

MINUTES

Special Meeting of Council

Monday, April 25, 2016, 6:30 PM

Old Pelham Town Hall, 491 Canboro Rd., Ridgeville

Minutes - SC-05-2016 - Special Meeting of Council

Attendance

Mayor

- Dave Augustyn (Mayor)

Council Members

- Catherine King (Ward 2)
- Gary Accursi (Ward 2)
- John Durley (Ward 3)
- Marvin Junkin (Ward 1)
- Peter Papp (Ward 3)
- Richard Rybiak (Ward 1)

Chief Administrative Officer

- Darren Ottaway

Town Clerk / Recording Secretary

- Nancy J. Bozzato

Acting Deputy Clerk

- Judy Sheppard

Director of Community Planning and Development

- Barbara Wiens

Director of Corporate Services

- Cari Pupo

Director of Human Resources

- Paula Gilbert

Director of Public Works

- Andrea Clemencio

Director of Recreation, Culture & Wellness

- Vickie vanRavenswaay

Fire Chief

- Bob Lymburner

Marketing and Communications Officer

- Ana McKnight

Media

- Zachary Junkin
- Wayne Campbell
- Steve Henschel

- J. T. Lewis
- Cogeco Cable Television

Staff

- Mike Guglielmi (IT Coordinator)

Pre-Registered Delegations, as listed on the agenda.

Interested Citizens

Call to Order and Declaration of Quorum

Mayor Augustyn declared that a quorum was present and he called the meeting to order at approximately 6:35 p.m. The Mayor welcomed those in attendance, and those viewing via the Town's website, and he reviewed the rules of protocol for addressing Council. He thanked everyone who provided delegation presentations and correspondence to form part of this meeting's agenda.

Approval of the Agenda

Resolution #SC20160425.1001 – **Moved By: Marvin Junkin (Ward 1)**
Second By: Gary Accursi (Ward 2)

MOVED THAT the agenda for the 2016/04/25 Special Meeting of Council be adopted with the following amendments:

- Correspondence Items Received Following Agenda Release (#20160422002)
- Correspondence: Watson & Associates (#20160422001)

Resolution #SC20160425.1002 – **Moved By: John Durley (Ward 3)**
Second By: Catherine King (Ward 2)

THAT the agenda be amended by moving Item 5.1.14 forward to follow Item 5.1.2, and that Item 5.1.12 be received for information, as the presenter was unable to attend.

Carried

Resolution #SC20160425.1003 – **Moved By: Marvin Junkin (Ward 1)**
Second By: Gary Accursi (Ward 2)

BE IT RESOLVED THAT the agenda for the April 25th, 2016, Special Meeting of Council be adopted as amended, including the addendum materials listed thereon.

Carried

Disclosure of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest noted by any of the members present.

Pre-Registered Delegations

Local Business Perspective

(Issue #20160418002)

Mr. T. Nohara addressed Council giving a business perspective to the construction of a Pelham Community Centre. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1004 – **Moved By: Gary Accursi (Ward 2)**
Second By: Marvin Junkin (Ward 1)

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Mr. T. Nohara.

Carried

Pelham Seniors Advisory Committee

(Issue #20160412001)

Gail Hilyer, representing the Pelham Seniors' Advisory Committee and the Seniors' Representative on the Architectural Design Advisory Committee regarding the proposed Pelham Community Centre. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1005 – **Moved By: John Durley (Ward 3)**
Second By: Richard Rybiak (Ward 1)

BE IT RESOLVED THAT Council receive, for information, the information presented by Gail Hilyer, representing the Pelham Seniors' Advisory Committee and the Seniors' Representative on the Architectural Design Advisory Committee regarding the proposed Pelham Community Centre.

Carried

Niagara & Haldimand Building & Construction Trades Council; IBEW

(Issue #20160421014)

Mr. Mark Cherney, on behalf of the International Brotherhood of Electrical Workers and the Niagara Haldimand Building and Construction Trades presented information relating to this industry. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1006 – **Moved By: Gary Accursi (Ward 2)**
Second By: Marvin Junkin (Ward 1)

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by the Niagara and Haldimand Building and Construction Trades Council and the IBEW.

Carried

Barry Neelin

(Issue #20160419012)

Mr. Neelin was not in attendance, thus Council received the written documentation. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1007 – Moved By: John Durley (Ward 3)
Second By: Marvin Junkin (Ward 1)**

BE IT RESOLVED THAT Council receive the information provided at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Mr. Barry Neelin.

