine Moffat** – This will be all diesel powered uh diesel and propane so um ya, we've got a couple of different options

there but the main ... the main box, that keeps it, that houses the asphaltis diesel powered. **Mayor Therrien** – Oh. **Blaine Moffat** – Uh ya we talked about just, you know, the seasonal year-round uh availability and, you know, with less trips going back and forth to the plant, you're reducing that uh your carbon footprint and not having to put more miles on ...on vehicles and then, so it's all ... we can contain most everything within our own yard site so ... Um we did, we did look at a few different uh trailers, three in particular um we were ... at our trade show last year we were absolutely able to physically touch these things, go through them, I say operate them, we were at a Trade Show but you know, being able to talk to the uh manufacturers, the users of these um it was certainly beneficial. So what we did from there, we did all our research on the floor and uh uh you know through their Websites and what-have-you. So we narrowed it down to one that we thought would be most advantageous for us uh and on that, we were actually able to go see this uh a live equipment demo a couple or three weeks ago. Uh we went down to uh a Trade Show and Demo Days in Edmonton and we were very, very pleased that we did. We got to see that plus some other um related equipment so the recommendation coming forward to Council next week will be for the uh for the purchase of it through KN International. Um that is the uh, uh that is the uh manufacturer and it's sold by IMI so International Machine Incorporated through uh Edmonton. Uh a couple of advantages of this one over some of the other ones uh um there's a bunch of additional safety um whether it's lighting, there's um...it may be hard to ex.... It may be hard to explain without seeing it but ergonomically opening up the big doors and what-have-you, that makes a big difference. This one allows it ...it's the only one that has two shutes out... out the back so your box actually tilts and it'll tilt at a more degree than most of the other boxes so it can allow because if you've got 2 shutes, you're allowed to have two guys working there instead of just one guy so uh you can actually even have a different type of material in the second hopper so. Uh so this also comes with a uh uh an infrared uh um recycling to 72 inch ... what is that, 60 x 72 inch uh the knife. What it is, if you have a step with an impairment on ... on the asphalt, it's all alligatored and maybe dividend out, what you do is you roll this machine over. It's propane. It heats for about 15 minutes, rejuvenates that uh reheats that asphalt and then you can rake that back into a new asphalt, now you've got your asphalt trailer right there too, you just shovel a bit more on there, you compact it and away you go and you're actually not digging it out, you're not having re-excavate or nothing so... so that was another huge advantage of this one where it allows you to carry that infrared uh unit as part of the trailer and part of the deal so some of the other ones that they're .... you can get them but it's uh ... you need another vehicle on our trailer to pull it there so that's a little bit of the background on our new uh request for an asphalt top box trailer and a Report will come to Council next week so I thought I'd kind of get in front of you today and if there are any additional questions that Council may have. **Mayor Therrien** – Uh Glen first. **CouncillorFuhl** – Uh the question I have is what size of box or what ... how much material? **Blaine Moffat** – Well, that'll be ...it'll be a 4 ton (oh)... 4 ton trailer so we don't have to haul 4 tos at a time but we certainly can. **CouncillorFuhl**– At a cost. **Blaine Moffat** – Uh well our budget was uh one fifty-five ... \$155,000 dollars in the budget so we're ... we'll be under that price with uh shipping and that also comes uh with training as well, they actually come down here and they'll train uh the staff to use it properly and safely. **CouncillorFuhl**– Thank you. **Mayor Therrien** – Andy? **Councilor Kuczynski** – I would like to ask you a couple of questions. Uh so how do you ... the preparation for the laying the asphalt in the ... on the ground? **Blaine Moffat** – So uh typically um what this will have uh as part of a tool ... like a simple tool to basically a leaf blower, a high powered uh leaf blower so if there happens to be debris or if it's, you know, a bit wet, we can ... uh we can blow it out. We also have an external torch at the back of a trailer that we can turn on and heat that hole up again to dry out and uh the moisture, contaminants out of there. You put a tack coat inside which uh... the trailer comes with uh a small tack uh uh oil reservoir and then lay your asphalt over if, depending on the size of it uh there's a ... it's got an electric winch on the trailer that grabs your compacter, drops it on the ground for the guys to go pack it down uh and put it back on the trailer and way you go. **Councilor Kuczynski** – Yes, uh second question uh so we're buying directly from a manufacturing ... so we're not going to have tenders going to different dealers to get the best price... possible price for us? **Blaine Moffat** – So when we were looking at this unit ya