

THE CORPORATION OF THE TOWN OF WASAGA BEACH

**MINUTES OF THE REGULAR MEETING OF
TOWN COUNCIL**

**Held Tuesday, April 28, 2015 at 7:00 p.m.
In the Council Chambers**

PRESENT:

B. Smith	Mayor
N. Bifulchi	Deputy Mayor
R. Anderson	Councillor
S. Bray	Councillor
R. Ego	Councillor
B. Smith	Councillor
S. Stockwell	Councillor
G. Vadeboncoeur	CAO
T. Nicholson	Clerk
P. Archdekin	Deputy Clerk
C. Castator	MLEO
D. Henry	HR Coordinator

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Bray declared a Pecuniary Interest with respect to General Government of April 22, 2015 Item 5c Farmers Market as she is a potential vender and cheque #17715 payment to her business and will vote on all other matters.

Councillor Bray declared a Pecuniary Interest with respect to Committee of the Whole of April 21, Item 5d) Grant to Wasaga Beach Rotary as she is a member and will vote on all other matters.

Councillor Bray declared a Pecuniary Interest with respect to Community Services Recreation cheque register PAP dated 03-31-2015, for a \$45 purchase from her business.

Councillor Anderson declared a Pecuniary Interest with respect to the In Camera property acquisition due to a business relationship.

3. **ADOPTION OF MINUTES**

a) **Minutes of the Regular Meeting of Council, plus the holding of one Public Meeting held, Tuesday, March 24, 2015**

MOVED BY R. EGO

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-04-01

RESOLVED THAT the Minutes of the Regular Meeting of Council, plus the holding of one Public Meeting held Tuesday, March 24, 2015 at 7:00 p.m. in the Council Chambers, are hereby adopted as circulated.

CARRIED

4. **DEPUTATIONS, PRESENTATIONS, PETITIONS & PUBLIC MEETINGS**

a) **Cameron Castator - recognized for completion of his CMM II Municipal Law Enforcement Executive Accreditation**

Mayor Smith read the letter received from the Ontario Municipal Management Institute recognizing and awarding Municipal Law Enforcement Officer, Cameron Castator, his CMM II Municipal Law Enforcement Executive designation. Mayor Smith invited Mr. Castator to the table and the Mayor acknowledged his CMMII Municipal Law Enforcement Executive Accreditation. A photo was taken and a round of applause was given.

b) **The following residents addressed Council with respect to the proposed purchase of seven beach front properties:**

Mayor Smith advised that this is not a public meeting and to please refrains from asking questions of staff or Council. Questions can be asked at the end of the meeting during the Question Period. Council wanted to get this information out to the public and some folks have come forward to voice opinions and Council wants to be as transparent as possible.

Mr. John Botelho

Concerns and ideas for beachfront and beach; what is the hurry to buy properties when you have mentioned the owner would only sell to Town. Have you done inspections to bring the up to code, EA's for asbestos and mold; buying as is; once property acquired is Town will be tendering for outside property manager; hoping for 3 bars open for long weekend. Today it was mentioned 1 bar will be opened; as a former once a bar owner and land owner he knows the laws and is the original license going to be obtained from the owner, is the license for free or for a fee or new application done by the Town; will you guarantee today a transparent leasing that everybody has opportunity to rent there; suggest the Town use a 2 tier lease one price for high season and another for low and open year round; stores and good restaurants at beachfront that where locals and tourist would enjoy while watching sunset on the beach; lot of older couples in Town and can see them just looking over the beach at the sunset; attract tourists all year round; stores adapted to season changes to give business to hotels and other businesses all year round. If investing in properties have to invest in programs for the beach activities such as Volleyball, Wakestock Chin picnic, flea markets; is there a plan in place with proposal of land and do you have a plan. Suggest contest and invite all designers across the world to design a first class beach front resort to accommodate business, restaurants etc. with designers presenting

design to be voted on by Town residents by looking at displays that would be displayed. Voting by ballot for the best design and best designer paid to implement it. If the Town needs more land it can expropriate land at market value; you ran on basis that no taxes raised and there are between \$25-30M in reserves; when deal was made public 50% is suppose to be from reserve as down payment and 50% from TD; 13.8M is price tag of property; why is the agenda minutes posted online financial details shows whole amount is mortgaged. Technically to pay back in 25 years an extra \$8M is what it will cost. Fixed loan 25 years; you can sell properties for loss or gain and still pay 25 year loan. \$300,000 not enough to bring improvements to building; in the explanatory note 6 year paying 4.3% tax increase plus mill rate and they don't come down. Any future project will increase taxes. Be honest this deal the way it sits is not good for homeowners. It is geared towards business owners. 10% taxes are from businesses and not all will benefit from this 90% taxes from homeowner, where is the benefit. In reality the Town has power over all properties you can say yes or no to any project it doesn't matter who owns property. Mayor and council has last vote. Thanks for listening.

