

REGULAR COUNCIL MEETING
February 9, 2022
Approved Minutes

DATE: February 9, 2022
TIME: 4:30 p.m. – 7:00 p.m.
PLACE: Council Chambers – Public via Social Media

ATTENDANCE: Deputy Mayor Gary Clow; Councillors Derek Smith; Darren MacDougall; Jill Burridge; Steve Gallant; Gail MacDonald; Jeremy Crosby, CAO, Blaine Yatabe, Town Planner; Jeremy Pierce, Director of Recreation, Culture, and Events; Kim O’Connell, Director of Finance and Technology; Jeannie Gallant, Project Manager; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

REGRETS: Nil

GUESTS: Constable Sanders, RCMP

CHAIR: Mayor Steve Ogden

1. CALL TO ORDER

Mayor Steve Ogden called the Regular Monthly Council Meeting to order at 4:30 p.m. and welcomed those who were viewing via social media.

Mayor Ogden took a moment to acknowledge the land upon which we gather is the unceded territory of the Mi’Kmaq people, and we pay our respects to the Indigenous Mi’Kmaq people of this territory past, present, and future.

2. DECLARATIONS OF CONFLICT OF INTEREST

Councillor Smith noted that at the last Safety Services meeting there was a request that came in for a light on his street, and he stood aside, and Councillor MacDonald took over for that portion of the meeting. He added that he was not involved in the decision on that particular light.

3. APPROVAL OF THE AGENDA

It was moved by Councillor Darren MacDougall and seconded by Deputy Mayor Gary Clow that the agenda be approved as presented.

4. ADOPTION OF THE MINUTES

It was moved by Councillor Jill Burridge and seconded by Councillor Steve Gallant that the Regular Council Minutes of January 12, 2022, be approved as circulated. Motion Carried.

5. BUSINESS ARISING

Nil

6. PRESENTATIONS FROM THE FLOOR

Nil

7. MAYOR'S REPORT

The report was included in the agenda package for Council to review. Mayor Ogden reviewed the report as follows:

- Chaired the regular monthly meeting of the Committee of the Whole; a special budget meeting; a meeting to discuss Stratford's involvement in the 2023 Canada Games, as well as several meetings with staff;
- Finalized the process of hiring our new CAO Jeremy Crosby. On behalf of Council, staff, and all residents of Stratford, I congratulate and welcome Jeremy;
- Congratulations also to our great environmental sustainability coordinator Maddy Crowell and her husband on the birth of their first child, lovely little Meredith;
- Congratulations to Councillor Burridge on being selected to participate in FCM's Climate Leadership Course, one of only 60 chosen from across Canada;
- Along with Councillor Burridge, CAO Crosby, and engagement manager Wendy Watts, developed and gave a presentation about Stratford opportunities for the 2022/23 provincial operating budget (as well as a written submission) and a request to meet with cabinet has also been made to discuss the presentation further;
- Had the honour of presenting a former Stratford resident Dorothy Sherren, who now resides at Whisperwood Villa, with a framed recognition certificate to mark her 100th birthday;
- Was pleased to participate in the launch of the 2022 Stratford resident survey; and encourage all residents to complete the survey;
- Attended a virtual public meeting about a proposed new housing development, and amendments to the official plan;
- Attended internal meetings and looked after the day to day affairs of the Town.

Councillor Smith asked for more information on the FCM Climate Leadership Course and Councillor Burridge noted that she put her name forward and was chosen, but she did not really know how the choices of who would participate were made.

8. CHIEF ADMINISTRATIVE OFFICER (CAO)

The CAO reviewed his report as follows:

- Jan 4 – department head meeting to review projects and town business;
- Jan 6 – special Committee of the Whole meeting;
- Jan 7 – resident survey initiation meeting; capital area transit coordinating committee meeting;
- Jan 10 – proposed roundabout Trans Canada Highway (TCH) infrastructure servicing meeting regarding sewer, water, and stormwater; planning board meeting;
- Jan 11 – Bunbury Forest meeting with landowners, and we are currently waiting for the appraisal that was approved by the landowners and is being done by the province;
- Jan 12 – infrastructure department meeting;
- Jan 13 – budget meeting #1 to discuss the operating initiatives; Capital Area Transit Coordinating Committee meeting to discuss funding for the transit fleet electrification;
- Jan 14 – meeting with environmental sustainability coordinator to review current and planned projects; Active Pure Technology presentation for air purification technology;
- Jan 17 – meeting with PACE Atlantic to discuss the second installment of funding for the Switch Program; Infrastructure Committee meeting; Housing Supply Challenge Team meeting; Safety Services Committee meeting;
- Jan 18 – department head meeting;
- Jan 19 – CAO department meeting;
- Jan 20 – budget meeting #2 town operating and capital review;
- Jan 21 – meeting to discuss provincial submission;
- Jan 24 – Department of Transportation proposed TCH/MacKinnon Drive roundabout presentation;
- Jan 25 – utility budget meeting;
- Jan 26 – monthly staff meeting; utility capital budget meeting; Committee of the Whole meeting;
- Jan 28 – housing Supply challenge meeting;
- Jan 31 – meeting with PACE Atlantic regarding Switch program lien requirements; and attended a planning board meeting.

Following are the agreements that I signed on behalf of the Town since my last report, as per the \$25,000 limit delegated to me by Council:

- ESRI Canada License Agreement GIS license for the environmental sustainability coordinator - \$2640
- ERSI Canada Renewal Agreement – Town GIS Licenses - \$7314

In addition to the above, worked on the 2022 budget, planning related matters, Switch program file, provincial government related matters, community campus, noise and

nuisance issues related to lighting, and the affordable housing file. I also attended to other Town and Utility related business as required.

9. SAFETY SERVICES

a) Report

Councillor Smith stated that his report is included in the agenda package.

b) Street Lights

Councillor Smith stated that we have been receiving requests for street lights recently, and one such request was received from his street. He reiterated that he stood aside, and Councillor MacDonald took over for that portion of the meeting.

c) RCMP Report

There were 22 summary offence tickets written over the past month and the breakdown includes 2 speeding; 14 non-moving; 2 suspended; 2 Cannabis Act; 2 insurance; and 14 warning tickets.

Councillor Smith stated that Corporal Lutley advised him that the snowmobile trails are quite busy, and there have been a few complaints. Corporal Lutley added that over the next few weekends the RCMP will partner with conservation protection and a trail warden and go out on the trails to show some visibility.

Councillor Gallant noted that we have gone through a lot of clerks during the past year at the Stratford Detachment, and Corporal Lutley noted that there is a gentleman currently being trained and it will take about three months. In the interim, we do have staff come over to fill the void. However, he added that the front desk is currently closed due to the Omicron variant.

Deputy Mayor Clow asked if we could have the Stratford RCMP officers' names included in the report, and Corporal Lutley replied that he will check with the officers to make sure they are okay with adding their names to the monthly reports.

Councillor MacDougall asked if a commanding officer has been named yet and Corporal Lutley replied that we do have an acting commanding officer, but a new one has not yet been named. The acting commanding officer is superintendent Kevin Lewis until a new commanding officer is named and in place.

Councillor MacDougall stated that he would like Council to meet with the new commanding officer once he/she has been named. Mayor Ogden added that we could

meet with the acting commanding officer in April or May and Constable Lutley noted that he would be happy to arrange the meeting.

d) Humane Society Report

The report for the month of January was included in the agenda package for Council to review. It was a standard month for the Humane Society.

e) Transit

The transit graph report for the month of January was included in the agenda package. The ridership is down, and Mike Cassidy doesn't understand why with the price of gas being so high. Councillor Smith noted that it would be nice to get some input from residents on why they are not using it.

The CAO noted that the low numbers were during a significant circulate breaker for Covid. He believes that when things start opening back up we will see some uptake. The CAO also noted that they plan to meet with the provincial government regarding operational funding.

f) Cross Roads Fire Department

The fire company report for the month of January was included in the agenda package. There were 14 fire calls in the month. Councillor Smith noted that some of the fire fighters stay in the firehall when there are snow storms to be able to answer and respond to calls.

Mayor Ogden noted that this month is Black History Month, and we do have a rich history on PEI. He added that there will be a symposium to learn more on February 15, 2022, and he encouraged Councillors to attend.