so no, we didn't go to an official um request for quotations or tender. Uh rather we looked at it as best quality and best fit and what was going to suit us uh the best for the RM so we weren't basing it on the cheapest machine. Uh I, we didn't want to look at it as buying the cheapest one. We wanted to make sure we got the right one, the right fit for what we were looking for. And uh being that this one comes with our packer and our infrared and tack unit and uh the quality of the build, the way it's made out of uh uh steel tube or steel frame uh uh construction rather than tubular, it's less um resistant to uh rusting so that's what we looked for, we looked more for the quality uh this time, it's uh a specific type of machine so there's not a whole lot of units out there that are privy to us in uh you know, the North American area so uh ... **Councilor Kuczynski** – So another question, how are you heating up, like uh diesel actually burns and uh heats up the bucket that ... that the asphalt that's in it. **Blaine Moffat** – Ya, essentially that's what it is. So the hot box will have an inner uh inner burner on it that's heated by diesel so on this one, too, again uh when you look at quality, it's uh a single uh unit that's you know got 360 on the bottom. Our other ones just had a bottom so we're actually heating uh the depth not just the bottom, right. So and that's all diesel powered or diesel heated. **Councillor Kuczynski** – What is the cost of the asphalt, like how are you going to buy it, by tonne or by kgs or ... **Blaine Moffat** – Well, that's a good segue into my next uh where we would like to see this thing go. So right now we can...in the summer time we can have solar, mix it in our yard, we just dump it in the night before, turn that machine on and it's ready to go at 7 o'clock in the morning, Uh we can go down to the asphalt plant in uh ...so asphalt tech in uh the Industrial area, again fill the hot box up there so you've got hot box or hot asphalt right off the bat but as the day goes on uh you know, if you're hauling uh 4 tonne, it's going to stay hot all day. Uh we actually have a plan to make uh molds of it, just 2 x 4 molds and we'll make bricks of asphalt for uh off season so when the asphalt plant is already down, we'll have bricks uh stored in our ... our dry storage in our cold storage area there and we just throw the bricks in uh in the evening again and turn that thing on and ... and in the morning you've got asphalt in December if you wanted to. But the next ... the future of this is the complete recycling of it so when we go out, I'll give you an example. We're doing Boyes Road, right now that's 300 plus meters of, of asphalt that we pulled out of there. We saved all those tops. We saved all the asphalt out of there and separated it so down the road, there's another machine that's a recycling so throw all your millions or all your old asphalt in there and it breaks it back down and heat it, mix it and we

add some rejuvenation uh material and now you have your own asphalt instead of again going to have to go and buy all the time and it doesn't take long before you have the stockpile of millions of asphalt so that would be the future that we're looking at. **Councillor Kuczynski** – And there are different specifications of asphalt, like different categories and .... **Blaine Moffat** – Uh well ... well there's ... there is but in our general road asphalt is not typical for batching is what we would use, we don't expect... you know, whatever they're batching that day .... **Councillor Kuczynski** – But ... but we can have asphalt like in ... course you don't want to .... If it 's raining, it's going to be slippery so you want to add some granular things to it so you know, it's coarse and it's uh.... **Councillor Kuczynski** – Ya well the asphalt has that aggregate uh material that makes up that part of the asphalt so we would ...it would have that uh that tack on there. **Councillor Kuczynski** – Thank you. **Mayor Therrien** – Uh Blaine I've got a ... too... are we able to rent it out uh, can we make some money off of this when we're not using it uh uh ... **Blaine Moffat** – We haven't uh ...really never gone down that road, we've talked about it uh you know uh a few times. I think on a piece of equipment of this uh cost I don't know if it'd really be something we'd want to get into without....you've got to be properly trained and it comes with a whole bunch of other concerns and who's maintaining it for sure, are they maintaining it properly, we get it back and all of a sudden we want to use it and it 's ... there's, there's an issue with it so if it was a ... you know, a higher end piece of equipment let's say, some uh you know different style of machine that's out there that's a million dollars or something like that, maybe we had something that your other RMs could jump into it it's...if it's uh you know kind of a seasonal piece of equipment or something that they could share just because of the cost but ... **Mayor Therrien** – No, that's understandable and that's, that's a you thing there, you're the expert at that. Is this Canadian, Canadian owned from Edmonton **there?