



MUNICIPALITY OF MORRIS-TURNBERRY

COUNCIL MINUTES

Tuesday, March 3rd, 2020, 7:30 pm

The Council of the Municipality of Morris-Turnberry met in regular session on the 3rd day of March 2020, at 7:30 pm in the Council Chambers of the Municipality of Morris-Turnberry.

Council in Attendance

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

Staff in Attendance

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

Others in Attendance

Jennifer Burns	Planner, Huron County
Chris Watson	Economic Development, Huron County
Christine Hoffman	Housing Services Manager, Huron County
Pauline Kerr	Wingham Advance Times
Denny Scott	The Citizen
Nancy Michie	Bruce Energy Centre
Helmut Sieber	Bruce Energy Centre
Cam Proctor	
Adam Garniss	
Wayne Hopper	
Linda Hopper	
John Schwartzentruber	
Ranko Markeljevic	

1.0 CALL TO ORDER

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

2.0 ADOPTION OF AGENDA

Moved by Sharen Zinn
Seconded by Jamie McCallum

MOTION 40-2020 THAT the Council of the Municipality of Morris-Turnberry hereby adopts the agenda for the meeting of March 3rd 2020 as circulated.

Carried.

3.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

None declared.

4.0 CLOSED SESSION

4.1 ENTER CLOSED SESSION

Moved by Jim Nelemans
Seconded by Kevin Freiburger

MOTION 42-2020 THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk remaining in attendance at 7:30 p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- 1) Section 239 (2) (k) regarding negotiations to be carried on by the municipality.

Carried.

4.2 RETURN TO OPEN SESSION

Moved by Jim Nelemans
Seconded by Sharen Zinn

MOTION 43-2020 THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 8:05 p.m.

Carried.

4.3 REPORT AND ACTION FROM CLOSED SESSION

Council discussed a matter regarding negotiations to be carried on by the municipality.

5.0 MINUTES

Moved by Jim Nelemans
Seconded by Jamie McCallum

MOTION 41-2020 THAT the Council of the Municipality of Morris-Turnberry hereby adopts the February 18th, 2020 Council Meeting Minutes as written.

Carried.

6.0 ACCOUNTS

6.1 ACCOUNTS

Moved by Kevin Freiburger
Seconded by Jamie McCallum

MOTION 44-2020 THAT the Council of the Municipality of Morris-Turnberry hereby approves for payment March 3rd accounts in the amount of \$124,480.05.

Carried.

6.2 PAY REPORTS

Copies of the February 19th Pay Reports were provided for information purposes.

7.0 PUBLIC MEETINGS AND DEPUTATIONS

7.1 PLANNING

7.1.1 Application for Consent C06-20 Garniss – Surplus Farmhouse

7.1.1.1 Jennifer Burns, County Planner, presented a report in regards to an application for consent pertaining to 40851 Browntown Road.

7.1.1.2 Comments

Applicant and/or Agent

None.

Others

John Schwartzentruber asked if there were any other conditions regarding the existing buildings. Ms. Burns confirmed that there were not.

Council's Questions and/or Comments

Councillor Nelemans asked whether the well and septic are located on the retained parcel. Ms. Burns confirmed that they are.

Deputy Mayor Zinn ask for clarification regarding the outbuildings, and whether an applicant must request to keep them. Ms. Burns explained that the buildings are being used for storage and that continued use is permitted.

Moved by Jim Nelemans
Seconded by Kevin Freiburger

MOTION
45-2020

THAT The Council of the Municipality of Morris-Turnberry recommends approval of application for consent C06-20 subject to the conditions outlined in the Planner's report.

Carried.

7.1.2 Application for Consent C07-20 Garniss – Lot Addition

7.1.2.1 Jennifer Burns, County Planner, presented a report in regards to an application for consent pertaining to 41005 Browntown Road.

7.1.2.2 Comments

Applicant and/or Agent

None.

Others

None.

Council's Questions and/or Comments

None.

Moved by Jamie McCallum
Seconded by Sharen Zinn

MOTION
46-2020

THAT The Council of the Municipality of Morris-Turnberry recommends approval of application for consent C07-20 subject to the conditions outlined in the Planner's report.

Carried.

7.1.3 Application for Consent C10-20 Proctor – Surplus Farmhouse

7.1.3.1 Jennifer Burns, County Planner, presented a report in regards to an application for consent pertaining to 41033 Cardiff Road.

Ms. Burns explained that while her report recommended denial as neither the owner nor prospective purchaser met the eligibility criteria for a surplus farmhouse severance application, new information had come to light indicating that he prospective purchaser is in fact eligible, and the application is being recommended for approval.