Mr. John McCartney

53 Bush Crescent - April 21 there was a vote to spend \$13.8 M. He sent a letter to Wasaga Sun congratulating Council to creating a Director of Economic Development and Tourism. This position was created to be responsible planning and implementing economic development and tourism and retention of existing businesses. It might take time to fill position; the people have been blindsided by council on April 21 before the Economic Development was reorganized. Local radio you stated that certain staff, CAO, Treasurer and CBO were consulted on issues of the properties in questions. He has not seen any evidence or fully documented staff report for Council for consideration regarding land purchase. He has check minutes and agendas to no avail. Does such a report exist; if no such report exists on what basis did the majority of Committee of the Whole vote in favour of this purchase. Other major projects such as roads and bridge widening, RecPlex, beach 1 and 2 all were open to input from public and Town staff prior to proceeding. If no fully documented staff report how can he as a taxpayer know that full due diligence and not just ton perspective renters has been conducted for the property. He has concerns with major repairs; what are the costs; are there any liens; and other legal issues. Social side is it ethical for the Town to be in competition directly or indirectly with local entrepreneurs; do not recall issue or costs being discussed in budgets; where is the transparency; what's the rush; moving too fast resolves in costly mistakes; is it to open 2 or 3 bars our top priority; should Council not focus on family oriented activities at the beach for the majority of tourists and residents; he has read the Town's mission statement found on the Town's web site. Thanks for listening and hopes the right decision is taken by Council by the end of this meeting.

Mr. Derek Van Dyk

1239 Mosley St.- Mr. Van Dyk advised that he purchased in 2012 as residence and business. His concerns are the same as other speakers; he is a Developer there are no numbers how much you will lose every year and the costs each year; doesn't see a business plan; he felt it was being rushed and there are a lot of creative ways a deal could be put together. It was in receivership and it is a white whale; a losing proposition that only generating 3-4 months of income; how long will it take to change around; rather than purchase of property have a lot of marketing; promotion; Wasaga Idol and a real estate purchase will not do this; lease for a year with the option to purchase; this is being rushed

and the Town should vote on this; it's a major cost at \$13.8 which will grow dramatically; maintenance and services that is required; the buildings are in dire straight and need severe work. Thanks for the time.

Mr. Reg Guadagno

He has lived in Wasaga Beach 45 years and been in business 25 years. Town has a vision they want to bring it back and that takes a long time to get out of this rut; he went around town and talked to neighbours and businesses and a lot were unaware this is taking place tonight due to the very little publicity, unless you follow really close what Council is doing; he reiterates what was said; Council is rushing this; the people didn't elect Council to go into the booze business; has the owner paid up everything and put Town back in level playing field; not opening for whatever reason is the owners business; Council is forcing the situation and overpaying for properties that are in disarray and need work and no guarantee they will succeed; it takes 6-7 years to get bars on its feet and they can't; the Beach still has a stigma to it since fire 7 years ago; this was done in such a haste; a lot of people are not happy; retirees water bills have doubled, taxes increased and there is a slush fund; if this ventures is not success Council will not be on the hook, it will be the taxpayers; it's a gamble; get approval from the Town people; you have a vision but need a different perspective; take a second look at what people really want who pay the bills; a \$6M mortgage and the liabilities; when bars open Friday and Saturday nights is it chaotic and extra officers are needed to control - that is not family oriented. We need a hotel; Sauble Beach is having record years; Grand Bend record years; something going on there that is not here spend the money to promote the beach; the properties are in receivership and nobody is standing in line to buy them; a relation of the previous owners jumped in to buy them; tourists now come a day timer's rather than stayers; it is very expensive to stay here and in an old cabins; he would like to see a main drag; lower taxes to promote someone to build here; he wishes Council would take a second look and allow the people to have more say in what is going on here. Thanks for your time.

Mr. Steve Anthony

There has not been an open meeting when tax dollars going to be spent; how will tax payers benefit from the purchase from these lands; will this land purchase cause our property taxes to increase; who will be burdened by the interest and repayment of loan; these are questions you are not answering, Have a good evening.

Mr. Bill Barnes

He has lived here all his life, 44 years and Cedar Grove his parents have owned for 70 years; the Town should not purchase these lands; there are other buyers for it - his family being one; the buildings are in receivership and there is no dealing with receivers as they tried and it went back to Dov Levy family members and they purchased it. Now they will pass it to Town without allowing investors to buy it. There are others willing to buy it and the last Council turned it down; this is not fair tax payers when there is somebody else that would take the gamble, like himself.

Ms. Danielle Falardeau

She fails to understand the reason there is not a period assigned for the majority of taxpayers to get on board with purchase, not negotiate the offer to purchase and now to have a meeting; it is an evident assumption by Council that all residents would be on board and not mind this expense; public media have this as a fait a complete and it is not transparent; newspapers talk of more services and a new arena; we will need to borrow money again; she directed questions on the purchase directly to Deputy Mayor Bifulchi and received answers directly; only answer that she is uncomfortable with why do we have property standards and By-Laws are not applied fully; there are minimum standards applied throughout; if applied throughout Wasaga Beach would be beautiful and bring positive comment; whatever the decision on this vote you were elected by us; she is neutral and will go with majority vote and if it costs, taxes will go up if you want more services; whatever we want; that land has been an issue for 50 years; everybody has an opinion on how to fix it and what to do. If we have the money and you buy it; tear the old buildings down. Land is an asset; the beach created the Town built the Town; forget the bars - bull dozer them down and make it an asset; we can strut our stuff and say we own this.

Mr. Jamie Anderson

Has owned 17 Main Street since 2002; has seen tourism decline year after year; Beach Area 1 and the buildings are an integral part of tourism; congratulations to Council who voted in favour to pursue this purchase; year after year it has been left to developers to neglect and this is an incredible opportunity to take back the beach; Wasaga Beach is at a crossroads and we can do same thing complain, see continued decline; or spearhead a turn around and ensure we have the lands to make changes. Wasaga Beach residents voted overwhelming for change. History will look back at the best decision the Town ever made.