** **Blaine Moffat** – IMI is Canadian-based, ya. **Mayor Therrien** – Ok and what about the warranty? **Blaine Moffat** – Uh the warranty, I believe that ...it's got a 5-year warranty on the...on the heaters. Uh I'd have to get back for the brake ... I don't have the brochure on ...on the warranty but I can certainly bring that back for next meeting on the warranty. **Mayor Therrien** – Sure and you budgeted already for this, for \$155,000 and it's under that. **Blaine Moffat** – Correct. **Mayor Therrien** – Ok. What about the holes, I see we hire people to do the uh streets and fill in the cracks with the uh rubber compound uh and so on, is this part of that uh **there**, is that something that, that they use. **Blaine Moffat** – Well you're referring to crack sealing so that's (ya), that's when you have uh lineal cracks that are going snaky all over the road so that is something uh we would not want to get into. It is part of ... an integral part of the, the road maintenance uh probably even more so somewhat the pothole patching because you've got a pothole you know a foot in diameter is close to 20 meters of ...of uh crack ...that your water's getting in there and uh affecting your sub-grade. Uh the reason we would probably not get into something like that is it's at least probably a 6 to 7 man crew that you need to run uh crack filling so it's just too time consuming and too many people for us so the asphalt trailer, one person operates that and you would operate it with two but you could get away with one. **Mayor Therrien** – Ok. What about the fire safety if this thing is plugged in at night and now that Bryan's here it uh um I know when they had to do uh uh stuff for welding and all that, that neither job uh there at Deer Lodge and they had to have a uh a protocol for fire and **so on like that**. Is this indoors and you've got it plugged in and all? **Blaine Moffat** – No this would certainly be an outdoor unit only so we have a certain area that it would be uh plugged in to and it's ... (ok) it's just a regular 240 volt uh so ya but we would make sure that's away from a building or any such... **Mayor Therrien** – Ya, that makes sense. And what about barbecues, can you roast anything in there? **(the Mayor is the only one laughing)** **Blaine Moffat** – If you don't mind the taste and smell of asphalt but I'm not sure how long you'll last. **Mayor Therrien** – Ok, I got no other questions uh. Anybody else? Was there something else you had to do uh at all uh uh you got both uh checked off there? Ok. Uh I know that we're going to come back uh to you Lesley and uh Gord uh **there**. Um can we finish with our Fire Chief, then put you on the very last. We're not going to be too, too long if that's ok. Uh Brian, is there something that you wanted to discuss with regards uh to ... to the Rehab Trailer? **NOTE: There is a long pause where nothing is recorded.** U.S. dollars. I'm ... I'm good with it. I understand it. Anybody else on Council? Glen? It's a clapper, Brian, you've got to clap twice. (laughing) Oh was it ... **was uh Blaine uh muted all the time?** Did ... (laughing) **Brian Seaton, Fire Chief** – Do I have to do it again? No problem. So uh once again, thank you uh Mayor and Council and uh CAO for having me. Uh I'm the Fire Chief for the RM of Springfield. I'm here to talk about the... I'm here to talk about the **Rehab Trailer** that uh we presently uh had put in March...I'm just getting the dates for you, March 6<sup>th</sup>, 2024 before going in front of Council. The cost was \$48,000. U.S. dollars uh and on May 15<sup>th</sup> the same company, it was \$59,637 doll... uh U.S. dollars. Uh with that it has gone up significantly. Um just a note that there is no company in Canada that actually makes this trailer uhhh so this trailer is 8 ½ uh feet wide by 20 ft. in length. That same trailer by another company that's in the United States is \$80,669.78 U.S. dollars. So uh I have done a little bit of research and homework on this and like I asked earlier before I was unmuted, did you want me to discuss anything further on the Rehab Trailer to just explain what it is and what it does? **Mayor Therrien** – I know a little bit about it uh **there** but Council .... Is that something, Brian, that we could have built, uh buy the trailer for uh 25 and then uh build the guts? **Brian Seaton** – I've never attempted that because most of your trailers that are built with ... they're not as a camper or recreational vehicle, they're mostly built in the States so uh with that ... and a lot of them use different hardware because of our insulations and our... and our, the way we ... and our climate, they have a bigger wiring harness than the United States, would use the smaller wiring harness so I've seen that uh from my personal uh trailer um so at, at the present there is no company ... like I mean, you can get a dump trailer and a flat deck trailer made here but anything enclosed or anything ... you know I haven't seen anything because I've been on the World Wide Web there and I haven't found a company out there. **Mayor Therrien** – Ok. Um ok, then we'll just wait for your uh uh Report then, I guess, as we'll await...what time-line was that Plan. **Brian Seaton** – Uh next week we'll.... **Mayor Therrien** – Uh,ok. **Brian Seaton** – ... I've been on it for the last little while now so I'm hoping that I'll present that next week with you. **Mayor Therrien** – Ok uh well thank you very much. **Brian Seaton** – Thank you.