10. RECREATION, CULTURE AND EVENTS

a) Report

The report was included in the agenda package for Council to review. Councillor Gallant highlighted some of the items from the report as follows:

Recreation, Culture and Events Committee – the committee met on Thursday, January 27 and welcomed Stratford resident Jeff Ford to the Committee. Agenda items included a draft operational and capital budget for the recreation department, parks master planning, a request for decision for women's basketball, and updates for the arts and culture, and recreation programs.

Arts and Culture Winter Programs – youth art programs have been delayed, as they are being offered as in-person.

Events - the next Events Sub-Committee meeting will be February 17. The Committee will welcome Anie MacCarthy and Eliane Salgueiro to their first meeting. Items slated for discussion include Winterfest which runs throughout the month of February. The Town will be promoting a variety of indoor and outdoor activities that residents can safely enjoy during Covid times as a household or small group.

Stratford Youth Centre and Council – the youth centre reopened on January 31, 2022. Drop-in sessions and most clubs and programs have started up again in February. Public health has supplied the youth centre Covid rapid tests for our staff to use and they are voluntarily testing each day before their shifts. The youth centre will host the 2021 holiday party and youth awards on February 11. This event has been rescheduled from December and will take place at the Stratford Emergency Services building.

The youth centre is collecting donations for their annual online auction fundraiser which is scheduled for the end of March.

Recreation Programs - most recreational programs were able to resume on January 31. The Town has implemented some modifications for group sizing and made spacing modifications to allow multiple groups to safely participate in programs at the same time. Only one game based program remains on pause, and the Town is hopeful that the next round of Covid guidelines will allow it to return on Sunday afternoons.

Fitness Area and Gymnasium - after a six week closure, the Town centre fitness area and walking track was reopened to the public on January 31. Thank you to our gym attendants for showcasing their variety of work skills during our month long closure. The efforts of the recreation staff allowed for some cleaning, painting, and equipment repairs.

Outdoor Rinks – the Town continues to provide three outdoor rinks through the inconsistent weather patterns of January and February. When the weather is conducive, the rinks have operated at high capacity. Thank you to residents for respecting the new 'skating only' rink at Pondside Park. This particular rink is being enjoyed by people of all ages.

The groomed trails at Cotton Park and Fullerton's Creek Conservation Park have been well utilized when the weather cooperates. The trails require extensive efforts following the large snowfalls and a thank you goes out to our staff for getting them back in shape after each snow event.

b) **Resolution RC002-2022 Canada Games Municipal Partnership Agreement**

Moved by Councillor Steve Gallant

Seconded by Councillor Darren MacDougall

WHEREAS the Canada Winter Games has requested the Town of Stratford to contribute \$25 per resident for each of its 9700 residents (2016 census) for a total of \$242,500; and

WHEREAS the Town of Stratford shall contribute an initial payment of \$80,000 from the current fiscal year, the remaining balance is agreed to be spread across three fiscal years starting in the 2022-2023 Town of Stratford fiscal year, with each payment being \$54,167 and payable to the 2023 Canada Winter Games Host Society Inc.; and

WHEREAS the Canada Winter Games Host Society agrees to provide to the Town of Stratford a legacy contribution of \$575,000, plus an investment of \$80,000 into community infrastructure enhancements, involvement in festival and cultural programming and partner access to the Canada Winter Games Financial Legacy Fund.

BE IT RESOLVED that the formal municipal partnership between the Town of Stratford and the 2023 Canada Winter Games Host Society Inc. be hereby adopted.

Discussion: This resolution bears the recommendation of the Committee of the Whole.

Councillor MacDonald – “Let me first say I am a supporter of the Games. Having volunteered over the years, I like everyone else will get caught up in the excitement and I am looking forward to them coming to the Island next year.”

“However, as a Town Councillor representing Stratford residents my responsibility is to them and their tax dollars which we have been entrusted to manage and spend wisely. I don’t have the privilege to follow my heart or let emotions play a part in my decision.”

“This year for the first time, we have been asked by the Canada Games Host Society to contribute a quarter of a million dollars to their campaign. They are in a robust campaign to seek money from any entity they feel may contribute. Can we find the money – yes. Is it the best place to spend our taxpayer’s money? In my opinion is no. When I came on Council 7 ½ years ago, our debt was under 3 million dollars. Now our debt is over 10 million and we have big dreams of establishing the community campus and a

waterfront park. Both of these have huge budget implications. We reach out to residents often through surveys, social media posts, e-newsletters, and the Stratford Town Talk, etc. I would have liked to have heard from residents on this major expense – do they support it? Should we put that quarter of a million dollars elsewhere – like on the debt, or towards the community campus or the waterfront, or on an additional staff person? We are still in budget talks...we have had only had one meeting on the budget!”

“This resolution ties our hands to commit \$80,000 by using a possible surplus in 2021 and committing to \$54,167 for this year’s budget and the next two budgets. Let me apologize now to the new Council this November for leaving them with this burden. Let me apologize to the residents of Stratford for this Council changing this year’s budget without public consultation. This current year’s budget committed \$15,000 to the Canada Games as a goodwill gesture to the Stratford residents who are participating in the Games. I was in agreement with that. Fifteen thousand dollars was an acceptable amount to commit for a Town our size with our budget. A quarter of a million dollars is not, and I am interested in knowing the reason the other Councillors may be in favour of this.”

“We are making a major financial commitment without reaching out to the residents to gauge their opinion. This resolution not even in the package that went out to the public or Council yesterday morning. I saw it for the first time today. What is the purpose of having a public budget consultation meeting if we are sneaking this in a month before? When does the public get to have their say? Never if we pass this tonight, and is that being transparent like we pride ourselves on being? Is that being accountable?”

“This resolution claims the Canada Games Host Society agrees to provide to the Town of Stratford a Legacy contribution of \$575,000. Let’s elaborate on that shall we? Five hundred thousand of that is for used portable Squash courts that we are only taking because we are 99% sure we can sell them eventually for \$242,000. The Town does not need nor want them nor do we have a place for them, but we are hoping to God that we can sell them. That, in my opinion, is not a Legacy to the Town. A Legacy is something of value left behind for residents to enjoy – like an outdoor rink for example. Not portable glass walls we need to sell. The other \$75,000 is for used equipment. I truly hope if this resolution gets passed tonight

that this equipment will be something our residents can use and want. Next, in this resolution it says the Host Society is providing an \$80,000 investment in community infrastructure. This sounds like it is infrastructure for the community – for our community, but it is not. It is money that is being spent on a privately owned recreational business that happens to be in our Town. We should not be referring to that as part of the Legacy left behind. There is reference to festival and cultural programming to be held in our Town. The latest letter I’ve seen there was the use of the word ‘may.’ We are a year out – they should know by now where their festival and cultural programming is going to take place. I wish they would commit to Stratford in the same way they want us to commit this money to them, and the last part of the paragraph says we would have partner access to the Winter Games Financial Legacy Fund. Once again there will be no financial gain for residents of Stratford to enjoy such as a financial contribution to our trails – no, this money is earmarked for sporting groups. And while that is all fine and good don’t make it sound like the residents of Stratford are going to benefit as a whole.”

“I feel this resolution is not only premature, agreeing to such a large expenditure in the middle of budget talks, but I feel we should be doing what we always do and reach out to the public – get their thoughts – and then go from there.”

“We are not in any kind of surplus position that we should give it to the first person who asks. The Host Society’s job is to try and get funding from cities and towns and major corporations who can support them. I don’t feel that Stratford falls into this category. Those entities that can provide and are a major part of the Games will provide. The rest of us will support and enjoy on a personal level if that is our wish.”

“We also have unknown expenses coming up. The RCMP back pay for the past six years is going to hit this Town hard; plus, they finally got their increase in salary which equates to an additional \$300,000 in the upcoming budget. The current inflation rate is going to hit this Town hard. Our increasing debt load is something we have to keep a close eye on; its growing and will continue to grow with our plans to build a community campus and develop our waterfront park. We just recently learned our fire department is looking for an increase in fire dues. As of today, we still don’t have these figures – will we be able to balance our budget?”