Ms. Shirley Beere

Lives on Dyer Drive and is representing the Wasaga Beach Business Association; for seven years businesses and residents have been held hostage. There is no pride in crumbling buildings, unrented spaces and weeds. She suggested this has severely affected Wasaga Beach and business; tourism dollars are badly needed for prosperity for the Town; Council has an opportunity to control destiny and the Wasaga Beach Business Association firmly stand behind the decision to buy the beachfront properties. Thanks for the efforts to purse an opportunity that will bring change to Wasaga Beach.

Mr. Troy Vaine

He support the Town buying main end beachfront properties. He has over 31 years of experience and has owned beach front and riverside property. He believes real estate is the best investment especially waterfront real estate; with the purchase the tourism industry can survive in Wasaga Beach; we rely on tourism for success for jobs for local people and our and children's future. The Town purchasing the properties is the next best thing to getting a casino here. Thanks for the efforts to move Wasaga Beach forward with this main end purchase.

Mr. Terry & Mrs. Kathy Cantin

They don't envy Council's position; you are mandated to move the Town forward in the best progressive strategy that has come in years and felt an increase of \$20-30 dollars is worth everything.

Mr. Stan McEwen

Lives on Meadowlark and has been a resident for 40 years and had businesses at main end; not having last year's income and business plan, heard the management may be same as last year; he is listening to the analysis; Wasaga Beach needs three major attractions to draw people as all we have is a beach; the purchase is \$13.8M; appraisal \$12.2; tourism down; high repair costs; taxpayers we will lose; Town's minimum beautification is not very good; we need to do something but buying land isn't it; we should be looking at marketing what we are trying to draw; we want families. The Ministry in that day took out hundreds of cottages and we lost our base in that respect; need business to bring back families if that is what we are looking for; spending money on a property unless grand plan to bring back; been declining since they took out the cottages; business left town. So much parking lots; since the fire nothing has done; need to do something more than just buy land.

Mr. Alexander Stone

He is excited to hear that we want to buy a gold mine spot that is the face of Wasaga Beach; there is talk of taxes being raised and afraid of development that has been stagnating; Wasaga Beach is his new 30 and it is good to see a lot of people in support and against.; this is a good way to bring the community together; he has seen more discussion in the last few weeks over this than anything in the last 20 years. Buying the property and continuing discussion with the public as people want to see it the same as it use to be; others don't; the way we progress is left to be seen; go for it take it over; get input; bring the community together as a start; not the end. A downtown would be nice to. Thanks.

Mr. Glen Bailey

He is known as the great letter writer and heard talk of no notice given; Council's typically with real estate deals make it known 12 noon on Monday for a Tuesday Council meeting; we have had 10 days; and to suggest that most of the people don't know about it is inaccurate; what's wrong with them; the Mayor has been on the news radio station and been asked questions; he answered all questions and the people voted for change; this Mayor received a landslide victory because most of us were fed up and the disgusting mess at beach front; what is the cost that is a good question and fair question; what is the cost of doing nothing; the MNR collects visitor stats and the Town does not; it should start to pay attention; in 2002 2.4M visitors; 2007 fire 1.7M; problem deeper than fire; 2014 1M visitors; down 1.4M visitors to town; 10M visitors we have lost since 2000; lost revenue to the economy because the Town has done nothing in three previous Council terms; we elected Council to change things; it is refreshing to want people to take control; you can't control what you don't own; congratulations to the four Council members for holding up election promise for change; you are thinking out of the box and it is recognized. Thank you.

Mr. Nick Ciccagione

Not in attendance

Mr. Richard Marcalini

Not in attendance

Chamber of Commerce Board of Directors Representative

Danielle Blanchard, Vice President, advised that she was attending on behalf of the President Ehab Masad who is unable to attend and read a letter from him concluding that the Chamber backs and supports Council's decision.

Mr. Gary Cerantola

As a private citizen and chair of the Wasaga Beach Short Film Festival he supports this effort; he has a group that want to do something with the purchase; a non-profit organization for social enterprise for the Wasaga Beach Short Film Festival with Wasaga Community Theatre to tap into grants and funding to raise funds for culture using the lower level of Dardenella for the multi culture performing arts, if approved by the Town, would take it on as a mission. They see it as a way to stimulate the economy. He felt there was a lot of potential to revitalize the local economy.

Mayor Smith advised that this concludes the presentations and with the leave of Council, will allow others people to speak. Please only come forward if you wish to say something that has not been said. If there is something further to say and if Council supports this we will carry on. By a show of hands Council agreed to open up questions to the floor.

Mayor Smith invited anyone who wished to speak to come forward.

Mr. Joe Belanger - 16 Fairway Crescent - has lived in Wasaga Beach ten years. This should be a world class destination and is far from its potential; he got involved in the Blues Festival Committee to make a great event to move community forward; his concern is the boomers have driven the economy and lots to come; our community is not winning war to get residents to reside here; people are choosing elsewhere and it will take a progressive Council, which he sees; this is a vision and taking control of our natural vision; it will take a lot of volunteers and business to move this Town to its potential in the next 3-5 years.

No further residents stepped forward.

The Clerk suggested to the Mayor that in consideration of the audience perhaps the Mayor could seek Council's permission to move three By-Law's dealing with beachfront purchase up on the Agenda so the audience is here while that happens.

Committee agreed and the three By-Law were moved up on the Agenda.

- a) **A By-Law to Authorize the Mayor and Clerk to Execute an Agreements and Documents Regarding the Purchase of Land (Beach Area 1 Properties)**

Deputy Mayor Bifulchi read from a prepared statement. We all agree that we would like to see Wasaga Beach healthy and prosperous. She completely understands the need to promote tourism to support of local businesses. However is not supportive of this purchase. If a thorough due diligence had been completed including consultation with the public and a proper business plan that included a 5 and 10 year plan with a targeted goal at the end, then perhaps she could have considered it.