**8.2 2025 Board of Revision Appointments – November 14, 2024 - Mayor Therrien** – Uh the very last one here is the uh 2025 Board of Revision Appointments uh **there**. Um do we need two people uh Colleen for that? **CAO Draper** – Ya, just for information at this time, our 2025 Board of Revision is scheduled for November 14<sup>th</sup>. Uh we do have a Chair uh that's from the community that's willing to sit on the Board. Typically we

have two Council members as well make up that Board so uh this is just maybe for information at this time and I know a few of you have done it already so if there's someone that hasn't done it, that might be an option for you to do it this year. **Mayor Therrien** – She's looking at me. So I'll be one uh and I guess we could figure out the second uh later on. Uh so if you slot me in for that, we'll figure out a second one uh and I think that'll take care of that uh there.

**6.1 Lesley Thomson & Gordon Daman Re: Dugald Place Project Update – Mayor Therrien** – Uh then we'll go to uh our Delegation. We're 10 minutes late but uh Gord, if you want to be the uh the first uh just introduce yourself and ... good timing, Randy. We were 10 minutes behind and you just got here. **Gordon Daman** - Good afternoon, everyone. I'm Gordon Daman and I'm serving as the Community Consultant for uh Springfield uh or SHHI Dugald Place and seconded by the RM and so that's why I'm here to report in. First of all, Councillor Kuczynski, I apologize for not providing a presentation. As the CAO uh Draper had indicated, this was a follow-up and an update to the previous information we provided so there wouldn't be a new presentation but I can send to you again that Powerpoint that you received in the past so there's nothing uh new of this other than just simply continuing to inform Council and uh keeping everyone informed as to what's taking place. **Councillor Kuczynski** – Excuse me, it's not only for us but it's for the residents because we're on the ZOOM so the residents would hear that. **Gordon Daman** – Yep, yep, ok so just that you're uh aware of that so ... and thank you for asking the question. Certainly I appreciate that so ... Members of Council, your wisdom, leadership and direction has been, and continues to be critical for the long-term common good of the Municipality. The general consensus across the country is that Canada is in the midst of a housing crisis. It is even more acute at the seniors housing level as over the next 20 years, the age cohort of 65 plus will increase in size by nearly 25%. Addressing seniors housing not only ensures long term sustainability of the municipalities but also in part addresses housing affordability with many seniors uh exiting their existing homes when moving into seniors housing like Dugald Place so it has a dual role of not only ensuring that you are going to provide housing appropriately for seniors in your community which we've discussed here before, the importance of ensuring that we have uh balanced uh cohorts of age groups because seniors provide strong roots in the community but by those seniors leaving their homes, it actually opens up more homes for younger people that are looking for affordable housing and so that is uh a positive uh for the community as a whole. And to note the integration of a pool only builds a sense of community for residents of Dugald Place and citizens of Springfield as a whole and anyone that walking in this afternoon saw that when we saw the splash pad outside and the numerous kids that were outside and the fact that I tend to drive 5 kms/hour in the street in because they're just filled with bikes and I think that's wonderful and that's what builds community so with that I think it's Dr. Martin Luther King who said "The time is always right to do what is right" and without any hesitation you as a Council are doing right and in this challenging time we face related to housing, I want to say thank you. Your leadership again, your wisdom and the direction you have been providing to SHHI uh is welcome and, and so very important. So this is a follow-up, as I said before, uh from our March meeting when Council provided and passed a resolution, a guarantee for SHHI to be able to proceed with the project um and that guarantee provided uh up to 6.35 million dollars in total for the guarantee related to ensuring that the amount of the project related to fundraising uh the million dollars that we're still hoping to acquire from the Province related to the pool and also the additional funding from FCM to allow for as many suites as possible to be as affordable as possible are there. Now again the reason for the guarantee was to allow us to begin the project now um and have time to meet those requirements uh over time related to those uh those uh three items and Council supported that uh unanimously and SHHI is deeply, deeply thankful for that and it just aligns with uh Council having the RM of Springfield having established SHHI as its housing corporation for seniors. So moving in that direction uh so positively with your support, um it's allowed uh for us to look at Access' recommendation to achieve um