“During our past budget deliberations, we were sometimes struggling to find \$100 to balance the budget. I think we should look long and hard before we commit to \$242,000. The past Games did not seek funding from the Town of Stratford. Do they feel we have deeper pockets this year and that we are looking for a place to get rid of a quarter of a million dollars? They are not getting any funding from the Town of Cornwall...towns only have so much revenue to go around. The two major cities are participating because they can afford to and are seeing a 3 to 1 rate of return!”

“We have a debt load that we have not been able to pay down the last few years, to any great degree, as our expenses keep growing and we are trying to keep up with the necessary infrastructure.”

“There is a need to ensure that we have sufficient staff to run our Town of 11,000 to the level in which our residents want and need and are accustomed to, and there is a cost associated to this.”

“The cost sharing agreement with the province has basically taken \$500,000 from our coffers each year for the last 13 years. This is starting to hurt and become very noticeable. We have just been advised that there will be no increase this year.”

“The cost of living has skyrocketed over the last year. We are contractually obligated to keep our staff’s salaries up with inflation. This bill will be in excess of \$200,000.”

“We went to the province with our hand out for cash we need to run this Town. Should we really be donating a quarter of a million dollars to any entity no matter how worthy.”

“In conclusion, I feel our residents would rather us keep a tight rein on our expenses, as we have been doing the last number of years than to add a donation to the Canada Games at this time. The Games will be going ahead; the fact that Stratford can’t afford it will not stop the Games. The only thing that will happen if Stratford says ‘no, sorry we can’t contribute’ is we will not be recognized as a Partner at press conferences. I can live with that. I welcome emails from Town residents if I am wrong on this. My email is gmacdonald@townofstratford.ca”

Deputy Mayor Clow – “I too am not against the Canada Games. I have volunteered in the past and look forward to attending the Games next year. I guess the issue I have is the \$240,000 of taxpayer’s money and what we are getting in return. I know they agreed we could pay it over three years.”

“I don’t feel this resolution is clear to the residents. The resolution says the Host Society is offering to the Town, a Legacy contribution of \$575,000. In actual fact, what we are getting is four used portable Squash courts that we don’t want or need, and they say are worth \$500,000. They are used portable Squash courts and who knows what they are worth, and we are not sure who would want to buy them. Do we have a buyer to possibly resell these unwanted items in order to get the resident’s money back? Why are we agreeing to take these used Squash courts? Is it because no other community wanted them either? Squash courts are not on any of the priority lists that we have seen over the last few years. They are of no use to us in the Town. The survey said the top priority was swimming pools and rinks and it goes on.”

“The next offer is \$75,000 worth of sporting equipment. What is the plan for this? Are we planning to re-sell this equipment as well? Do we know what we are getting? Will we have first choice on items that our residents can actually use.”

“The soccer complex deal of \$80,000 has nothing to do with the Town of Stratford. The soccer complex is not owned by the Town of Stratford. It is a private business.”

“Are we really getting a cultural event in the community? They say we might. How can we put this in the resolution without knowing the facts? Are we really getting one or not?”

“We just had a session with Council and directors on priority for the coming year for the Town; we did not hear anything about Squash courts. The #1 priority was a review of each department in the Town. Some departments are reaching out and requesting help, and \$240,000 could be a person’s salary for a few years. I know if you ask the director of recreation if he could use \$240,000 for recreation, he will certainly use it whether it be an outdoor rink, or a new floor in the gym area – not Squash courts. The director of infrastructure could use \$240,000 for trails, sidewalks – money

toward waterfront or the community campus. What about the planning department? An experienced staff person to help out with the demands they are experiencing. We are in budget talks, and we will be doing some juggling to not raise taxes again this coming year.”

“Councillor MacDonald alluded to the fact that we have unknown expenses coming up this year – the RCMP back pay and the fire department’s request for additional funds. We also have major new expenses this year. The RCMP is going to cost us an additional \$300,000. Also, due to inflation staff salaries are due to go up 5%, and we are looking for another person in the planning department, and an IT person to keep our Town safe from viruses. These are all important and necessary expenditures.”

“This request is a budgetary item. If we pass this resolution, it’s like putting the cart before the horse. We are still in budget meetings, and this is a budget issue. With the budget comes a public meeting and then we can ask residents what they think. It seems like we are rushing this today. What’s the rush? Can they not wait six weeks until we finalize the budget?”

“Last year we raised taxes half a cent for residents, doubled the taxes for non-residents, and increased our commercial tax. I am finding it really hard to say yes to this deal with Canada Games when I feel we are getting nothing in return of value. Another question I asked which was never answered is if the Canada Games is cancelled do we get our \$240,000 back? Why is it hard to get an answer to that?”

I am very interested in hearing why some of the other Councillor are in support of this expenditure. Why do you feel it’s a good deal? Your Worship, I would also like to hear from the directors of recreation, finance, and our new CAO on why they feel this is a good deal for the Town so I can understand what I am missing. Thank you.”

Mayor Ogden asked the Deputy Mayor Clow if he has any specific questions for the director he mentioned and Deputy Mayor Clow replied that he did have questions, but he would first like to hear from the rest of the Councillors.

Councillor Derek Smith – “Over the past number of months, the Canada Games Committee and the Town of Stratford have been involved in talks in regard to helping with the funding of the Canada Winter Games which will be held in 2023.”

“These talks were quite intense, and I for one made a firm stance on the process we were facing. Myself, along with my fellow Council member’s concerns were given to the Town managers so they could represent us in these talks. There was a lot of back and forth in this regard and although not all concerns were met, I believe we have come to a point where it is now acceptable.”

“In lieu of this, I want to acknowledge the Canada Games Committee for their effort in reaching this point. However, I strongly believe that it was the effort of the Town staff that we reached this point, and I personally want to thank them for this. I wanted to make sure that the Town is helping the Games take place. In the system that was used, we made sure our citizens through Town Hall were helping in this event in a reasonable manner. In the end, the youth from our Town, the surrounding areas, and the province, are to take part in a once of a lifetime experience that is the Canada Winter Games. Therefore, I will be voting in favour of the resolution. Thank you.”

Councillor Darren MacDougall – “In the context of it being a budgetary item which Councillor MacDonald spoke of and discusses the Town’s current debt; I think that needs context. Is the amount of debt from the perspective of the Town significant, and where does it fall for a town this size? The amount of revenue we generate and the amount of infrastructure we have and the assets that we have; we are not likely in a position where our debt is concerning, and I think that has to be addressed. The number itself, and again in context of the impact on the Town financially, I don’t think is significant, and the number itself meaning \$242,000 paid out over three years. I am not an accountant, nor am I involved in the Town’s financial department, but I rely on the people who are and from that perspective, I believe that the information that I rely upon is that this number that is before us is not concerning. There are two parts from my perspective that need to be addressed. First of all, the starting point for this number was will the Town of Stratford be willing to contribute \$242,000 – that was the starting point. There was no return on that investment; it was an ask by the Canada Games at that point and with

that as an ask, I believe we struggled with that as a group, and we felt slighted a bit. The awarding of the facility to Rustico versus us; we felt slighted, and we didn't appear to be getting anything and we had discussions about it. The recreation department lead by Jeremy Pierce, who I think does an exceptional job leading that department, began negotiating with the Canada Games. The Canada Games comes along very infrequently, and I would suggest that most residents would agree for us to contribute as a Town is important. Coming at it from that perspective, I would suggest that our recreation department saw fit to dig in and try to make something work. Ultimately, we are Islanders. We are residents of Stratford, but we are ultimately Islanders, so with that in mind they dug in. Jeremy Pierce and his team worked diligently with the Canada Games back and forth, and at the end of the day that \$242,000 that initially was an 'ask' and a full on expense to us was worked into a deal. We can argue the number, we can argue whether or not the Squash courts are of value or if anyone in the Town wants to play Squash. I would argue that there likely is a real thirst for Squash in Stratford."

Councillor MacDougall asked the recreation director Jeremy Pierce if he had any inquiries regarding Squash. Jeremy replied that since we started the whole community campus process, we have had some ideas for our traditional sports of soccer and baseball, and some discussion around arenas. Since then, requests have come in from Island Gymnastics Academy, Rugby, Cricket, and we had a meeting with a group who is interested in a racquet sport facility which would consist of tennis, so ultimately Squash Courts and Racquet Ball Courts. We would be interested in continuing those discussions in the future.