Carried

Dave Macfarlane

(Issue #20160420008)

Mr. Dave Macfarlane provided his perspective on the Pelham Community Centre. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1008 – Moved By: John Durley (Ward 3)
Second By: Catherine King (Ward 2)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Dave Macfarlane.

Carried

**Pelham Panthers Basketball and Architectural Design Advisory
Committee Basketball Representative**

(Issue #20160421011)

Brian Bleich, representing the Pelham Minor Basketball Association and a representative on the Architectural Design Advisory Committee, provided a two-pronged synopsis of the Association's support of the project, and the perspective of an Advisory Committee member's role. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1009 – Moved By: Richard Rybiak (Ward 1)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Brian Bleich.

Carried

Niagara Skating Club

(Issue #20160420006)

Liz LeMesurier and Amanda Maggetti, representing the Niagara Centre Skating Club presented their information relating to the proposed community centre. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1010 – Moved By: John Durley (Ward 3)
Second By: Catherine King (Ward 2)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by the Niagara Centre Skating Club.

Carried

Carolyn Botari

(Issue #20160421003)

Ms. Carolyn Botari presented her concerns regarding the potential community centre. A copy of the synopsis presentation is available through the office of the Clerk.

**Resolution #SC20160425.1011 – Moved By: Richard Rybiak (Ward 1)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by C. Botari.

Carried

Ralph Winslade

(Issue #20160421004)

Mr. Ralph Winslade presented his perspective on the proposed community centre. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1012 – Moved By: Marvin Junkin (Ward 1)
Second By: Gary Accursi (Ward 2)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Ralph Winslade.

Carried

Marianne Stewart

(Issue #20160421005)

Ms. Marianne Stewart presented her concerns regarding the proposed community centre. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1013 – Moved By: Richard Rybiak (Ward 1)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Marianne Stewart.

Carried

Citizen Representatives - Architectural Design Advisory Committee

(Issue #20160421008)

James Federico and Yvette Young, citizen representatives on the Architectural Design Advisory Committee, addressed Council to provide their focus as part of the committee. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1014 – Moved By: Gary Accursi (Ward 2)
Second By: Marvin Junkin (Ward 1)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by James Federico and Yvette Young.

Carried

Welland Pelham Chamber of Commerce

(Issue #20160421012)

Dolores Fabiano, in company with Vern Milot, presented information on behalf of the Welland Pelham Chamber of Commerce. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1015 – Moved By: Marvin Junkin (Ward 1)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Dolores Fabiano, Welland Pelham Chamber of Commerce.

Carried

Joseph Kos

(Issue #20160420005)

Mr. Joseph Kos addressed Council and outlined his concerns regarding the community centre, to promote a financially sound plan to support the the community centre. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1016 – Moved By: Marvin Junkin (Ward 1)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Joseph Kos.

Carried

Pelham Minor Hockey Association

(Issue #20160421013)

Victoria Morrissey, President of the Pelham Minor Hockey Association, presented their support of the Pelham Community Centre. A copy of the presentation is available through the office of the Clerk.

**Resolution #SC20160425.1017 – Moved By: John Durley (Ward 3)
Second By: Gary Accursi (Ward 2)**

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by the Pelham Minor Hockey Association.

Carried

Gary C. Chambers

(Issue #20160421015)

Mr. Gary C. Chambers addressed Council with his concerns regarding the process by which Council has taken for the proposed community centre. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1018 – **Moved By: Gary Accursi (Ward 2)**
Second By: Marvin Junkin (Ward 1)

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Gary C. Chambers.

Carried

Alan Morgan

(Issue #20160421010)

Mr. Morgan withdrew his request to appear, noting that his concerns have been stated by a previous speaker. Council received his presentation materials, a copy of which is available through the office of the Clerk.

Resolution #SC20160425.1019 – **Moved By: Richard Rybiak (Ward 1)**
Second By: John Durley (Ward 3)

BE IT RESOLVED THAT Council receive the information provided at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Alan Morgan.

Carried

Bill Heska

(Issue #20160421017)

Mr. Bill Heska, while not opposed to the community centre, addressed Council with concerns relating to the financial component of the project. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1020 – **Moved By: Richard Rybiak (Ward 1)**
Second By: John Durley (Ward 3)

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Bill Heska.

Carried

Stephen Kaiser

(Issue #20160421016)

Mr. Stephen Kaiser presented his perspective on the proposed community centre. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1021 – **Moved By: Catherine King (Ward 2)**
Second By: John Durley (Ward 3)

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by Stephen Kaiser.

Carried

Architectural Design Advisory Committee

(Issue #20160418001)

Mr. John Nicol, Chair, Architectural Design Advisory Committee, addressed Council to provide a synopsis of this Committee's work over the past two years. A copy of the presentation is available through the office of the Clerk.