the best mortgage framing with CMHC and maintain Fall construction start in a three-step process. So as we dis, have discussed before, we're looking at the CMHC Alive Program with CMHC and what we have discovered and this is an update to Council is that it is considerably better to request the CMHC financing uh which has lots of benefits to it once you've completed the Project and once your building is full and the reason for that is that if you seek the CMHC financing in advance of completion and occupancy, CMHC places on additional requirements and restrictions uh to be able to approve what you're planning to build and what you're planning to occupy actually happens. And so while we're very confident of that and so is Access, CMHC being a Canadian organization, while they are aware of where Manitoba is, they don't have the same level of understanding of Springfield and what's happening with seniors housing in Manitoba and so Access suggested that utilizing the guarantee, that what we do is that we set up a Reserve Account and that, that the guarantee amount of the \$6.35 million sits in a Reserve Account and is secured there to show that the guarantee is in place um and that the guarantee can be used um basically as leverage to establish uh a line of uh a line for construction, allows us to begin the construction now with the mortgage from Access and then what happens is that when we're completed the construction project and we have full occupancy uh which I may add, Bev (Thomson) just informed us that yet another person uh provided \$1,000 deposit so we're at 74 couples or individuals uh that are looking for the 54 suites that we have so that means that we're already over occupied for what we're building not to mention Randy and Dugald Estates who has over a hundred of people waiting on their list. So occupancy is not the concern, um it's a matter of us getting started and uh Access who has been really, really good to work with suggested let's start with um utilizing an Access... an Access mortgage first doing it conventionally and then moving forward and once construction is complete, switching that over to CMHC. Now conventional mortgage works well but there are a couple of uh items with the conventional mortgage that makes it a little bit more difficult uh and challenging in relating to being able to have this basically having affordable rents uh or below market rents. So the first thing that we've all shared before, with the CMHC mortgage, you can use a 50 year amortization which allows you to pay back the total cost over a fifty-year period. A conventional mortgage you have to pay that back over 30 years so you can appreciate the payments are higher which means we can't offer as many affordable suites. That's why we're not wanting to leave it as a conventional mortgage, we'll convert it over to CMHC afterwards. Um also with a conventional mortgage, we need to be able to have the uh equity up front but Access is willing to make an exception to that, utilizing the guarantee, with that guarantee amount is in a Reserve Account which has sufficient Reserves for is not a concern. Then they'll allow us to proceed on that uh on that side. So the guarantee associated with the Reserve Accounts creates the opportunity for completion of the design and construction mobilization this Fall. And without this support we would be delayed at least until Spring of 2025 at best and we'd still be faced with those additional steps that CMHC would require. So in short this leverage is the resources of the Municipality reasonably and prudently support, to support SHHI which is the Municipality's housing corporation (excuse me) seated to address seniors housing. The recommendation that Access is consistent with the presentation to Council in March uh when we had the resolution uh passed. CMHC financing is still going to take place, just that it'll take place at the end of construction rather than before which will allow us to have 10% of the suites affordable and if we're successful with the **FCM funding**, we'll actually have 30 per....30 percent of suites marked as affordable and under market. It also maintains the pool construction and

the Municipality remains protected as should the mortgage should remain conventional, if all of a sudden we don't stick with CMHC for whatever reason, there's sufficient net revenue in the cash flow to refund the guarantee as we discussed before over time anywhere from 15 to 20 years depending on how quickly our... our actual rent amounts are so that's why we give this range of 15 to 20 years. So the current status, just as an update, the completion of the appraisal that's required of which the SHHI Board passed a resolution about a week and a half ago to confirm market value and a review of the rental unit revenues to make sure that the rents that are being proposed are sustainable in the marketplace is due at the end of next week, assuming that appraisal report confirms the market value and the proposed rents as being reasonable, the financing package can be completed by the end of July or early August. That means that we would immediately start completion of the design