Mayor Smith asked the current owners if they were interested in selling their beachfront properties to the Town. A letter was received by the current owners on March 16 and now 6 weeks later we are here finalizing this \$13.8 million dollar deal. The owners said it was not their intention to market the properties for sale, but would consider selling to the Town. There was no need to rush this deal as there are no other buyers. We should be spending more time to ensure a sound business plan can be had for this venture before tying this community to years of debt and liability.

The Deputy Mayor continued that normal process would have been this idea circulated to all department heads for their input. They would have provided both pros and cons to the purchase and would have brought forward important items for council consideration. An experienced municipal Council will tell you that staff's job is to provide Council with recommendations so that Council can make the best decision possible based on the information provided to them. This step was not completed. There is no staff report where our department heads such as our planners, engineers and others weigh in on the pros and cons of this purchase. In the past the Town has received more input from staff when we would a road stub or purchased an empty parking lot.

The option chosen for financing this purchase will not only tie this community to decades of debt but will deplete the Town's reserves and after 10 years the tax payers will still owe \$9.4 million. These numbers don't include what it will cost the Town to deal with the building deficiencies, do repairs to these buildings, demolitions; accessibility and property standard requirements. There are a lot of unknown cost, which the Town has not factored in as of yet. Council hasn't discussed any future plans beyond the immediate which is to get control of the buildings with the main focus to get the bars open.

It has been said that this purchase won't affect any of the future projects that Council may consider such as a multi-use facility, library or getting our business park going and is not sure how reserves will cover all desired projects, but we can certainly put the Town in debt further in order to facilitate this. Emergencies happen and that is what reserves are for, so if there is an emergency, they are going and the taxpayer will be asked to step up.

The fact that well established developers are willing to sell for roughly what they have invested into these prime beachfront properties should be a huge red flag for this Council. Developers don't walk away from land they can profit from.

For the past couple of years the Town has worked to remove the red tape and make the currently owned Town beachfront land shovel ready. Once the Community Improvement Plan is in place both Town and privately owned lands will be ready for development. This was a new step and the Town is in a position to entice new construction and development on the land that the Town already owns at the beachfront. It would make more sense to dip our toe in the water and market these lands rather than jump into owning rundown buildings and the unknown costs associated with them.

Municipalities are in the business of providing services to its residents, not to be in the business and direct competition with our local business owners, developers or to be landlords.

The Deputy Mayor further advised that she treats taxpayer's money the same as it if was coming out of her own bank account. She grew up in a family business and is in business herself and would not invest her own money in this purchase.

She suggested we can better serve our business community by budgeting more for events and promotion of the Town, even tripling the present budget rather than deplete reserves, getting in debt and becoming landlords of decrepit buildings. This will better serve our residents as well without the long term risk.

Deputy Mayor Bifulchi advised that she is not supportive of the purchase and requested a recorded vote.

Councillor Ego noted this is an exciting time and will support the purchase. During his election campaign he spoke to a great number of resident and they wanted change, leadership and something done with Beach area 1.

Councillor Bray cannot vote to support. She is concerned that less than three months ago this Council voted on its priorities for the 4-year term of council which included "review the development plans for the public areas of Beach 1 and the development proposed for Beach 2" but where there was no mention to investigate or purchase privately held properties at the beach at that time. Councillor Bray felt this decision has been rushed and tonight we're voting to spend \$13.8 million dollars without a business plan or even a shared vision for the properties, for that reason could not support this motion.

Councillor Smith ran because she wanted to see change; heard over and over again have to take control of the beach front; we will have control over what is going on, not just 3 bars; buying a whole block for future development; former council did buy lands without any public consultation; renting one year leases and bringing new businesses to beach; planning to bring in reasonable rents and we will have a say on what type of businesses we want there; decision understanding short time frame and one time only offer. As councilor based on what they have heard; the best thing they can do to move this town forward is to buy the beach front property and will support this bylaw.

Councillor Anderson advised that he supports the purchase. He has seen the tourist decline in the last 10 years. Tourism creates jobs and improves the economy and we have to have control. He supports the purchase as it gives control of tourism and the new buildings will come.

Councillor Stockwell advised he has heard the pros and cons of this deal and has no quarrel with those who vote for it and vote against it. Fifty years ago lower level municipalities looked after hard services; no day care; no lunches for school kids for the soft services. A healthy municipality consisted of 60% residential and 40% commercial. In Wasaga Beach the residential base makes up 93% of the taxes and industrial taxes are less than 1% based on industrial land that is vacant. We do not have one industrial assessment in this municipality. You have to have a strong commercial taxes and our commercial 5%. It is out of whack. Look down the road 30 years it could be there won't be a Wasaga Beach. This Council has to take control of its own destiny. The only thing we

have to offer is the tourist trade and the tourist don't do a lot for this community. Tourist numbers have gone down. When you look to the future it will only go in a downward spiral. We can watch it decay before our eyes or make decisions for our own destiny. Councillor Stockwell makes no apologies for this purchase. He believes Beach 1 should be in the ownership of the taxpayers and will then have 72% of Beach 1. No more excuses, no more studies, it will take time; years and he will not be here when the jury comes in with the final decision. There is one opportunity to do it and if it is missed there is not much in the future for this municipality.