"Councillor MacDougall noted that at the end of the day was a Squash court on the list – no, but a trampoline park wasn't on the list; however, one was opened, and it is packed every day. Again, your arguments, I don't know if they are just your subjective opinions about what something might cost. Breaking it down that way is likely not the right way to go. The \$80,000 contribution for infrastructure to a facility in the Town that is widely used by Stratford residents - it's a facility that our soccer club uses, our ball, and parties. Granted, it is not owned by the Town of Stratford, but it is an amazing facility for the Town of Stratford. I would agree under any circumstances to make a contribution to that facility from the Town of Stratford. It's been a great facility for our residents and has been widely used. In closing, I see this as something as Stratford residents we should

do. If the debate was about \$242,000 expense with zero return I think we could still debate whether or not it was worth our while or somewhere we want to go, but this is the Canada Games, and it doesn't happen very often. We are a growing Town, and we are the third largest municipality on the Island. The residents of Stratford come from all parts of the Island, and I think for us to be a partner in these Games has far more upside than downside – even without getting into the numbers. Even without dissecting the \$242,00 and whether or not over three years we can afford it. Even without getting into whether that \$575,000 turns into \$300,000 or \$150,000. I see far more upside and I think our recreation department did a wonderful job to get us in the position that we are currently in. In regard to the potential to not only recover the \$242,000, but maybe more than that and/or have facilities and equipment that the Town of Stratford residents can benefit from in the future. I am in favour of this resolution.”

Councillor Steve Gallant – “as chair of recreation I concur with Councillor MacDougall’s comments. I looked at this and all the work that took place behind the scenes. Jeremy Pierce has a vision moving forward and you need to support your staff. This Council had a vision for a sports campus, and we purchase 170 plus acres of land, and we will have a sports campus.”

“We will get something back for our donation and there will be some economic spin off as well. We can either use the half a million dollars’ worth of equipment we are getting, or we can sell it. We have a recreation campus coming down the road and some of the equipment could go there. This is part of Stratford athletes, and I have spoken with a lot of people my own age and younger than me, and they are all in support of it and I support the motion. “

Councillor Burrridge – “The one thing is the Canada Games in PEI is different than Canada Games in a lot of places. We need to have a unique model and that is due to our size and population. Most Canada Games would have a federal, provincial, and municipal partnership. In PEI, in order to get this off the ground they have federal and provincial funding, and they are looking to the municipalities to help them get this off the ground. We are the third largest community on this Island, and to not come to the table to help get this off the ground, I think might be a miscalculation. They have been given a target of 8 million dollars that they have to fundraise to get the Winter Games off the ground and our \$242,000 is a small piece of that, but it is what they need. I just wanted to speak to the unique model

as it is a bit different. Overall, the negotiations started out at \$50 per resident with nothing in return. Jeremy Pierce and the team have done a great job, I think, of piecing together a package for Stratford that gives us a return on our \$242,000 investment. We keep talking about the Squash courts, and yes it hasn't been on the top of the list on the resident survey, but you look at it as an opportunity and where it might lead. The Squash courts are a flexible entity and can be a number of different things. They come in their own waterproof containers, and they can be stored safely and securely until we have a building we can put them in, or we can sell them and get that \$242,000 investment back. So, for me at the very minimum it is a cost neutral situation, because I feel we can absolutely get our money back and I feel we are not being irresponsible with those tax dollars. As noted by Councillor MacDougall, the \$80,000 invested in an entity in our Town is a good thing, as it is a great facility in our Town. I really like being first in line for the equipment and we will send our most shrewd negotiator in when the time comes. I think we can come away with some really great pieces for the residents of Stratford. It doesn't necessarily need to be sports equipment; it can be bleachers. That is basically all I wanted to say."

Mayor Ogden noted that some Councillors wanted to hear from staff members.

Deputy Mayor Clow stated that he would like to hear from the director of finance, director of recreation, and the CAO to convince him that this is a good deal. Mayor Ogden replied that it is not fair to put staff on the spot to say whether or not it is a good deal. If there are specific things you would like to ask about the deal that would be fair. Deputy Mayor Clow stated that if he was a resident and looked at this resolution – when it says *Whereas Canada Games Host Society agrees to provide the Town of Stratford with a Legacy contribution of \$575,000 plus an \$80,000 investment into the community – infrastructure enhancement plus the cultural program* as a resident I would look at that and say that is not a bad deal. Deputy Mayor Clow stated that we are looking at a \$575,000 return for a \$242,000 donation. That is a very good deal. He noted that he was wondering about the wording and Jeremy Pierce believed that the wording was correct. Jeremy stated that the Squash courts are a \$500,000 purchase. Will there be depreciation on those after they have been used for a month, perhaps there will be, but they won't be utilized to the capacity that other Squash courts are used. Jeremy noted that when we

go in to negotiate the \$75,000 contribution of sports equipment; we have the right of first refusal – first choice – on the equipment. Arrangements with other municipalities are different because they are getting infrastructure facilities. We will be able to identify the pieces of equipment and they don't necessarily have a monetary value on them. Jeremy noted that he couldn't say what the bleachers cost and he didn't think we should be fixated on bleachers because we are still working through a list. However, he would say minimum of \$75,000 and possibly more.

Deputy Mayor Clow asked how the \$80,000 soccer complex go hand in hand in our resolution as it is a separate and private business. He added that it is wonderful that they are getting the \$80,000 but how does it fit in our resolution? Jeremy replied that personally we would view it as an investment in our community. It is a facility that is widely utilized year round and the majority of users are Stratford residents. It is afforded to our residents at a reasonable cost and perhaps lower than other facilities of the same type around Prince Edward Island. The new Biodome that is going up in Summerside will be \$184 dollars an hour and here in Stratford it is far less than that. It is not a facility owned by the Town, but it is a Stratford facility that is very well utilized year round by Stratford residents, as well as other residents who come into our community and have an impact on our community. Deputy Mayor Clow noted that he does understand that, but he doesn't understand why it is in a Town resolution.

Deputy Mayor Clow noted that Councillor MacDonald alluded to the Legacy fund and that it would not be coming back to the Town and that it goes to sports organizations. Jeremy noted that the Legacy fund is a fund that fortunately the Canada Games, up to this point, have generated a positive net return. Typically, they would take those dollars and reinvest them back into the municipality, but the Games are Island wide, so we can apply for funding from the profit they generate. We can apply for funding for our community campus or for the waterfront park. Right now, there is no basis of what a project needs to be, so if there is a million dollars, and that's just an arbitrary number, we would be able to apply for a portion of that money to come back into our community.

Deputy Mayor asked what happens if the Games get cancelled and Jeremy replied that he spoke with Kyle Dudley CEO of the Games about a cancellation process, but they are adamant that the Games can't be cancelled or delayed. The kids who are coming for the Games will be

staying in the new facility at UPEI. UPEI has made it clear that they can only have the facility for the two weeks that they have booked because the rooms are not available at any other time. UPEI will house more than 2400 athletes over a two week period.

Deputy Mayor Clow stated that we are getting four portable Squash courts and asked if we would be getting them in late 2023 or would it be 2024 and Jeremy replied that we would get them when the Canada Games wrap up, so within two weeks of the Canada Games we would have access to those courts. Deputy Mayor Clow asked the recreation director how much he felt we would be able to get for them and Jeremy replied that he is very confident that we would get our \$242,000 back. Deputy Mayor Clow asked if we have a spot to store them and Jeremy replied that we haven't identified a specific location yet, but as was mentioned earlier they do come in their own individual containers and they are waterproof so they can be stored outside.

Councillor MacDonald asked the recreation director if he had a list of items that might be available to us, and Jeremy replied that the Canada Games Association is still working through the list. He noted that some items they will be purchasing and some items they will be leasing. Councillor MacDonald stated that she assumed that bleachers would stay with any new Legacy building that would be left. Jeremy replied that is not necessarily true. There will be bleachers at the Stratford Soccer Complex when they are hosting gymnastics and trampoline, but they will want that space back after the Games and that will be common at other facilities as well. Councillor MacDonald noted that we don't have a place for bleachers, but Jeremy replied that we do have four ball fields, multiple soccer fields, and a cricket pitch, so they would certainly be welcome if we were to choose bleachers.