and it also means incredibly exciting that we will actually start marshalling a construction in October which if we start in October that prevents us having to do heating costs during the remaining portion of construction that would happen from November/December of 2025 to about February/March of 2026 and the completion of Dugald Place and the pool will be completed by Spring of 2026. Now to achieve these steps as outlined and the guarantee resolution, all that remains is for the CAO and the Mayor to authorize and execute the documents to move forward, that's within the Resolution and so those are the steps ahead but as an additional step of protection for Council, that authorization will not take place until there's final approval by the SHHI Board of the Access mortgage and any conditions that they have and so we expect Access to have that back to us by the end of July and I've spoken with Leslie as the... as the Board Chair and will be calling a meeting for the end of July or early August and then the Council members who are Board members on SHHI will then have a chance to review that as well to make sure it's consistent with everything that is here, SHHI will approve the mortgage and then at that point... at that point the CAO and Mayor can then proceed with authorization of the documents as outlined in, in the Resolution. To stress, we are in a hopeful and healthy place with continued oversight by SHHI of the Dugald Place build of which Council is represented and has the final authority through members of Council who are Board members on SHHI which ensures a sustainable path ahead so before we open it up for any questions which I'm sure there'll be some, I'd ask Leslie to share some comments in close. **Leslie Thomson** – Thank you, Gordon. Leslie Thomson, Chair of the Board of Springfield Heritage Housing. Thanks, Gordon, for laying out our very solid business case for the Dugald Place Assisted Living Residence. I'd like to recognize Bev Sarazan and Randy Williams, the community volunteer members who have been working with us over the past 6 years to plan the Dugald Place Assisted Living Residence and I'd also like to recognize the current Council members on the Board, Mayor Therrien, Councillors Miller and Fuhl. Some days our community members feel we've been at this far too long but we never gave up hope because the seniors in our community desperately need this. Along the way we partnered up initiated discussions with Springfield Council to partner with us. That materialized with the formation of Springfield Heritage Housing in January 2021, three and a half years ago. Since that time, there has been much work and much water under the bridge, surveys, feasibility studies, grant applications, architectural renderings, fundraising, meetings, meetings, and more meetings. Here we are five years later and we're still not in the ground but we are finally ready. Everything is in place. On March 19<sup>th</sup> in this Chamber and in front of a packed room of seniors, Council unanimously approved a Resolution (reproduced at the end of these notes). It was moved by Councillor Miller and seconded by our Councillor Glen Fuhl. It was an unanimous vote to provide SHHI a loan guarantee of \$6.35 million dollars. In the past...in the last month, Springfield Heritage Housing, working with Access Credit Union, has taken the necessary steps to finalize our business case. And I think it's quite wonderful that Access Credit Union stepped in and said, why don't we just give you the construction financing and you get this project going and then put CMHC in at the end which CMHC actually much prefers. Dugald Place Assisted Living Residence is now ready to proceed. All that remains to give this project the green light is for the Mayor and CAO to inform us that arrangements have been made to place those funds in a secure RM of Springfield account as Gordon has explained. We can't wait any longer. If we don't move forward now, beyond the potential cost increases, we will lose the confidence of the seniors on the wait list as well as the general community related to fund raising and volunteers. There is no question that this project is critically needed. Gordon talked about the 74 people on our Dugald Place waiting list. I think there's been 6 more since our March resolution and over a hundred on the waiting list at Dugald Estates. Time is running out for many of the people who placed their support behind us when we started this journey. Mayor Therrien, Deputy Mayor Fuhl, Councillors Miller, Warren and Kuczynski, you are making Dugald Place a reality. You should be very proud of what you are achieving for the community of Springfield. Our community and our seniors are grateful for your support in making it happen. We can't wait to see all of you at a ground-breaking early this Fall. It's time to get this done. Thank you. **Mayor Therrien** – Thank you very much for your presentation uh Gord and uh Leslie. Uh questions/comments from uh Council? I see none. I'm...I'm anxious uh for this uh to proceed and I would sign it today if I could uh **there** but once the paperwork is all uh done, there's no... pardon