Mayor Smith stated we don't have all the answers but we have and did receive is a lot of information. Is it enough. The Mayor agreed with Councillor Stockwell that if we do not move this Town forward, on which he ran his campaign and was very clear that change started at the top. He will be everything in his power to make Wasaga Beach a better place to live work and play, not only for tourist but the citizens of Wasaga beach. There are rumours out there and many speak to this purchase. The unfortunate part is that many who spoke do not have all the information that Council or Town staff have. We don't have all the information but believes there is enough to make an informed decision on what we are about to vote on. The Town of Wasaga Beach is not going to be in any business other than a landlord. We are not going to be in the bar business; t shirt or sunglass or have people come to Town Hall for a tattoo. The Town will be the landlords and we are hopeful to generate enough revenue this summer to pay at least the interest and taxes this summer. This summer will be a very bumpy road. May 14 the deal closed, then the long weekend. The Mayor will do his best, on behalf of the citizens to move forward to get buildings leased out and repaired and move the Town forward in positive and sustainable manner. Control is key. He sat on the other side and wondered why don't Council's do this or that. We have excellent staff who has led this Council. Mayor Smith then provided a history of the purchase: January 28th a meeting with himself, CAO, Dave Grossi and Joseph DiTomasso of Wasaga Beach Developments Inc. They had asked for a meeting with the Mayor and it was arranged for January 28th. During that meeting the Mayor told them what was happening to their properties was unacceptable and can't continue. The meeting was a one hour meeting and it was very direct. When asked about leases they made it clear the struggled to get tenants to fill bars and the other locations. Some leases are in place and indicated several tenants were negotiating to be in Wasaga Beach; however in each case a triple A tenants walked away from the deal. The Mayor indicated he asked off the cuff if the properties were for sale and their off the cuff response was that the properties were not for sale. He was asked if the Town wanted to buy them and he said no but it was good information to have if approached. He then received a call on March 10 from Joseph Di Tomasso apologizing for being disrespectful and flippant on his response to the Mayor's question. Mr. Di Tomasso advised that based on the vision of the previous Council they would not put the lands for sale on the open market. If the Town wished to purchase it they would entertain that. The Mayor advised that he would have to take that offer to Council and asked the price; \$15m was the response. The told him that he wouldn't take \$15M to Council and what did they pay for it. Mr. DiTomasso advised they paid \$12.5. Mr. Di Tomasso was invited to send correspondence to the Town indicating his intentions and he would take it to Council. On March 16 Council received the letter and a Committee of the Whole was called. They indicated it would be as it, where is. There were several meetings and legal counsel was in attendance as well as an engineer looked at the buildings with our Chief Building Official. \$12.8 million plus 10% because of revenue generation comes to \$13.8M. Council gave direction to negotiate. The CAO and Mayor met and negotiated a price and from then and until now we have been in the due diligence period. The Mayor stated he will make no apologies for how he feels to purchase

these properties as he believes the Town should have purchased them under power of sale 3.5 years ago. It has been said this Council has not had public consultation. He felt that to negotiate a price publically we would still be here five years from now. He noted that the previous Council also purchase property without any public consultation and notice in the Public Agenda at noon before the day they voted on the purchase. The last Council purchased four properties and one beside the Sports Park and there was no public consultation. Once Council had the price tied down we had the media present in order to make the public aware of what we were doing prior to the vote. We are being as open and transparent as we can given the circumstances. We are looking towards the next generation. He strongly believed if action is not taken we will be in disrepair; business is declining; businesses are suffering and taxes increasing on an annual basis. There is not enough commercial base and we have a responsibility to find as many ways as we can outside the back of tax payers, to generate taxes for this community. He spoke to a land purchase in Midland for waterfront property and the profit they may see.

Mayor Smith further noted that we are looking to purchase the crème de la crème and put it in the hands of the tax payer and is looking for Council support. He gave his word that when this deal is done Council will give everything they have to make sure this works in your favour. Based on former Council property purchases in the past few years, the current purchase comes in at less than \$9.00 per square foot. In previous years properties were purchased using reserves and that is the very thing that many people say we shouldn't use. The plan is to fully pay back the cost as this is a business venture. It is our future, our children future and our grandchildren`s future.

Mayor Smith thanked the residents for attending the meeting. It was then;

MOVED BY R. EGO

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-04-02

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute Agreements and Documents Regarding the Purchase of Sale, be received and be deemed to have been read a first second and third time, passed and numbered No. 2015-32.

Councillor Anderson	Yea	
Deputy Mayor Bifulchi		Nay
Councillor Bray		Nay
Councillor Ego	Yea	
Councillor Smith	Yea	
Mayor Smith	Yea	
Councillor Stockwell	Yea	

CARRIED

- b) A By-Law of the Corporation of the Town of Wasaga Beach to Authorize the Submission of an Application to the Ontario Infrastructure and Lands Corporation (“OILC”) for Financing the Land Purchase of Beachfront Properties as Authorized Under By-Law #2015-xx; to Authorize Temporary Borrowing from OILC to meet Expenditures in connection with such works; and to authorize Long Term Borrowing from OILC for such works through the issue of Debentures (Financing Beachfront Properties)**

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-03

RESOLVED THAT a By-Law of the Corporation of the Town of Wasaga Beach to Authorize the Submission of an Application to the Ontario Infrastructure and Lands Corporation (“OILC”) for Financing the Land Purchase of Beachfront Properties as Authorized Under By-Law No. 2015-32 to Authorize Temporary Borrowing from OILC to meet Expenditures in connection with such works; and to authorize Long Term Borrowing from OILC for such works through the issue of Debentures, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-33.