Councillor MacDonald noted that it was mentioned that there was the possibility of the Town getting some of the Legacy fund. She asked the recreation director if he was aware of any communities that have received funding in the past and Jeremy replied that he is not aware of the process of the previous Canada Games across the country. Councillor MacDonald noted that she took the liberty of looking into it.

Mayor Ogden interjected at this time. He stated that at a previous meeting, it was noted that previous Canada Games had a surplus, so it has

been done in the past – a legacy was left behind. Mayor Ogden added that he recalls being given this information by the Chair of the Canada Games Committee. Councillor MacDonald noted that her question was is it made available to communities and according to what she read, it is not. The recreation director noted that the discussions he had during the various negotiation meetings – this is available to anyone who partners with the Canada Games. Anyone who is making a financial contribution such as a municipal partner or a community partner would be entitled to apply for the Legacy funding. Councillor MacDonald asked the recreation director if he saw that in writing and Jeremy replied that it is at the bottom of the agreement that has been circulated to Council and it is the final number. He added that there are five terms outlined in the agreement and it is item number five. Councillor MacDonald asked if they plan to change the Legacy fund, so communities have access to it, and Jeremy replied that it is his understanding that communities are involved.

Councillor Smith referred to the \$75,000 of equipment noting that it is his understanding that there will be a fitness room that will be used by the Canada Game athletes. He asked if we could look at the items that would be in the fitness room such as treadmills and steppers. He asked about the equipment in the Town gymnasium; is it at a point where it needs to be replaced? The recreation director replied that he hasn't heard anything specific about fitness equipment, but in regard to the equipment in the Town gymnasium, the old equipment is cycled out for new equipment on a rotational basis. Essentially, one large piece of fitness equipment per year. Jeremy added that he is not aware of the Canada Games having a fitness room or fitness equipment. Councillor Smith felt that most events of this magnitude have fitness rooms and equipment. He added that there is also an athletes' lounge for the athletes to enjoy themselves and he thinks it may be part of the final list. Jeremy stated that it is his understanding that because of Covid they have been waiting a little longer to do their purchases for different equipment that they need, and they are currently going through that exercise.

Councillor Burrige noted that in regard to the Legacy items, she wanted it to be clear and on the record; it lists sporting equipment and Games assets up to \$75,000. However, through conversations she has the understanding that we are not pigeonholed into sports equipment and Games assets, and that there is a fairly inclusive list that includes basically everything they are going to have in their 'kitty.' Jeremy added that he

fully expects that the options coming back to us are going to be greater than just sporting equipment. He added that he is speculating, but he is aware that they have such things as office equipment, and these are the things that will need to be liquidated after the event.

Mayor Ogden asked for clarification on one of the items that Councillor MacDonald raised. With regard to the commitment and this resolution and if it passes, we will write a cheque for \$80,000 as part of the 2021 budget, and then we are agreeing to contribute from the 2022/23 budget \$57,000 and that amount again for the next two years, and the CAO replied that was correct. Mayor Ogden noted that the term of this Council will end the first week of December 2022. If the future Council is not happy with the terms of the agreement either in the value received from the Canada Games, or for whatever reason they decide they don't want to spend the \$57,000 for the next three years – are they empowered to pass a resolution to retract or rethink the agreement? The CAO replied that once we sign a formal agreement with the Canada Games we will be locked into it. Mayor Ogden noted that we will ask for public input at our public budget consultation in March, and based on the consultation, we either make changes or adjust the budget. If we pass the resolution tonight and put it in the budget, but don't sign an agreement with the Canada Games Committee until after the budget is passed are we still within our legislative power to change it? Mayor Ogden noted that the public consultation is an important point that Councillor MacDonald brought up, so I would suggest that if we pass the resolution tonight that it will be included in the budget which will be voted on as a separate item at our March Council meeting. Prior to that, we will be asking for public input on the overall budget. If there is a public outcry and it really weighs in on this in a negative way, and if we haven't signed the agreement with the Canada Games Committee, it can be revised. The CAO stated that you could amend the resolution to read contingent on public input, but if you sign a formal agreement previous to the budget consultation it is binding. Mayor Ogden clarified that if we don't sign it until the budget is passed, we have made the commitment, but it is pending the passing of the budget. The CAO stated that you could amend the resolution to make it contingent on the passing of the budget. However, he added that if you pass the resolution you are formally entering into an agreement – you are committing those funds to the Canada Games.

The CAO noted that these are on-going negotiations that we have been doing for more than a year, and it is true when we started the Canada Games Committee was looking for \$242,000 with no investment in the community. He noted that he has been in a lot of the negotiations with the recreation director Jeremy Pierce, and he commended him on the work that he did to get us the best deal possible. At no time did Council ask us to discontinue the negotiations. We were asked to continue on with the negotiations to continue to get what we felt was the best deal possible. We felt that after we presented this to Council at a Committee of the Whole meeting that we did negotiate what we felt was the best deal possible. The CAO stated that it has been a long negotiating process to try and get us where we are today with the best deal possible, and he reiterated that at no time was staff asked to discontinue negotiations.

Deputy Mayor Clow asked the CAO if it would make more sense to defer the resolution until after the budget because we are talking now if there is an outcry what do we do? Deputy Mayor Clow noted that the budget will be passed in six weeks and the Games are in 2023. The residents would have their say and he wondered why we are doing this resolution tonight and not at the March meeting. The CAO noted that there is a deadline for the partners of the Canada Games to be recognized in the information that will be going out to the public. He added that we did have many discussions regarding the deadline, and it was decided that it would be best to bring the resolution forward at the February Council meeting. The CAO added that it is up to Council whether or not they want to vote for or against the resolution. He noted that there have been compelling arguments from each Councillor and each Councillor did come prepared. The CAO reiterated that it comes down to a Council decision on whether or not it gets voted on or removed. Deputy Mayor Clow felt that it made more sense to wait until the budget meeting and then we would have an idea of what the residents think. He felt that if we told the Canada Games we will have \$242,000 for them in March the deal would still be on the table. He noted that we are going through a budget process so let's talk about it as part of the budget. When the Chair of Finance and Technology has her public meeting have the Canada Games on the table to see if there are any replies. Then we could have the resolution for the budget with the Canada Games in it. Deputy Mayor Clow asked what is the 'gain' tonight if we pass this resolution?

Motion to Defer: It was moved by Deputy Mayor Clow and seconded by Councillor Gail MacDonald that the motion be deferred until next month.

Discussion: Deputy Mayor Clow felt that everyone had good points but let's hear what the residents have to say. Let's discuss it in the budget and have the resolution in March and perhaps we will 'all be on board.'

Councillor MacDougall noted that it has been made clear that the reason we are doing it tonight is because we don't have the option of voting on it in one month's time. There is a deadline, and it is approaching soon. Deputy Mayor Clow asked the director of recreation Jeremy Pierce to clarify that deadline date and Jeremy replied that in regard to a deadline they gave us a timeframe for the purpose of announcing community partners and private partners of the Games. He added that it has never been laid out to him that it is a firm deadline. As mentioned by CAO Crosby, this has been an on-going process for a year, and we had not made a recommendation earlier because we were not satisfied until this point. We had always pushed it back until we were comfortable making the decision. Deputy Mayor Clow felt that it was fair for the residents to have a say in the decision. He added that he didn't think a month would be a drawback and he would like for everyone to be on board.

Councillor Burrridge noted that she didn't want this to come across as being irresponsible or that we are not listening to the residents, because as it has been stated it was a year long process. We asked on the finance side what is this going to affect financially, and the message was this is not going to carry a significant affect with regard to the Town's finances where our residents would feel the effects. The finance director Kim O'Connell noted that we had allocated \$50,000 from this year's budget and we are projecting to have a surplus this year, so we had said during budget discussions that we wanted to up that amount to \$80,000 in the current year and then give the Canada Games \$54,000 over the next three years. Kim noted that we had the amounts all planned in the budget. We are not planning any tax increase; it is not going to have a negative effect on the Town. However, she did add that there has only been the one budget meeting so far with Council and staff. Kim also added that they do not anticipate that this would have a big effect on the taxpayers for the next three years.