me? Oh Mark? **Councillor Miller** – Uh thank you Mr. Mayor. And congratulations to Leslie and Bev, Randy, Gord. This is a much needed uh you know project uh for our seniors in our community. The question that I have again is...is there any inherent risk to the ratepayers of Springfield with the 6.35 million that will loan guarantee, in other words uh what uncertainties may there be or what uh unpredictable events could happen. Uh the worse case scenario ... I want to ensure that our ratepayers are protected with this fantastic positive initiative. **Gordon Daman** – Thank you, Councillor Miller. And, and it's a prudent question and an important question, obviously. So from a fiscal framing uh once we proceed uh that the ... the, the largest risk that would be in place is that... which is not anticipated ...that SHHI would need to rely on the full 6.35 million dollar guarantee and so the ... the risk then to the Municipality at that point is not that the \$6.35 million dollars would become a grant, in essence, from the taxpayers of Springfield to SHHI but rather what would happen is that it would be paid back over time so rather than that guarantee being released in two-years-time at the end of construction, it may be delayed at that point um you know by 5 years or 10 years but it would be refunded because within the business case um the rents are sufficient to be able to service over time repayment of that guarantee so it's still a user pay concept, it's not taxpayer funded, I want to stress that. The only risk to the Municipality at that point is that the repayment would take longer than the 2 years and so it would be a delay, not a default. And on top of that, during that delay, the Municipality would also be within those payments receiving the current interest rate of that time so they would not be in a loss position related to as if that money was, you know, in an account somewhere. So that, ...what you're ...what we're basically doing is leveraging the fiscal ability of the Municipality to begin now to avoid additional costs down the road um as well as having better leveraging with CMHC so ironically by moving in this direction, by having the guarantee along with the Reserve account, I think actually reduces the risk of the Municipality if we would have simply waited for CMHC and utilized just like the guarantee on its own. Um it's prudent on your part to move forward and overall reduces that risk so the risk ultimately is not people but delay and that the users of the facility will be paying their own way, the taxpayers will not be subsidizing it. **Councillor Miller** – That's reassuring and thank you for that answer, I'm satisfied with that. **Gordon Daman** – Thank you. **Mayor Therrien** – Any other questions from Council? Thank you very much, uh Leslie, Bev, Randy. Oh Andy? **Councillor Kuczynski** – Yes. We are not against the ... proceeding with this project. We just want to protect the taxpayers and whatever you said, Gordon, right now, can we put on the paper and then we verify through our legal counsel that it's going to be approved and

we can proceed with the ...our, our goals with it. So uh we have to just one thing, we want to protect the ratepayers. That's all we're asking for. But we uh wish you the best with the project. **Gordon Daman** –Right. No, that's ab...absolutely ...so first of all um as far as a legal review, my suggestion would be that once we receive back the documentation from Access Credit Union, that we would have SHHI's lawyer uh review that which they would because they have to. It's going to be reviewed. If you would prefer that the RM's lawyer review it on top of SHHI's lawyer and pay double which is the prerogative of Council, we can do that but I wouldn't suggest it because SHHI is the Municipality because you are the owner of the Municipality and because SHHI's lawyer, David King, would have a fiduciary responsibility as well as a liability themselves if David King said that this is appropriate then the Municipality is protected and if there is an error in this, then the Municipality can sue the lawyer. That's basically what it comes down to so my recommendation which would have happened regardless is you rely on David King but if it's Council's wish to have a second counsel, the RM's counsel, whoever that is, to do it you can but that would be paying double and lawyers are charging \$400/hour um so I would suspect doing that would be another \$2,500 to \$3,000 but that's your prerogative. Or Councillor Kuczynski, is it...is it reasonable to have the one lawyer review it. I mean, it's going to be reviewed legally as I requested um it's just a matter of whether it should be two lawyers. **Councillor Kuczynski** – Well, we as a Council are going to make that decision and you know, if we're going to hire a lawyer, then we absorb the cost ya for it so \$2,500 to protect \$6.35 million, it's a small penalty for the Municipality to pay. That's my opinion. **Mayor Therrien** – But it's also a delay too cause they're...they're not going to work unison, one once the lawyer is done, then the other one so that's going to delay things. Uh this uh our, our