



**MUNICIPALITY OF MORRIS-TURNBERRY**

**COUNCIL MINUTES – SPECIAL MEETING**

**Tuesday, January 13<sup>th</sup> 2020, 7:30 pm**

The Council of the Municipality of Morris-Turnberry held a special meeting electronically on the 13<sup>th</sup> day of January, 2021, at 7:30 pm for the purpose of budget deliberations.

**Council in Attendance**

Mayor Jamie Heffer  
Deputy Mayor Sharen Zinn  
Jamie McCallum  
Jim Nelemans  
Kevin Freiburger

**Staff in Attendance**

Trevor Hallam	CAO/Clerk
Mike Alcock	Director of Public Works
Sean Brophy	Treasurer

**Others in Attendance**

Mike Wilson	Wingham Advance Times
Denny Scott	Blyth Citizen

**1.0 CALL TO ORDER**

Mayor Heffer called the meeting to order at 7:30pm.

Mike Wilson of the Wingham Advance Times disclosed the use of recording equipment for the purpose of writing articles.

**2.0 ADOPTION OF AGENDA**

*Motion 18-2021*

*Moved by Kevin Freiburger  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of January 13<sup>th</sup> 2021 as circulated.*

*Carried.*

**3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST**

None declared.

**4.0 BUSINESS**

**BUDGET DELIBERATIONS**

Due to current provincial regulations prohibiting public gatherings, the all-day in person budget meeting has been postponed to a later date, yet to be determined. The purpose of this meeting is to allow Council to provide direction to staff on pressing budget related issues and decisions that are time sensitive, or on which other budget decisions depend.

Treasurer Sean Brophy presented priority discussion topics for the consideration of Council.

#### 4.1 Overall

Mr. Brophy explained the need to either collect or write off the Arthur Street receivables for 2021.

Councillor Nelemans asked if the amounts could still be collected later. Mr. Brophy explained that they could, and recommend a capital buy in fee later once connections are allowed, possibly in the form of a flat rate or per property as they are currently distributed. He confirmed that the amounts will be recovered eventually.

*Motion 19-2021*

*Moved by Jim Nelemans  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby directs staff to write off the Arthur Street infrastructure receivables totaling \$180,655.03 as of December 31, 2020,*

*AND FURTHER THAT staff bring before council a cost recovery proposal when such recoveries are feasible.*

*Carried.*

#### 4.2 Belgrave Water System

##### 4.2.1 McCrea Street Well Replacement

Mr. Alcock explained that since the planning for the replacement of the well began in 2019, regulatory changes have increased the regulatory burden for the project and the work associated with it, thereby increasing the cost significantly. The budgeted amount also includes the trucking in of water to meet demand if needed and the removal of test water from the new well.

Councillor Nelemans asked where the test water can be taken for disposal. Mr. Alcock explained that it is his hope it can be disposed of at the offline pond at the landfill.

Deputy Mayor Zinn noted that it sounded like there was some uncertainty as to whether the test water could be disposed of in the storm sewers and asked for an explanation. Mr. Alcock explained that it is something that will be determined as the engineering work is done. He noted that if it can go into the storm sewers it will and he will use the most cost-effective method of disposal.

Councillor McCallum asked if funds from the system reserves would be used. Mr. Alcock stated that the plan is to avoid the use of reserves. The 2020 budget allocation for the project was \$60,000.00 as was the 2019. He noted that the replacement of the Jane Street well will follow soon after the McCrea well, and in 2022 and 2023 they system will have more demands on its capacity as growth occurs., With the Jane Street well there will also be expenditures to amend the source water protection mapping after the well is relocated. Mr. Alcock made the recommendation to continue to put \$60,000.00 a year into the system because projects will increase in number as the system ages.

*Motion 20-2021*

*Moved by Kevin Freiburger  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry hereby authorizes the Director of Public Works to proceed to tender for the replacement of the McCrea Street Well.*

*Carried.*

##### 4.2.2 Belgrave Water Rate 2021

Councillor McCallum asked when the cross-border agreement with North Huron for Belgrave expires. Mayor Heffer said he thought it was in 2025

Councillor McCallum asked for further discussion on the Belgrave water rates going forward, suggesting that perhaps a different rate for new connections could be considered.

Mr. Hallam commented that varying the rates in such a way may not be permitted under the current agreement. Deputy Mayor Zinn asked that the decision regarding the water rates be deferred to another meeting until the information can be found. Mr. Hallam retrieved and shared the agreement with Council and confirmed that the varying of rates in this way is not permitted under the agreement.

Councillor Freiburger suggested that Council keep in mind that although they are in a political position, these rates come down to regular people. It is worthwhile to make sure everyone gets a fair rate regardless of what side of the road they are on.

Mayor Heffer agreed and clarified that all the municipality is doing is collecting what is required to operate the system.