7.1.3.2 Comments

Applicant and/or Agent

None.

Others

None.

Council's Questions and/or Comments

Councillor Nelemans asked why the lot lines for the severed parcel with the house would be squared off to avoid an irregularly shaped lot. He stated that doing so would help avoid any future confusion regarding the lot lines.

Mayor Heffer agreed with and emphasized Councillor Neleman's report, and asked that it be a condition of the recommendation of council that the lot line be squared off.

Ms. Burns explained that the lot configuration as presented was done without the benefit of having had a surveyor on site, and changes were likely after that had happened.

Moved by Jim Nelemans
Seconded by Sharen Zinn

MOTION
47-2020

THAT The Council of the Municipality of Morris-Turnberry recommends approval of application for consent C010-20 on the condition that the severed parcel be squared off to be a regular shape.

Carried.

7.2 DEPUTATIONS

7.2.1 Economic Development and Housing Services

Representatives from the Huron County Economic Development Department and Housing Services presented information to Council regarding the status and initiatives of housing in the County by the Planning Department, Economic Development Department and Housing Services.

Councillor McCallum noted that it has been said for many years that we need to attract and retain the workforce in the area, yet we have people already here who can't get into the housing market, is that a fair assessment?

Mr. Watson explained that how the housing consortium would work in practice remains to be seen, including whether accessing the housing it makes available is an option for all or only new or existing members of the workforce. At the moment, we do know that more supply is the solution.

Councillor Nelemans asked what might what happen if an employee accesses housing through the consortium initiative and their employment situation changes?

Mr. Watson explained that it would be set up as a development corporation, it wouldn't be employers directly providing the housing. The employer would have the opportunity to invest in the development corporation, and for their investment they would be able to provide a list of employees. Once an employee is housed they would be paying rent to the development corporation, not the employer.

Councillor Nelemans asked what determines what an affordable rent is.

Ms. Hoffman explained that affordable is defined as 80% of average market rents province wide, which is approximately \$672. This, however, is not a good indicator for Huron County, as due to size Huron County is not surveyed by the Province and so is not considered in that figure. A study of Huron County rental rates is being proposed.

8.0 STAFF REPORTS

8.1 PUBLIC WORKS

8.1.1 M190-T090 Bridge Tender

A report was presented by Director of Public Works Mike Alcock in this regard.

Moved by Jamie McCallum
Seconded by Kevin Freiburger

MOTION
48-2020

THAT The Council of the Municipality of Morris-Turnberry hereby accepts the tender of AJN Builders Inc. for Contract No. BR1328 / BR 200B repairs to structure M190 on Clegg Line and structure T090 on Kieffer Line for the estimated value of \$494,620.78.00 (based on estimated quantities and excluding HST) and authorizes the Mayor and Clerk to execute the tender and all other required documents.

Carried.

8.1.2 Slip In Water Tank Tender

A report was presented by Director of Public Works Mike Alcock in this regard.

Moved by Jamie McCallum
Seconded by Kevin Freiburger

MOTION
49-2020

THAT The Council of the Municipality of Morris-Turnberry hereby accepts the tender Precision Industries Guelph Ltd., for MT 20-601, being a 2,600 gallon slip-in water tank, with pump and gravity spray bar as specified, for the amount of \$26,000.00 (excluding HST) and authorizes the Mayor and Clerk to execute the tender and all other required documents.

Carried.

9.0 **BUSINESS**

9.1 BELGRAVE WATER ANNUAL REPORT AND SUMMARY

The Belgrave Well Supply 2019 Operation and Maintenance Annual Report has been prepared by Veolia Water and was presented for the information of Council.

Moved by Jamie McCallum
Seconded by Kevin Freiburger

MOTION
50-2020

THAT the Council of the Municipality of Morris-Turnberry adopts the Belgrave Well Supply 2019 Operation and Maintenance Annual Report, prepared by Veolia Water.

Carried.

9.2 BUDGET 2020 UDATE

The 2019 fiscal year is being finalized giving a more accurate picture of the financial position of the Municipality heading into the budget deliberations for 2020. Treasurer Sean Brophy presented a report to Council in this regard.

Moved by Jim Nelemans
Seconded by Sharen Zinn

MOTION
51-2020

THAT the Council of the Municipality of Morris-Turnberry directs the Treasurer to recognize the bank loan in the amount of \$850,000 authorized by by-law 80-2018 and allocates the revenue by returning the following amounts to municipal reserves:

Roads Reserve - \$650,000
Fire Reserve - \$200,000

Carried.