lawyer for SHHI is working on our behalf as well. So to do, to do two lawyers doesn't make any sense to me when they're both working for us. Uh David King's got all the credentials in the world. I would assume he's passed all the other Bar and so on so I wouldn't say having a second lawyer doing this is ...is prudent um money um spent. David King's been on the very front of this before it was just weeds in the grass and **so on like that** so um he's uh there to protect our ...our interest so to have 2 lawyers uh I would say that ...that would be just a, a waste of money and a waste of time and time is money. **Gordon Daman** – It, it would delay, you're correct, I, I, you know it would probably be another...with lawyers it's going to be another week, especially during the summer when people are on holidays um but Councillor Kuczynski, are you indicating that you're not confident of David King's review uh of the documents on behalf of the Municipality? **Councillor Kuczynski** – No, I never stated that, I just want to make verified to protect the ratepayers of this Municipality. **Gordon Daman** – And I can assure you that then what SHHI will do is that they will indicate in Mr. King's review that it's not only in the interests of SHHI and what is there but that also at the same time that he provides comment in regards to the guarantee related to the RM of Springfield, we can add that within the scope and then at that point uh you have full assurances that the RM is being not only protected but has the ability as, as David's client, to be able to have recourse, to be able to sue if something goes in the future so that's...is that a compromise position that we can utilize and, and facilitate? Any concerns with that? **Mayor Therrien** – I, I got none. **Gordon Daman** – So what I will do then is that when we prepare and have the documents uh moved forward on that basis, uh we will... we will ensure that David has that or that Mr. King has that scope of responsibility. Ok thank you. **NOTE: I have several points to make: 1) Neither Gordon Daman or Leslie Thomson are at present living in the RM of Springfield so they would not be subject to any tax increases to pay down debt. 2) They have been fund raising for this project for several years now and still do not have a million according to what they said. 3) They are proposing to start now when they don't even know if they could get funding from the FCM (Federation of Canadian Municipalities). 4) Why is Council involving itself in a housing corporation in the first place? Traditionally ratepayers were provided basic services such as road maintenance, clearing of snow from roads, provision of fire and police services, that sort of thing. RMs have traditionally not been involved in providing housing to seniors or any other group. 5) The Province has already announced the projects they will be funding if I am not wrong. 6) When they talk about affordable housing, what do they consider affordable for the average person? To me, \$200,000 and up is not affordable. 7) The RM has already contributed to this project as they donated the land on which it will be built years ago. The value of the land is a large contribution. 8) Sure the RM could sue the lawyer if it came to that but let's face it, you can't get blood from a rock. No lawyer has the type of funds necessary to compensate an RM for possible liability. 9) In my opinion, the Council has no authority to involve ratepayers as guarantors for project grants and donations of up to \$6 million 350 thousand dollars.**

**11. ADJOURNMENT - Mayor Therrien** – Alright. Any other questions at all? I see none. Then **at this point here** if I can ... ready to adjourn. Can I get a mover and a seconder uh for uh adjournment? Uh Melinda and Andy (Warren/Kuczynski). And we will close at uh 1:51 p.m. Thank you very much, folks.

**NOTE: While these items were on the agenda, there was no indication Council was convening into a Closed Meeting. 9. CLOSED MEETING 10. RETURN FROM CLOSED MEETING. One would think the staff of the RM, directed by the CAO and Mayor, could print an agenda that truly reflected what was going to be discussed or happen at the meeting without resorting to some type of formatted outline.**

*Whereas the RM of Springfield, the RM is a full member of Springfield Heritage Housing Inc., the SHHI, and Whereas SHHI is in the process of developing a Seniors Housing and Pool Complex project in Dugald, Manitoba to benefit the RM, and Whereas SHHI is arranging financing for the project with Access Credit Union Ltd., the lender, by way of construction financing and a CMHC Insured Mortgage for up to \$23 million 252 thousand dollars of financing, and Whereas the lender requires a guarantee for the project grants and donations of up to \$6 million 350 thousand dollars, Now Therefore the RM and Council duly assembled is resolved that 1) it will guarantee \$6.35 million of the financing with the lender for the project as a guarantee and 2) The Mayor and Chief Administrative Officer of the RM are hereby authorized to execute the guarantee and any other documents required to give effect to the guarantee.*