Resolution #SC20160425.1022 – **Moved By: John Durley (Ward 3)**
Second By: Marvin Junkin (Ward 1)

BE IT RESOLVED THAT Council receive the information presented at the April 25, 2016 Special meeting of Council, regarding the proposed Pelham Community Centre, submitted by John Nicol, Chair, Architectural Design Advisory Committee.

Carried

Receipt of Written Submissions

Pelham Community Centre - Correspondence

(Issue #20160415001)

Resolution #SC20160425.1023 – **Moved By: Marvin Junkin (Ward 1)**
Second By: Gary Accursi (Ward 2)

BE IT RESOLVED THAT COUNCIL receive the Correspondence submitted by individuals expressing concerns, opposition or support to the proposed Pelham Community Centre, as listed on the agenda for the April 25, 2016 Special Meeting; and THAT staff be directed to respond as required.

Carried

Pre-Registered Delegations

Curt Harley

(Issue #20160420004)

Mr. Harley was unable to attend the meeting. His delegation information was received for information when the agenda was adopted.

Consideration of Staff Reports

Pelham Community Centre Next Steps

(Issue #20160421009)

Resolution #SC20160425.1024 – **Moved By: Gary Accursi (Ward 2)**
Second By: John Durley (Ward 3)

BE IT RESOLVED THAT the construction and operation of a multi-use facility to be known as the Pelham Community Centre be and is hereby authorized and approved at a total estimated cost not to exceed \$36,204,777 million;

AND THAT Council hereby approves Ball Construction as the Project

Manager during the construction of the Pelham Community Centre;
AND THAT Council hereby approves Petroff Partnership Architects Inc. as design consultants during the construction of the Pelham Community Centre;
AND THAT Council hereby approves InterKom Inc. to conduct the next phase of the fundraising campaign to completion;
AND THAT Council hereby approves the creation of a reserve account for the Pelham Community Centre;
AND THAT Staff be directed to continue monitoring the Provincial and Federal governments for the availability of grants for the construction of Community Centres, and to make application for grants should they be announced;
AND THAT Staff be directed to prepare a report including recommendations surrounding best practice for overseeing and monitoring the project, including but not limited to regular reports to Council that include Project Manager updates, to ensure the project stays on time and on budget, and that such report be presented to a special meeting of Council to be convened prior to the end of May, 2016;
AND THAT Staff be directed to prepare the necessary By-laws for Council consideration on May 2, 2016.

Councillor Papp requested a friendly amendment to authorize construction of a single-pad complex only and that the construction of a second ice pad be approved as a placeholder at this time.

The Mayor ruled this amendment Out of Order given that Council has previously approved the second arena to be included in the design.

Councillor Papp requested that the motion be divided, to separate the first paragraph for individual consideration.

Resolution #SC20160425.1025 – **Moved By: Gary Accursi (Ward 2)**
Second By: John Durley (Ward 3)

BE IT RESOLVED THAT the construction and operation of a multi-use facility to be known as the Pelham Community Centre be and is hereby authorized and approved at a total estimated cost not to exceed \$36,204,777 million.

Votes:

In Dave Augustyn (Mayor), Catherine King (Ward 2), Gary Accursi (Ward 2), John Durley (Ward 3), Richard Rybiak (Ward 1)

Opposed: Marvin Junkin (Ward 1), Peter Papp (Ward 3)

Carried

Resolution #SC20160425.1026 – **Moved By: Gary Accursi (Ward 2)**
Second By: John Durley (Ward 3)

BE IT RESOLVED THAT Council hereby approves Ball Construction as the Project Manager during the construction of the Pelham Community Centre;

AND THAT Council hereby approves Petroff Partnership Architects

Inc. as design consultants during the construction of the Pelham Community Centre;

AND THAT Council hereby approves InterKom Inc. to conduct the next phase of the fundraising campaign to completion;

AND THAT Council hereby approves the creation of a reserve account for the Pelham Community Centre;

AND THAT Staff be directed to continue monitoring the Provincial and Federal governments for the availability of grants for the construction of Community Centres, and to make application for grants should they be announced;

AND THAT Staff be directed to prepare a report including recommendations surrounding best practice for overseeing and monitoring the project, including but not limited to regular reports to Council that include Project Manager updates, to ensure the project stays on time and on budget, and that such report be presented to a special meeting of Council to be convened prior to the end of May, 2016;

AND THAT Staff be directed to prepare the necessary By-laws for Council consideration on May 2, 2016.