Moved by Jim Nelemans
Seconded by Kevin Freiburger

MOTION
52-2020

THAT the Council of the Municipality of Morris-Turnberry directs the Treasurer to allocate resources to balance the 2019 deficit, subject to auditor adjustments, in the following amounts:

Building Reserve	\$24,266.32
Remaining Modernization funds	\$90,942.57
Roads Reserve	\$181,206.30

Carried.

10.0 **COUNCIL REPORTS**

Sharen Zinn

No report.

Jamie McCallum

February 21st, attended a meeting of the Sustainable Huron Committee

Jim Nelemans

No report.

Kevin Freiburger

February 19th, attended the Annual General Meeting of the Maitland Valley Conservation Authority in Goderich.
February 23rd to 26th, attended the Ontario Good Roads Association annual conference

Jamie Heffer

No report.

11.0 CORRESPONDENCE, MINUTES, ITEMS FOR INFORMATION

- 11.1 Correspondence – Ministry of Natural Resources and Forestry -Changes to Aggregate Resources Act
- 11.2 Resolution – County of Haliburton – Tourism Oriented Destination Signage Fee Increases
- 11.3 Saugeen Valley Conservation Authority Meeting Schedule 2020
- 11.4 Minutes - Saugeen Valley Conservation Authority – December 11, 2019
- 11.5 Minutes – AMDSB Board Highlights – February 25
- 11.6 Conference Report – Councillor Freiburger – Ontario Good Roads Association
- 11.7 Outstanding Action Items

Councillor McCallum asked when the next opportunity to meet with trustees from the AMDSB would be, as he would like to address the bus cancellations that occurred on the morning of March 3rd. CAO/Clerk will inform Councillor McCallum of the next scheduled meeting.

12.0 NEW BUSINESS

- 12.1 Councillor Freiburger indicated that on March 18th the Maitland Valley Conservation Authority would be voting on the 2020 levy, so a decision by Council at the March 17th regarding that levy would be prudent.

13.0 BY-LAWS AND AGREEMENTS

- 13.1 Interim Tax Levy By-Law

Direction was given at the February 4th meeting of Council to return the Interim Tax Levy by-law for consideration.

Moved by Jamie McCallum
Seconded by Kevin Freiburger

MOTION 53-2020 THAT leave be given to introduce By-Law # 9-2020, being a by-law to provide for interim tax levies for the year 2020 for the Municipality of Morris-Turnberry, and that it now be read severally a first, second, and third time, and finally passed this 3rd day of March 2020.

Carried.

***** Mayor Heffer called a brief recess at 9:15pm *****

14.0 CLOSED SESSION

- 14.1 ENTER CLOSED SESSION

Moved by Jamie McCallum
Seconded by Kevin Freiburger

MOTION 54-2020 THAT the Council of the Municipality of Morris-Turnberry enter a closed session, with the CAO/Clerk and Chief Building Official remaining in attendance at 9:27 p.m. for the purpose of discussing confidential matters pursuant to the following sections of the Municipal Act:

- 2) Section 239 (2) (c) regarding the disposition of land;
- 3) Section 239 (2) (k) regarding negotiations to be carried on by the municipality.

Carried.

14.2 RETURN TO OPEN SESSION

Moved by Jim Nelemans
Seconded by Kevin Freiburger

MOTION 55-2020 THAT the Council of the Municipality of Morris-Turnberry rise from a closed session at 10:28 p.m.

Carried.

14.3 REPORT AND ACTION FROM CLOSED SESSION

Council discussed matters regarding the disposition of land and negotiations to be carried on by the Municipality, and direction was given to staff accordingly.

15.0 **CONFIRMING BY-LAW**

Moved by Jamie McCallum
Seconded by Sharen Zinn

MOTION 56-2020 THAT leave be given to introduce By-Law # 10-2020, being a by-law to confirm the proceedings of the Municipality of Morris-Turnberry meeting of Council held on March 3rd, 2020, and that it now be read severally a first, second, and third time, and finally passed this 3rd day of March 2020.

Carried.

16.0 **ADJOURNMENT**

Moved by Sharen Zinn
Seconded by Jamie McCallum

MOTION 57-2020 THAT the Council of the Municipality of Morris-Turnberry does now adjourn at 10:29 pm.

Carried.

NEXT MEETINGS:

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|-------------------------------|----------------|------------------|---------------|
| 1. Regular Meeting of Council | Tuesday, March | 17 th | 2020, 7:30 pm |
| 2. Regular Meeting of Council | Tuesday, April | 7 th | 2020, 7:30 pm |

Original Signed By
Mayor, Jamie Heffer

Original Signed By
Clerk, Trevor Hallam