*Motion 21-2021*

*Moved by Kevin Freiburger  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry hereby establishes the water rate for the Belgrave Water System at \$1,180.24 per user for 2021.*

*Carried.*

#### 4.3 Public Works

##### 4.3.1 Maintenance Gravel Tender

Mr. Alcock reported to council that planning for more winter gravel loss than has occurred has put the municipality in a position a gravel reserve can be established which will allow for fluctuations in need.

*Motion 22-2021*

*Moved by Jamie McCallum  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby authorizes the Director of Public Works to proceed to tender for maintenance gravel.*

*Carried.*

##### 4.3.2 Paving Tender

Mr. Alcock reported that Glenannon Road was resurfaced in 2017 and has not held up well. When it was first done the third coat was applied in the year immediately following the second and it resulted in damage to the two base coats. It is likely that three coats and some edge work over a 2-year period would be required to fix the damage. He explained that a better option will be for hot mix paving including a 15mm base coat to fill irregularities, followed by a 40mm overlay.

Mr. Alcock went on to say that Clyde line traffic is consistent throughout its length, and it is severely rutted and has been out of shape for some time. There is standing water and no way to correct that using surface treatment. He stated that his intention is to apply hot mix asphalt from Blyth Road to Morris Road in the upcoming years.

Mr. Alcock explained that hot mix asphalt should last 20-25 years, as opposed to the surface treatment like that on Glenannon that has only lasted since 2017 at the west end. The east end has held up better but would be replaced with hot mix asphalt eventually. Traffic from the gravel pit is very hard on the surface treatment and there is severe rutting. It is an investment now that should save the municipality money throughout the life of the asphalt. Normally such projects would go out for tender in February, so Mr. Alcock explained he was asking for approval to go ahead and take advantage of early pricing.

Mayor Heffer asked if it was known what was causing the damage to the edges of the surface treatment on Glenannon. Mr. Alcock noted that there has been much speculation that narrow buggy wheels have caused the damage, but there is no evidence for that. The cause of the damage was the improper application of the surface treatment, waiting too long to put the third coat on.

Mayor Heffer asked if there was a way to correct the roughness on a particular low section of Glenannon or if it will always be a low swampy area. Mr. Alcock explained that the technology exists but it is cost prohibitive.

*Motion 23-2021*

*Moved by Jim Nelemans  
Seconded by Sharen Zinn*

*THAT the Council of the Municipality of Morris-Turnberry hereby authorizes the Director of Public Works to proceed to tender for asphalt paving on Glenannon Road, Clyde Line and the Morris Yard.*

*Carried.*

#### 4.3.3 Surface Treatment Tender

Mr. Alcock informed Council that surface treatment tendering is usually coordinated with neighbouring municipalities, and while that hasn't been discussed approval to go now will allow the projects to move ahead unhindered when the time comes.

*Motion 24-2021*

*Moved by Sharen Zinn  
Seconded by Kevin Freiburger*

*THAT the Council of the Municipality of Morris-Turnberry hereby authorizes the Director of Public Works to proceed to tender for surface treatment of Salem Road and Huron Bruce Road.*

*Carried.*

#### 4.3.4 Blind Line Bridge Replacement Tender

Mr. Alcock noted that Council is aware of this project and approval of the expense in the budget will let the project move ahead and allow access to the grant money.

*Motion 25-2021*

*Moved by Kevin Freiburger  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry hereby authorizes the Director of Public Works to proceed to tender for the construction of the replacement for the Blind Line Bridge.*

#### 4.4 Administration

Mr. Brophy pointed out an allocation in the budget for an administrative summer student who could be tasked with completing an asset inventory for insurance purposes and asset management purposes alike, as well as other tasks.

Councillor Nelemans asked that it be take out, as he believed that last year the two summer students in the Roads department had trouble keeping busy. That being the case one of them could do the inventory.

Deputy Mayor Zinn and Councillor McCallum and Councillor Freiburger agreed.

Mr. Brophy stated that he would amend the draft budget to remove the amount for the administrative summer student.

#### 4.5 Fire

As council approved the increased levy for North Huron Fire to allow for the purchase of the new pumper truck, Mr. Brophy asked Council for direction regarding the approximate \$31,000.00 increase, and whether it should be taken from fire reserves or general revenues.

Councilor McCallum suggested using reserves. Councillor Nelemans agreed.

Councillor Freiburger asked if the amounts were taken from reserves, would they be replaced in coming years. Mr. Brophy stated that the reserve could be replenished if Council provided that direction.

The consensus of Council was to use funds from the fire reserve to cover the increased fire levy.

#### 4.6 Grants and Donations

Mr. Brophy asked for direction on cemetery and contingency grants previously paid to North Huron for the 2021 budget.

Deputy Mayor Zinn stated that at this time those amounts should be taken out of the budget for the upcoming year.