Carried

Options for Selling Municipal Land

(Issue #20160419008)

**Resolution #SC20160425.1027 – Moved By: Gary Accursi (Ward 2)
Second By: Marvin Junkin (Ward 1)**

BE IT RESOLVED THAT Council receive the Issue Summary Report outlining Options for Selling Municipal Land, for information; and

THAT staff be directed to present options for a comprehensive development and sale strategy for the Town's surplus lands in the East Fonthill area, at a special meeting of Council to be convened prior to the end of May, 2016.

**Resolution #SC20160425.1028 – Moved By: Peter Papp (Ward 3)
Second By: Richard Rybiak (Ward 1)**

THAT the motion be amended by adding the following words, after the words "East Fonthill area ",as follows:

"and other areas within the municipality"

Carried

**Resolution #SC20160425.1029 – Moved By: Gary Accursi (Ward 2)
Second By: Marvin Junkin (Ward 1)**

BE IT RESOLVED THAT Council receive the Issue Summary Report outlining Options for Selling Municipal Land, for information; and

THAT staff be directed to present options for a comprehensive development and sale strategy for the Town's surplus lands in the East Fonthill area, and other areas within the municipality, at a special meeting of Council to be convened prior to the end of May, 2016.

Carried

Community Centre User Groups Memorandum of Understanding

(Issue #20160419011)

**Resolution #SC20160425.1030 – Moved By: John Durley (Ward 3)
Second By: Gary Accursi (Ward 2)**

BE IT RESOLVED THAT Council receive the issue Report regarding the Community Centre User Groups Memorandum of Understanding;

AND THAT Council authorize the Mayor and Clerk to enter into Memorandums of Understanding to negotiate the appropriate long-term leases with Pelham Minor Hockey Association; Pelham Panther Basketball; Southern Tier Admirals AAA; Welland Raiders Minor Lacrosse Association; and Niagara Centre Figure Skating Club.

**Resolution #SC20160425.1031 – Moved By: John Durley (Ward 3)
Second By: Peter Papp (Ward 3)**

THAT the motion be amended to add the following, at the end of the second paragraph:

"and to additional groups that may wish to enter into Memorandums of Understanding in the future".

Carried

**Resolution #SC20160425.1032 – Moved By: John Durley (Ward 3)
Second By: Gary Accursi (Ward 2)**

BE IT RESOLVED THAT Council receive the issue Report regarding the Community Centre User Groups Memorandum of Understanding; and

THAT Council authorize the Mayor and Clerk to enter into Memorandums of Understanding to negotiate the appropriate long-term leases with Pelham Minor Hockey Association; Pelham Panther Basketball; Southern Tier Admirals AAA; Welland Raiders Minor Lacrosse Association; and Niagara Centre Figure Skating Club, and to additional groups that may wish to enter into Memorandums of Understanding in the future

Carried

Correspondence Items Received Following Agenda Release

(Issue #20160422002)

**Resolution #SC20160425.1033 – Moved By: Catherine King (Ward 2)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT COUNCIL receive the Correspondence submitted by individuals expressing concerns or opposition to the proposed Pelham Community Centre, as listed as part of the Addendum package on the agenda for the April 25, 2016 Special Meeting; and

THAT staff be directed to respond as required.

Carried

Correspondence: Watson & Associates

(Issue #20160422001)

**Resolution #SC20160425.1034 – Moved By: Richard Rybiak (Ward 1)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT Council receive the March 16, 2016 Memorandum from Watson & Associates, Economists Ltd. outlining the potential Development Charge Recovery analysis; and

THAT while recognizing that the Development Charge methodology outlined therein will fund a component of the Pelham Community Centre, staff be directed to include a presentation by Watson & Associates to demonstrate how this process will work, at a special meeting to be convened before the end of May, 2016.

Carried

Confirming By-law

(Issue #20160405001)

**Resolution #SC20160425.1035 – Moved By: Catherine King (Ward 2)
Second By: John Durley (Ward 3)**

BE IT RESOLVED THAT the following By-law be read a first, second and third time and passed:

Being a By-law to Adopt, Ratify and Confirm the proceedings of Council of the Town of Pelham at its special meeting held on the 25th day of April, 2015.

Carried

Adjournment

**Resolution #SC20160425.1036 – Moved By: John Durley (Ward 3)
Second By: Marvin Junkin (Ward 1)**

BE IT RESOLVED THAT this regular meeting of Council be adjourned until the next regular meeting scheduled for Monday, May 2, 2016 unless sooner called by the Mayor.

Carried

Mayor: Dave Augustyn

Town Clerk: Nancy J. Bozzato