Deputy Mayor Clow referred to all the unknowns such as the RCMP backpay and the fire department - not sure if we have a number yet, the 5% increase for staff, and we are only getting an extra \$500,000 this year, so is it fair to say even with all the unknowns, we don't have to raise taxes. Kim noted that we have been discussing the retroactive pay for the RCMP and she is not projecting it to be \$300,000 and she is not sure where that amount originated from. She added that we do have money set aside in the current year for part of the retroactive pay, and we are still waiting to hear back from the federal government on how that will be implemented. We hope to be given time to pay the retroactive pay over a few years instead of it having an impact on just one year of the budget. In regard to the fire company, we are still waiting to hear on the increase. However, what we do have in the draft budget is potentially the amount of the increase, but it hasn't been finalized.

Question: **DENIED (4 Against Councillors MacDougall, Smith, Gallant, and Burridge)**

**Motion to Amend
the original
Resolution**

Councillor MacDonald stated that she would like to make an amendment to the original resolution. As per the Mayor's comments about reaching out to the public first, and because we are in the middle of budget discussions, she wanted to amend the original motion to say *pursuant to budget talks and that the public is okay with this and that we do find it in our budget and that there is no raise in taxes and then the resolution would go ahead.*

At this time, the recording secretary asked for clarification on the actual wording of the amendment. It was agreed that the amendment would read as follows: *'contingent upon the public weighing in on the proposal as part of the budget process and the budget passing.'*

Discussion: Councillor Gallant stated that the questions about the taxes were already answered by the finance director.

Councillor MacDougall stated that this is a cost neutral endeavour, and the potential is a net gain for us.

Question: **DENIED (4 Against Councillors MacDougall, Smith, Gallant, and Burridge)**

At this time, Mayor Ogden called for the vote on the original resolution.

Question: **CARRIED (2 Against – Deputy Mayor Clow and Councillor Gail MacDonald)**

Mayor Ogden took a moment to commend Council on the respectful conversation that was held. We are able to disagree, but still have respect for each other.

11. FINANCE AND TECHNOLOGY

a) Report was included in the agenda package for Council to review. Councillor MacDonald highlighted some of the items in the report as follows:

- Council and management are working on the draft budgets with the next meeting being held on February 10, 2022;
- Staff is working on government claim forms for Investing in Canada Infrastructure (ICIP) funding and Clean Water and Wastewater (CWWF) funding;
- Staff is working on year end travel and Council claim forms in order to start work on the T-4's;
- January utility bills are processed, and the due date is February 14, 2022;
- Reviewing Memorandum of Understanding (MOU) for the municipal funding extension;
- As well as busy with day to day duties.

b) Financial Statements

Included in the agenda package. Councillor MacDonald briefly reviewed the financial statements noting that the Town's revenue is up 6.8 % and expense is down 4.7 %. We are showing a surplus, but we have quite a few bills still to come in. The Utility revenue is up 23% and expenses are down 11%, but that will level out over the next few months.

We are still waiting for the final numbers on the back pay for the RCMP and we are hoping to have those numbers soon so we can finalize our budget.

Pat and the Elephant has made a request asking that we raise our donation from \$5000 to \$10,000 (which is the amount donated by Cornwall). The committee felt that many Stratford residents use the service and that it is a great service to have in our Town, so they are recommending that we increase the donation to \$10,000.

Councillor MacDonald noted that we also received a request from Meals on Wheels asking that we consider an additional donation of \$2500 donation on a go forward basis, to help out the Stratford residents.

Councillor MacDonald noted that the Finance and Technology Committee made some budget recommendations such as: enhance and maintain the trail system, especially Fullerton's Marsh; ensure the community campus project is done right to get the most

value from it; ensure a fiscal responsibility at keeping expenses in line, and that the Pownal Rink contribution should be kept at the current amount of \$40,000.

Councillor Smith noted that he is pleased that we are donating to Pat and the Elephant and Meals on Wheels, and they are two great organizations.

Deputy Mayor Clow noted that it states in the report that the Canada Games was discussed at the Finance and Technology meeting and CAO Crosby was in attendance. He asked if the committee voted on a recommendation regarding the Canada Games and Councillor MacDonald replied that there was no recommendation; there was just a verbal presentation given for information purposes by CAO Crosby. Councillor Smith added that the Canada Games item on the agenda was an in-camera item.

c) Resolution FT002-2022 - Stratford Community Campus Land Purchase – Long Term Financing

Moved by Councillor Gail MacDonald

Seconded by Councillor Derek Smith

WHEREAS the Town of Stratford has purchased land from 1011523 P.E.I Inc. (part of PID 608141) and Paul & Robert Farquharson (part of PID 1086107) for the development of a community campus; and

WHEREAS a portion of the land will be sold to the province for the construction of a new high school, and a portion will be sold to the Business Park Corporation for an extension of the business park; and

WHEREAS the Town had short term financing of \$1,500,000 through a Bankers Acceptance (BA) with the Royal Bank of Canada; we are now ready to go to long term financing for the \$1,500,000; and

WHEREAS we requested proposals for long term financing of \$1,500,000 from the following financial institutions:

- Bank of Montreal
- CIBC
- Provincial Credit Union
- Royal Bank
- TD Bank

AND WHEREAS the request for proposals closed at 1:30 pm on February 8, 2022; and

AND WHEREAS the long-term financing of \$1,500,000 is within the 10% capital debt threshold of the Town of Stratford given that the current borrowing limits for the Town of Stratford is based on its total assessed tax base ($\$935,740,000 \times 10\% = \$93,574,000$) of which the Town is using \$15,250,673 as of March 31, 2021; and

WHEREAS the tender provided two options for bidding. Option 1 was fixed term loan amortized over 20 years, and option 2 was a bankers' acceptance loan amortized over 20 years. The following rates were received for Option 1:

Term	<u>TD</u>	<u>RBC</u>	<u>CIBC</u>
10 year	3.25%	2.20%	2.625%
15 year	3.45%	2.92%	
20 year	3.50%		

And Option 2

	<u>TD</u>	<u>RBC</u>	<u>CIBC</u>
10 yr term	3.30%	3.09%	3.53%
	Swap rate of 2.41%	Swap rate of 2.53%	
	Stamping Fee of .89%	Stamping Fee of .56%	
15 yr term	3.53%	3.37%	3.67%
	Swap rate of 2.54%	Swap rate of 2.63%	
	Stamping Fee of .99%	Stamping Fee of .74%	
20 yr term	3.62%	3.40%	3.73%
	Swap rate of 2.59%	Swap rate of 2.66%	
	Stamping Fee of 1.03%	Stamping Fee of .74%	

BE IT RESOLVED that the Town of Stratford enter into a Bankers' Acceptance with the Royal Bank of Canada for a 20 year term for the Community Campus Land Purchase in the amount of \$1,500,000, at the rate of 2.66% and a credit spread of 0.74% for an all-in rate of 3.40% subject to market fluctuations prior to closing, and that the Mayor and Chief Administrative Officer be authorized to enter into the Bankers' Acceptance Service Agreement, a Credit Facilities Agreement, and an ISDA Agreement with the Royal Bank of Canada on behalf of the Town of Stratford.

BE IT FURTHER RESOLVED THAT:

1. the Town of Stratford enter into a Bankers' Acceptance Service Agreement, a Credit Facilities Agreement and an ISDA Agreement with the Royal Bank of Canada (the "Agreements");
2. Facility 1 under the Credit Facilities Agreement, being a \$1,500,000.00 non-

revolving term facility for the Community Campus Land financing, be and hereby is authorized to be repaid by consecutive quarterly principal payments in accordance with the schedule to be provided by RBC Capital Markets, each based on an original amortization period of 240 months and the balance repayable in full 240 months from the date of draw down, all in accordance with the terms of the Credit Facilities Agreement;

3. the Mayor and CAO be and are hereby authorized to sign the Agreements on behalf of the Town of Stratford; and
4. this Resolution serves as the security requested for Facility 1 under the Credit Facilities Agreement.

Discussion: This resolution bears the recommendation of the Finance and Technology Committee.

Councillor Smith stated that a 20 year term at this rate is a good because it appears that interest rates will be going up this year. He noted that there is 'good' debt and 'bad' debt and he felt this was good debt because it is for facilities for the Town over the life of the land which will be 50 plus years.