Councillor Anderson	Yea	
Deputy Mayor Bifulchi		Nay
Councillor Bray		Nay
Councillor Ego	Yea	
Councillor Smith	Yea	
Mayor Smith	Yea	
Councillor Stockwell	Yea	

CARRIED

- c) A By-Law to Authorize the Mayor and Clerk to Execute a Financial Agreement with the Toronto Dominion Bank (Financing Beachfront Properties)**

MOVED BY R. EGO
SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-04-04

RESOLVED THAT a By-Law to Authorize the Mayor and Clerk to Execute a Financial Agreement with the Toronto Dominion Bank, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-34.

Councillor Anderson	Yea	
Deputy Mayor Bifulchi		Nay
Councillor Bray		Nay
Councillor Ego	Yea	
Councillor Smith	Yea	
Mayor Smith	Yea	
Councillor Stockwell	Yea	

CARRIED

Mayor Smith called for a ten minute break 8:55 p.m.

Council reconvened at 9:05 p.m.

5. **UNFINISHED BUSINESS – None**
6. **CORRESPONDENCE – Received for Information**
 - a) **NVCA 2015 Municipal Levy**

MOVED BY N. BIFOLCHI
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-05

RESOLVED THAT Council does hereby receive the correspondence from the NVCA with respect to the 2015 Municipal Levy, for information.

CARRIED

- b) **Nottawasaga River Crossing Class Environmental Assessment
Notice of Completion of Environmental Study Report**

MOVED BY B. STOCKWELL
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-06

RESOLVED THAT Council does hereby receive the Ainley & Associates Limited Nottawasaga River Crossing Class Environmental Assessment Notice of Completion of Environmental Study Report, for information.

CARRIED

CORRESPONDENCE – Requiring Action

- a) **National Youth Week in Canada**

MOVED BY B. STOCKWELL
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-04-07

WHEREAS recreation benefits individuals, families, neighbourhoods and communities and the Town of Wasaga Beach provides high quality programs and leisure opportunities for residents to lead healthy, active lives through recreation and to make our community a great place to live, work and play; and,

WHEREAS there is an increasing interest in intentional youth development through recreation in Canada that is founded on a substantial and growing body of research to support the role of recreation in the positive development of youth. Canadian youth are often unrecognized for the valuable contributions they make to communities and Canada's social, economic and civic landscape. Meaningful youth engagement through recreation emphasizes access, equity and social justice and leads to positive youth development; and,

National Youth Week reminds us all of the valuable contributions that recreation and parks can make to youth development and that youth can make to community development. National Youth Week is endorsed by the Canadian Parks and Recreation Association and the network of agencies and individuals committed to the positive development of youth.

THEREFORE in recognition of these benefits and values and to provide a focal point within the year for increasing awareness, the Town of Wasaga Beach, does hereby proclaim May 1 – 7, 2015 as National Youth Week.

CARRIED

b) Emergency Preparedness Week

MOVED BY B. SMITH

SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-04-08

RESOLVED THAT Council does hereby proclaim the week of May 3-9, 2015 as Emergency Preparedness Week in the Town of Wasaga Beach coinciding with Public Safety Canada's National Emergency Preparedness Week.

CARRIED

c) National Access Awareness Week

MOVED BY R. EGO

SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-04-09

WHEREAS approximately 1.85 million Ontarians, which represent approximately 15.5 per cent of the population, have some form of disability and as the development of some form of disability increases with age, there is a need for greater awareness, understanding and recognition of their needs, capabilities and potential;

AND WHEREAS National Awareness Week is an opportunity to remind us to double our efforts to achieve our goal of become an accessible municipality by eliminating the barriers to facilities, services, programs and workplaces;

AND WHEREAS the daily lives of people with disabilities are adversely affected by the barriers that exist in the environment, employment, public transportation, housing, recreation and communication;

AND WHEREAS the Town of Wasaga Beach Council is innovative and caring, and committed to being responsive to the needs of all people, and recognizes the diverse needs of residents and visitors and responds by striving to provide facilities and services that are accessible to everyone;

AND WHEREAS the Town of Wasaga Beach Council is committed to becoming an inclusive municipality in which all persons with disabilities can exercise their civil, political, social and cultural rights on an equal basis with other persons and ensuring that everyone has the right to live in conditions of dignity, respect, independence and peace;

NOW THEREFORE in recognition of the importance of raising awareness and accessibility in our community and ultimately, promote full participation for people with disabilities, the Town of Wasaga Beach does hereby proclaim **May 31 to June 6, 2015 as “National Access Awareness Week”** and encourage everyone to support equality of access, opportunity and outcomes for persons with disabilities.

CARRIED

d) Air Cadet Tag Days

MOVED BY N. BIFOLCHI
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-10

RESOLVED THAT Council does hereby acknowledge the 714 Air Cadet Squadron held Tag Days on Saturday April 25 and Sunday April 26, 2015 at various retail locations around Town.

CARRIED

7. COMMITTEE, BOARDS & STAFF REPORTS

a) Committee of the Whole – March 31, 2015

Mayor Smith spoke to the highlights and Councillor Ego requested that the motion to refer the mobile payment for parking payment RON MOTION TO refer mobile payment parking #2015-11-04 be referred back to staff for further review. It was then;

MOVED BY R. ANDERSON
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-11

RESOLVED THAT Council refers the March 31/15 Committee of the Whole Resolution No. 20105-11-04, regarding the Mobile Payment Parking Program, back to staff for further review and report to Committee for consideration.

CARRIED

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-12

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated March 31, 2015 as circulated, and approves all actions contained therein, as amended.