Councillor McCallum suggested not deciding at this meeting.

Councillor Nelemans suggested leaving the amounts in the draft budget so they are available if needed, pointing out that they wouldn't be spent if not required.

Deputy Mayor Zinn and Councillor McCallum agreed with that approach.

Mr. Brophy confirmed that the amounts will be left in the draft budget and Council can evaluate and decide at a future meeting.

#### 4.7 Recreation

Mr. Brophy asked if Council's direction regarding the recreation amounts for North Huron facilities is the same as the direction for cemeteries and contingency amounts.

Mayor Heffer asked Council for some discussion on the topic.

Councillor Nelemans suggested the amounts should be left in the draft and discussed at a later meeting. There was a consensus of Council in support of the suggestion.

For the Brussels, Morris and Grey Recreation Centre, Mr. Brophy suggested the unused amount budgeted in 2020 be put into reserves for when the project goes forward. He pointed out that alternatively Council could choose to move the 4 year window for saving to begin this year instead of last.

Councillor Nelemans suggested the amount be left for the time being and if needed in the final budget discussion Council can see if those funds could be put to use elsewhere.

Councillor Freiburger stated that the municipality is 24 percent committed to the arena and its upkeep, so it makes sense to continue making a reserve regardless of what it ends up being used for.

Mr. Brophy stated he will leave the amount in reserves in the draft budget.

#### 4.8 Tax Rates

Mr. Brophy asked Council to provide a tax rate target to inform the rest of the budget process.

Councillor McCallum asked what the status of assessment updates was. Mr. Brophy explained that due to the pandemic the scheduled 4 year reassessment was not done by MPAC. Any increase will be marginal and due to adjustments based on building permits or property sales.

Councillor Freiburger asked if any neighbouring municipalities have set their tax rates yet. Mr. Brophy suggested that information could be brought to the next budget meeting.

Mayor Heffer pointed out that it can be hard to compare to neighbouring municipalities with different operations and financial situations. He informed Council that the County rate was addressed at last meeting and is currently at 4.8% though many on County Council are hopeful that it will be lower at the next meeting. He noted that Council has seen that it is good to be setting money aside in reserves.

Deputy Mayor Zinn stated that it is hard to set a fair rate without knowing the County and Education rates. She suggested an increase of approximately 2% would be acceptable.

Councillor McCallum agreed that there is a need to evaluate the effects of assessment, the County rate and the education rate before a firm decision could be made.

#### 4.9 Priority 2 discussions

Being as the priority 1 discussion topics had been dealt with, Mr. Brophy suggested Council consider the priority 2 discussion topics briefly with the remaining time.

Mr. Brophy informed council that CBO Kirk Livingston has said Chevy Cobalt currently used by the Building Department will need to be replaced in the next couple of years.

Mr Brophy suggested that some of the COVID grant money from the Province could be used to compensate for lost rental revenues for the Bluevale Hall. He suggested he could look into it further and see what the deficit is and what an appropriate amount could be but wanted Council direction before spending staff time to do the investigation.

Councillor Nelemans supported the idea, stating that similar support is being given to the Belmore Arena. Councillors McCallum and Freiburger agreed.

Mr. Brophy will return with a suggested amount at a future date.

Mr. Brophy indicated that Policing costs are down, and that it presents an opportunity to build a reserve for future large adjustments. There are also OPP credits amounting to approximately \$2,000.00 this year and going forward he would like to put them into a reserve to be built over time. He stated that he would like Council to think on the idea and that it and can be discussed at a future meeting.

Mayor Heffer and Deputy Mayor Zinn supported the idea.

Regarding the next budget meeting, Mr. Hallam informed council he would monitor the restrictions put in place by the Province and propose a date for an in-person meeting if possible.

## 5.0 CONFIRMING BY-LAW

*Motion 26-2021*

*Moved by Sharen Zinn  
Seconded by Jamie McCallum*

*THAT leave be given to introduce By-Law # 04-2021, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on January 13<sup>th</sup>, 2021, and that it now be read severally a first, second, and third time, and finally passed this 13<sup>th</sup> day of January 2021.*

*Carried.*

Mayor Heffer thanked Council for their flexibility around the change from an all-day in person meeting to a brief electronic meeting, and also thanked Mr. Brophy and Mr. Alcock for their presentations.

## 6.0 ADJOURNMENT

*Motion 27-2021*

*Moved by Jamie McCallum  
Seconded by Jim Nelemans*

*THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 9:00pm*

*Carried.*

### NEXT MEETINGS:

Regular Meeting of Council - Tuesday, February 2<sup>nd</sup> 2021, 7:30 pm  
Regular Meeting of Council - Tuesday, February 16<sup>th</sup> 2021, 7:30 pm

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Mayor, Jamie Heffer

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Clerk, Trevor Hallam