Councillor Burridge noted that the original purchase price of the campus for everything was 2.6 million dollars and that included the school land and the business park land, and the 1.5 million is basically our piece. She asked if the gap between the two amounts was in a short term financing situation and the finance director replied that we are financing that portion through the Town of Stratford's General Account. She added that there was a meeting on February 8, 2022, to determine how much should be coming over from the business park. We are hoping to get some information to Council soon and get that transfer moving. The finance director added that we are still waiting for the funds from the province for the high school land but hope to receive it soon.

Councillor Burridge noted that they likely won't transfer the funds until the land is surveyed. The CAO noted that we do have a Memorandum of Understanding (MOU) from the province that we received earlier this week. He noted that there are a few things we would like to review and then get back to them. We do have the amounts that they will be paying and that will be coming to Council very soon.

Question: **CARRIED**

12. PLANNING, DEVELOPMENT AND HERITAGE

- a) The report was included in the agenda package for Council to review. Councillor Burrridge briefly reviewed the report noting that pretty much everything discussed will be covered in the resolutions. She noted that there is a proposed subdivision off of the Mason Road. It is the Chen Sun subdivision, and the developer is proposing 21 single family dwellings and six 2 unit semi-detached lots; however, they are still working with the Department of Transportation on this item.

Councillor Burrridge noted that there was a virtual public meeting held on January 26, 2022, in response to an application received to redesignate a portion of land from Residential Designation to Mixed Use Designation and residents were given until January 31, 2022, to provide comments. Councillor Smith asked if there were any written submissions received following the meeting and Councillor Burrridge replied that there were some comments received, and they were all read into the record at the planning meeting. She noted that there were three or four businesses that were in favour of the development, and at least one resident who had a lot of questions and clarifications for the developer but was in favour of the rezoning.

Councillor MacDonald asked if the resident concerns were part of the agenda package and Councillor Burrridge replied that they are included in the report. However, it was noted that there must have been a problem with the downloading of that particular item as it is only showing one letter. Councillor Burrridge reiterated that all the comments were in favour of the rezoning. Councillor MacDonald asked if the fire department was consulted, and Councillor Burrridge replied that they were. Councillor MacDonald asked if we get the fire department's comments in writing stating that they are okay with the height of the building. Town planner Blaine Yatabe replied that because of a height requirement restriction, it is a requirement to consult with the fire department. We asked if there was enough fire fighting equipment to accommodate the extra height and their comments have been incorporated into the resolution.

b) Permit Summary

Included in the agenda package. Councillor Burrridge briefly reviewed the permit summary.

c) Resolution PH004-2022 – OPA001-22 – 10660477 Canada Inc Irving Ave Redesignation Ministerial Request

Moved by Councillor Jill Burrridge

Seconded by Deputy Mayor Gary Clow

WHEREAS an application has been received from 10660477 Canada Inc. to redesignate parcel 790246 and a portion of parcel 739003, (Approx. 4.55 ac) from the Residential (Serviced) Designation to the Mixed-Use Land Use Designation; and

WHEREAS the proposed redesignation is required to accommodate a rezoning application from 10660477 Canada Inc. that would allow for a Mixed-Use development prepared by Tim Phalen of ARCHwork Studio dated December 15, 2021, that would contain two 60 unit, 5 storey apartment buildings with 20,000 square feet of commercial space on the ground floor, and one 10 unit, 2 storey apartment building with 8,000 SF of commercial space on the ground floor; and

WHEREAS Thirty-Seven (37) notification letters were sent out to property owners whose parcels were within 150 metres of the subject property (s), two advertisements were placed in the Guardian on January 17 and 22, 2022, and the proposed amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

WHEREAS a public meeting was held on January 26, 2022, at 7:00 p.m., and due to COVID-19 gathering restrictions, viewing was limited to a live stream over Town social media where no residents registered to participate, and residents were given until January 31, 2022, to submit their comments; and

WHEREAS comments on the Facebook livestream were in support of the rezoning application and were read into the record and recorded in the minutes, and four written letters of support for the rezoning application were received by the deadline.

BE IT RESOLVED that the Town of Stratford Official Plan (2014) Schedule B, General Land Use Map, is amended and the land use designation of parcel number 790246 and a portion of parcel 739003 (Approx. 4.55 acres) hereby be designated as Mixed-Use, as shown on the attached map, hereby excluding it from its former designation of Residential (Serviced).

Discussion: This resolution bears the recommendation of the Planning, Development, and Events Committee.

Mayor Ogden noted that there were no registered residents, but there were some residents viewing the live stream. The town planner noted that the planning department did require people to register, and that is what is meant in the resolution where it states, 'no residents registered to participate.'

Question: **CARRIED**

d) **Resolution PH005-2022 – RZ007-21 – 10660477 Canada Inc. Irving Ave Rezoning Request – MRC to MRMU – 1st Reading**

Moved by Councillor Jill Burridge

Seconded by Deputy Mayor Gary Clow

WHEREAS an application has been received from 10660477 Canada Inc. to rezone parcel 790246 and a portion of parcel 739003, (Approx. 4.55 ac) from the Mason Road Commercial (MRC) zone to the Mason Road Mixed Use (MRMU) zone; and

WHEREAS the proposed rezoning is to allow for a Mixed Use development prepared by Tim Phalen of ARCHwork Studio dated December 15, 2021, that would contain two 60 unit, 5 storey apartment buildings with 20,000 SF of commercial space on the ground floor, and one 10 unit, 2 storey apartment building with 8,000 SF of commercial space on the ground floor; and

WHEREAS a revision to the Land Use Map in the Official Plan was required to redesignate both parcels from Residential (Serviced) Land Use to Mixed Use Land Use and such a revision was approved by resolution of Council on February 9, 2022; and

WHEREAS Thirty-Seven (37) notification letters were sent out to property owners whose parcels were within 150 metres of the subject property (s), two advertisements were placed in the Guardian on January 17 and 22, 2022, and the proposed zoning amendment was advertised on social media to solicit input and to notify residents of the public meeting; and

WHEREAS a public meeting was held on January 26, 2022, at 7:00 p.m., and due to COVID-19 gathering restrictions, viewing was limited to a live stream over Town social media where no residents registered to participate, and residents were given until January 31, 2022, to submit their comments; and

WHEREAS Comments on the Facebook livestream were in support and read into the record and recorded in the minutes, and four written letters of support were received by the deadline.

BE IT RESOLVED that Bylaw # 45-I, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development and Heritage Committee. Councillor Burridge noted that this particular rezoning creates a little more density and more residential. The underlying land use had a residential component that we changed, but this will keep

that residential piece in play. Going to mixed use instead of just straight commercial is what our official plan asks us to do, and the residents in the area who were involved with the process understood and felt it made sense for the area.

Question: **CARRIED**

e) **Resolution PH006-2022 – A001-22 - Zoning and Development Bylaw #45 – Cannabis Retail and other Text Amendments – 1st Reading**

Moved by Councillor Jill Burridge

Seconded by Councillor Darren MacDougall

WHEREAS Several text amendments have been identified that are required to allow Cannabis Retail and other text amendments bringing updated language to improve the Zoning and Development Bylaw #45; and

WHEREAS a public meeting was held on January 26, 2022, at 7:00 p.m., and due to COVID-19 gathering restrictions, viewing was limited to a live stream over Town social media where no residents registered to participate, and residents were given until January 31, 2022, to submit their comments; and

WHEREAS no comments were received from the public regarding the required text amendments.

BE IT RESOLVED that Bylaw #45-J, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a first time.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Councillor Smith asked if there were any comments received regarding a Cannabis retailer, and Councillor Burridge replied that there were no comments received.