CARRIED

b) Committee of the Whole – April 7, 2015

Mayor Smith spoke to the highlights and it was then;

MOVED BY B. SMITH
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-13

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated April 07, 2015 as circulated, and approves all actions contained therein.

CARRIED

c) Committee of the Whole – April 21, 2015

Mayor Smith spoke to the highlights of the meeting. Councillor Anderson requested that Resolution No. 2015-13-05 with respect to grants be referred back to staff. Councillor Smith noted there has been some discussion with having staff meet with Council and review those being considered. The CAO advised that there has been an internal discussion in terms of process and the Grants Review Committee will bring forward a process on which to go forward. It was then;

MOVED BY R. ANDERSON
SECONDED BY B. STOCKWELL

RESOLUTION NO 2015-04-14

RESOLVED THAT regarding Resolution No. 2015-13-05 of the April 21/15 Committee of the Whole meeting, Council refers Item 5d) – 2015 Municipal Grants Requests back to staff for further review.

CARRIED

MOVED BY R. ANDERSON
SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-04-15

RESOLVED THAT Council does hereby adopt the Committee of the Whole Report dated April 21, 2015 as circulated, and approves all actions contained therein, as amended.

CARRIED

d) Public Works Committee – April 22, 2015

Councillor Stockwell spoke to the highlights and it was then;

MOVED BY N. BIFOLCHI
SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-04-16

RESOLVED THAT Council does hereby adopt the Public Works Committee Report dated April 22, 2015 as circulated, and approves all actions contained therein.

CARRIED

e) General Government Committee – April 22, 2015

Councillor Anderson spoke to the highlights and requested that the Street Circus motion #2015-04-13 be amended from Saturday to Sunday. It was then;

MOVED BY R. ANDERSON
SECONDED BY B. STOCKWELL

RESOLUTION NO. 2015-04-17

RESOLVED THAT Council amends the April 22/15 General Government Committee Res. No. 2015-04-13 that the Street Circus event be held on Saturday, August 1/15 and Sunday August 2/15.

CARRIED

MOVED BY R. EGO
SECONDED BY B. SMITH

RESOLUTION NO. 2015-04-18

RESOLVED THAT Council does hereby adopt the General Government Committee Report dated April 22, 2015 as circulated, and approves all actions contained therein, as amended.

CARRIED

f) Community Services Committee – April 23, 2015

Councillor Ego spoke to the highlights and it was then;

MOVED BY B. SMITH
SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-04-19

RESOLVED THAT Council does hereby adopt the Community Services Committee Report dated April 23, 2015 as circulated, and approves all actions contained therein.

CARRIED

g) Development Services Committee – April 23, 2015

Deputy Mayor Bifulchi spoke to the highlights of the meeting and it was then;

MOVED BY N. BIFOLCI
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-20

RESOLVED THAT Council does hereby adopt the Development Services Committee Report dated April 23, 2015 as circulated, and approves all actions contained therein.

CARRIED

h) Accounts – March 1-31, 2015

MOVED BY R. EGO

SECONDED BY R. ANDERSON

RESOLUTION NO. 2015-04-21

RESOLVED THAT Council does hereby approve the March 2015 Accounts in the amount of \$6,854,481.12.

CARRIED

8. NOTICES OF MOTION – None**9. MOTIONS – WHERE NOTICE HAS BEEN PREVIOUSLY GIVEN - None****10. BY-LAWS AND CONFIRMATORY BY-LAW****d) A By-Law to Establish and Adopt Guidelines for a Historical Significance and Appreciation Award Programme for the Town of Wasaga Beach**

MOVED BY S. BRAY

SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-04-22

RESOLVED THAT a By-Law to Establish and Adopt Guidelines for a Historical Significance and Appreciation Award Programme for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-24.

CARRIED

e) A By-Law to Establish the Tourism and Events Advisory Committee and adopt Terms of Reference for the Town of Wasaga Beach

MOVED BY R. ANDERSON

SECONDED BY R. EGO

RESOLUTION NO. 2015-04-23

RESOLVED THAT a By-Law to Establish the Tourism and Events Advisory Committee and adopt Terms of Reference for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-25.

CARRIED

f) A By-Law to Establish the High School Task Force and Adopt Terms of Reference for the Town of Wasaga Beach

MOVED BY R. EGO

SECONDED BY S. BRAY

RESOLUTION NO. 2015-04-24

RESOLVED THAT a By-Law to Establish the High School Task Force and Adopt Terms of Reference for the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-26.

CARRIED

g) A By-Law to Authorize Execution of a Memorandum of Understanding with Dr. Toni Basinski

MOVED BY R. ANDERSON
SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-04-25

RESOLVED THAT Council Amend the Memorandum of Understanding with Dr. Toni Basinski to include a clause that prior to release of financial incentive from the Town of Wasaga Beach, that Dr. Basinski is required to have hospital privileges at the Collingwood General Marina Hospital and further that confirmation be provided to the Town.

CARRIED

MOVED BY N. BIFOLCHI
SECONDED BY S. BRAY

RESOLUTION NO. 2015-04-26

RESOLVED THAT a By-Law to Authorize Execution of a Memorandum of Understanding with Dr. Toni Basinski, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-27, as amended.

CARRIED

h) By-Law to Authorize Execution of an Agreement between the Wasaga Beach Farmers Market Organizing Committee and the Town of Wasaga Beach

MOVED BY B. STOCKWELL
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-27

RESOLVED THAT a By-Law to Authorize Execution of an Agreement between the Wasaga Beach Farmers Market Organizing Committee and the Town of Wasaga Beach be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-28.

CARRIED

i) A By-Law to Authorize Execution of an Indemnification Agreement between Hamount Investments Ltd. and the Town of Wasaga Beach

MOVED BY R. EGO
SECONDED BY S. BRAY

RESOLUTION NO. 2015-04-28

RESOLVED THAT a By-Law to Authorize Execution of an Indemnification Agreement between Hamount Investments Ltd. and the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-29.

CARRIED

j) A By-Law to Deem Part of Registered Plan 930 Town of Wasaga Beach Not To Be A Registered Plan of Subdivision (Vella, Lot 61 & 62, 930)

MOVED BY N. BIFOLCHI
SECONDED BY S. BRAY

RESOLUTION NO 2015-04-29

RESOLVED THAT a By-Law to Deem Part of Registered Plan 930 Town of Wasaga Beach Not To Be A Registered Plan of Subdivision, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-30.

CARRIED

k) A By-Law to Set the Tax Rates and to Levy Taxes for the Year 2015

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-30

RESOLVED THAT a By-Law to Set the Tax Rates and to Levy Taxes for the Year 2015, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-31.

CARRIED

l) A By-Law to Authorize the Mayor and Clerk to Execute an Agreements and Documents Regarding the Purchase of Land (Beach Area 1 Properties)

Dealt with earlier in the Agenda

m) A By-Law of the Corporation of the Town of Wasaga Beach to Authorize the Submission of an Application to the Ontario Infrastructure and Lands Corporation (“OILC”) for Financing the Land Purchase of Beachfront Properties as Authorized Under By-Law #2015-xx; to Authorize Temporary Borrowing from OILC to meet Expenditures in connection with such works; and to authorize Long Term Borrowing from OILC for such works through the issue of Debentures (Financing Beachfront Properties)

Dealt with earlier in the Agenda

n) A By-Law to Authorize the Mayor and Clerk to Execute a Financial Agreement with the Toronto Dominion Bank (Financing Beachfront Properties)

Dealt with earlier in the Agenda

o) A By-Law to Authorize Execution of an Agreement Between the C.A. Sellers Cleaning Services Limited and the Town of Wasaga Beach

MOVED BY B. SMITH
SECONDED BY S. BRAY

RESOLUTION NO. 2015-04-31

RESOLVED THAT a By-Law to Authorize Execution of an Agreement Between the C.A. Sellers Cleaning Services Limited and the Town of Wasaga Beach, be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-35.

CARRIED

p) Confirmatory By-Law

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-32

RESOLVED THAT a By-Law to Confirm the Proceedings of Council of the Town of Wasaga Beach at its Regular Meeting held Tuesday, March 24, 2015 be received and be deemed to have been read a first, second and third time, passed and numbered No. 2015-36.

CARRIED

11. CALLING OF COMMITTEE MEETINGS

Public Works	May 20 at 8:30 a.m.
General Government	May 20 at 10:00 a.m.
Development Services	May 21 at 8:30 a.m.
Community Services	May 21 at 10:00 a.m.

Committee of the Whole	Thursday, May 7 at 4:00 p.m.
	Unlikely May 19
Special Committee of the Whole	Thursday, May 21 at 4:00 p.m.

12. QUESTION PERIOD

“A fifteen (15) minute session wherein persons in attendance at the Regular Meeting of Council have an opportunity to raise questions pertaining to items that were dealt with by Council on the evening’s Agenda.”

13. CLOSED SESSION

- a) **Personal matters about an identifiable individual regarding an employee**
- b) **Proposed acquisition or disposition of property**

MOVED BY N. BIFOLCHI
 SECONDED BY R. EGO

RESOLUTION NO. 2015-04-33

RESOLVED THAT Council does hereby extend the April 28/15 Council meeting past the hour of 10:00 p.m.

CARRIED

MOVED BY N. BIFOLCHI
 SECONDED BY R. EGO

RESOLUTION NO. 2015-04-34

RESOLVED THAT pursuant to Section 239 of *The Municipal Act, 2001*, as amended, the next portion of the Council meeting be closed to the public to consider personal matters about identifiable individual/labour relations as well as the proposed acquisition or disposition of land.

CARRIED

The Closed Session began at 9:50 p.m.

Marlwood Golf Course

Bill Courage, BDO Canada Limited was in attendance.

Councillor Anderson declared a Pecuniary Conflict and left the meeting.

Council discussed the proposed acquisition of Marlwood Golf Course property and Mr. Courage provided Council with an update on the receivership of Marlwood, for information.

Fire Department – Employee – personal matter

Fire Chief Mike McWilliam and Denise Henry, HR Coordinator were in attendance.

The Fire Chief and HR Coordinator provided Council with an update, for information, regarding a personal matter of a Fire Department employee. It was then;

MOVED BY R. EGO
 SECONDED BY N. BIFOLCHI

RESOLUTION NO. 2015-04-35

RESOLVED THAT the closed session of the April 28, 2015 Council meeting adjourns and the open session resumes.

CARRIED

The Open Session resumed at 10:41 p.m.

MOVED BY S. BRAY
SECONDED BY R. EGO

RESOLUTION NO. 2015-04-36

RESOLVED THAT the Council of April 28, 2015 confirms the direction given to the Chief Administrative Officer, in the Closed Session.

CARRIED

14. ADJOURNMENT

Mayor Smith adjourned the meeting at 10:42 p.m.

The Minutes of this Meeting were adopted the 26th day of May, 2015.

Brian Smith, Mayor

Twyla Nicholson, Clerk