Question: **CARRIED**

f) **Resolution PH007-2022 – Development Officer Appointment**

Moved by Councillor Jill Burridge

Seconded by Councillor Darren MacDougall

WHEREAS Council hereby delegates the Chief Administrative Officer the power to appoint a Development Officer by resolution in accordance with Subsection 20(2) of the Planning Act, whose duties shall be as provided in the Zoning and Development Bylaw #45; and

WHEREAS a Development Officer shall have the authority to administer the Zoning and Development Bylaw #45. Notwithstanding the foregoing, and unless otherwise stipulated, a Development Officer shall have the authority to approve or deny applications made in accordance with Bylaw # 45 in all areas except for the following:

- a) Commercial developments that fall under Part 3 of the National Building Code;
- b) Institutional developments that fall under Part 3 of the National Building Code;
- c) Industrial developments;
- d) Multiple family dwellings of greater than 18 units;
- e) Special permit uses;
- f) Conditional uses;
- g) Variances of greater than 5% in accordance with the relevant provisions of this bylaw;
- h) Preliminary approval of subdivisions of greater than five (5) Lots or where the extension of water mains, sewer mains or Streets is required; and.
- i) Bylaw amendments.

BE IT RESOLVED that Sarah Kennedy, Planning and Development Technician with the Town of Stratford be appointed the authority as a Development Officer in accordance with the duties provided in the Zoning and Development Bylaw # 45.

Discussion: The CAO noted that this resolution adds duties to Sarah's current position, but the authority is limited as is noted in the resolution. He added that as time progresses, the duties may expand. The CAO added that this is being done to help with the current shortfall in staff in the planning department. Councillor Smith stated that he supports the resolution and noted that Ms. Kennedy is an asset to the Town.

Question: **CARRIED**

13. INFRASTRUCTURE

a) Report

The report was included in the package. Deputy Mayor Clow highlighted some of the items from the report:

Wastewater Treatment Plant Decommissioning – the contractor has completed the infilling process and is now finishing the grading of the site. The last touches of applying the final topsoil and hydroseed will be done in the spring.

Inflow and Infiltration Reduction Strategy – we continue to monitor and assess the sanitary sewer collection system to identify any areas requiring repair that will reduce the amount of surface and groundwater entering the collection system.

Dry Storage Building – construction is progressing well on the building with the framework complete and the roofing installed. We are confident the project will be substantially complete by the end of March.

New Water Reservoir – an RFP is being prepared to proceed with the project of installing a second water reservoir adjacent to the existing.

Pondside Watershed Restoration - an RFP has been issued to engage a consultant to develop the plans and oversee the construction involved with the restoration of Kelly's Pond and Moore's Pond. Proposals will be received early in March.

Infrastructure staff has been busy with the following:

- Maintaining rinks and clearing snow from hydrants and lift stations;
- Resetting several manhole frames and covers displaced by snow clearing operations
- Repairs and painting at the Stratford Library, the Town Hall, and Robert Cotton Centre;
- Salting, sanding, and snow removal operations are ongoing;
- Bylaw complaints and investigations are ongoing; and
- Water and sewer inspections and water turn-ons for new development is ongoing.

During the month of January there was a water leak discovered and repaired at Edgeview Terrace, and a water valve repaired at the corner of Kinlock and Stratford Roads. There was a communication issue with our SCADA system which was found to be a faulty antenna at the Town Hall, and it has been replaced.

Councillor Smith asked if the Town is responsible for clearing snow away from the fire hydrants and project manager Jeannie Gallant replied that it is the Town's responsibility, but if it gets overwhelming with back to back storms, we contract extra help. Councillor Gallant noted that he has heard positive comments from residents regarding the snow removal from the fire hydrants and the sidewalks and commended the staff.

14. COMMITTEE OF THE WHOLE

a) Report

The report was included in the agenda package.

b) Resolution CW004-2022 Revenue Sharing Agreement

Moved by Councillor Gail MacDonald

Seconded by Councillor Derek Smith

WHEREAS the province transferred tax room in the amount of \$.20 per \$100 of assessment to Stratford in 1995 when Stratford was amalgamated, to compensate Stratford for services provided by the municipality; and

WHEREAS the province repealed the tax room transfer in 2008 and replaced it with the Municipal Support Grant, which caused a significant loss in revenue for Stratford and some other municipalities since that time, particularly from those with strong assessment growth; and

WHEREAS the province and the affected municipalities negotiated a new Revenue Sharing Agreement to replace the Municipal Support Grant; referred to as Memorandum of Understanding – Municipal Funding and the effective date is from April 7, 2017, to March 31, 2022, with the rate at the end of the term is 13.8 cents/per \$100 of assessment;

AND WHEREAS the province has issued a Memorandum of Understanding Municipal Funding Extension (Extension MOU), in accordance with Subparagraph 2.1, the term of the MOU is extended for one year to March 31, 2023, with all the other terms and conditions, schedules and amendments of and to the MOU remaining the same; and, for clarity, the Tax Credit Rates in for 2021 and January to March 2022 shall continue unchanged for the extension year at a rate of 13.8 cents/per \$100 of assessment;

BE IT RESOLVED that the attached Memorandum of Understanding Municipal Funding Extension (Extension MOU) between the province and affected municipalities, including Stratford, be hereby approved and that the Mayor and CAO be authorized to execute the agreement on behalf of the Town.

Discussion: Councillor Smith stated that this is disappointing that this is happening for another year. However, he noted that over the past several years we have had a lot of projects in the Town of Stratford, and he appreciated the provincial government's help on those projects, so he will support the resolution.

Councillor MacDonald asked if other municipalities agreed to sign for another year and the CAO replied that we did contact several municipalities and they did agree to sign for an additional year. The CAO added that there were several Revenue Sharing Committee meetings, and it was decided that we would sign on for an additional year. He noted that we are working

with the Federation of Prince Edward Island Municipalities (FPEIM) to do a presentation and bring a proposal to the province.

Question: **CARRIED**

15. SUSTAINABILITY COMMITTEE

a) Report

The report was included in the agenda package. Councillor MacDougall gave a brief overview of his report noting that Katie Sonier, who is working in the Environmental Sustainability Coordinator position while Maddy Crowell is on maternity leave, was introduced to the committee members. Katie gave an update on the municipal natural assets, and she noted that we now have a map of the natural assets in the Town.

The CAO gave an update on the electric vehicle charging stations and he also gave an update on the Switch program. Councillor MacDougall noted that Stratford appears to be a leader in the Switch program with the number of projects underway. He noted that we are currently looking for the second round of funding from the Federation of Canadian Municipalities (FCM).

The proposed roundabout that the province is planning to construct was discussed, and the CAO will put on a presentation once he has more information on the project.

Other items of discussion were the sustainable procurement project, the Kelly's Pond restoration project, and the proposed workplan to support the business community.

Councillor Smith noted that the Diversity and Inclusion Committee (a sub-committee of the Sustainability Committee) met recently, and the committee members felt that the trail bingo during the fall fest was a hit with residents. The committee members suggested that the next time we have a trail bingo we could include a national bird, national animal, and/or a national flag of the different countries. Community and business engagement manager Wendy Watts noted that the recreation department currently has a trail bingo taking place for 'Black History Month' but noted that in future bingos we could certainly look at the options mentioned.

16. ACCOUNTABILITY AND ENGAGEMENT

No report – the committee did not meet in January. Mayor Ogden encouraged all residents to complete the 2022 resident survey, as it helps Council understand what residents would like to see in the Town in regard to programs and services.

17. HUMAN RESOURCES

Nil

18. INQUIRIES BY MEMBERS OF COUNCIL

Nil

19. OTHER COMMITTEES

a) Stratford Community Seniors

The report was included in the agenda package for Council to review. Deputy Mayor Clow noted that everything is good at the complex. However, there are a few issues with the snow removal on patios.

b) Community Campus Implementation Committee

Councillor Burrridge noted that we have received the updated report from the consultant and a committee meeting will be set for next week to review it. She noted that the final report will be brought to Council for approval. It was also noted that there has been no word yet on the ICIP funding.

Councillor Burrridge noted that Jeannie Gallant will be the new staff lead on the Community Campus Implementation Committee, and we are also looking to bring in someone from the planning department, as design guidelines will be a priority.

Councillor Burrridge noted that the RFP for the design of the school has closed which is exciting news.

20. APPOINTMENTS TO THE COMMITTEE

Nil

21. PROCLAMATIONS

Nil

22. OTHER BUSINESS

Councillor Smith noted that Bud MacDonald, who recently passed away, was a longtime resident of the Town and he was a long time believer in the Town of Stratford. He was a father and a husband, and he will be missed.

23. ADJOURNMENT

There being no further business, the meeting adjourned at 7:43 p.m.

Mayor Steve Ogden

Jeremy Crosby, CAO