

Lincoln Chambers

December 5th. 1994

Minutes of the Inaugural Meeting of the Council of the Town of Lincoln, elected for the term commencing December 1st. 1994, and ending November 30th. 1997, held in the Lincoln Chambers, on Monday, December 5th. 1994. at 7:00 p.m. Present were Mayor-Elect Ray A. Konkie, and Aidennn-Eiect Hiiary Bald, Richard Bilkszto. Brian Cuip. Alvin Danyiuck, David Good, Alian Gretsinger, Robert Keiiy and Wayne MacMiiian. Staff present: A. Buist (Chief Administrative Officer). K. Kruger (Clerk), D. Bakker (Treasurer), G. Hoiman (Director of Public Works), C. Heid (Director of Planning), B. Radlx (Chief Building Official), and W. Sakaiy (Deputy Treasurer), Regionai Councillor Jiil Hildreth was also in attendance.

CAL.L TQ ORDEi?

The inaugural Meeting of the Council was Coiled to Order by the Clerk, who welcomed the gallery of approximaiely 60 persons on the occasion.

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The invocation and prayers for divine guidance were offered by Rev. Gerry Brown of the Trinity United Church.

ADMINiSmATIION QF OATI-IS

The Clerk proceeded to administer the Declaration of Office and the Oath of Allegiance to each Alderman and the Mayor. Following his subscription to the Declaration of Office and the Oath of Aiiegiance, His Worship Mayor Ray A. Konkle look the chair.

INAUGURAL ADDRESS AND RECOGNITION WEB -

Following the administration of oaths. the Mayor delivered his inaugural address, The Mayor further recognized special guests in attendance and invited each Alderman to introduce members of their farniiies present on the occasion. The Mayor also introduced members of his own family in attendance.

Members of Town staff present at the meeting were also introduced to the gallery and Council by Mayor Konkle.

COMMiTEE SYSTEM AND MEETiNGX!E!XLiES

Moved by Ald. R. Keily. Seconded by Aid. A. Gretsinger,

That the Council of the Town of Lincoln shaii hoid its reguliar meetings on the first and third Mondays on each month at 7:30 p.m., at Town Hail.

CARRIED

Moved by Ald. B. Cuip. Seconded by Aid. A. Gretsinger

That the Finance & Administration Committee of the Council shall be composed of: Ald. Richard Biiksto (Chairman). Aid. Wayne MacMillan (Vice-Chairman), Aid. David Good, Ald. Allan Gretsinger and Mayor Ray A. Konkle, and that the Committee shall hoid Its regular meetings on the third Wednesday of each month at 7:30 p.m., at the Town Hall.

CARRIED

Moved by Aid. D. Good. Seconded by Aid. H. Baid

That the Planning Committee of the Council shall be composed of:

Ald. Bob Kelly (Chairman), Ald. Alvin Danyluck (Vice-Chairman), Ald. Richard Bilkszto. Ald. Brian Culp and Mayor Ray A. Konkle, and that the Committee shall hold its regular meetings on the second and fourth Mondays of each month at 730 p.m., at the Town Hall.

CARRIED

Moved by Aid. R. Biikszto, Seconded by Aid. A. Danyiuck

That the Recreation & Parks Committee of the Council shall be composed of:

Ald. H. Baid (Chairman), Ald. Ailan Greisinger (Vice-chairman). Ald. David Good. Ald. Wayne MacMiiian and Mayor Ray A. Konkie, and that the Committee shall hoid its regular meetings on the second Tuesday of each month at 7:30 p.m., at the Town I-iali.

CARRiED Moved by Ald. R. Kelly, Seconded by Ald. W. MacMillan

That the Public Works Committee of the Council shall be composed of: Ald. Brian Culp (Chairman). Ald. Hilary Bald (Vice-chairman), Ald. Alvin Danyiuck, Ald. Bob Keliy and Mayor Ray A. Konkle, and that the Committee shall hold its regular meetings on the second and fourth Wednesdays of each month at 7:30 p.m., at the Town Hall.

CARRIED

Moved by Ald. H. Bald, Seconded by Ald. D. Good

That the Fire & Public Safety Committee of the Council shall be composed of:

Aid. Wayne MacMillan (Chairman), Ald. Richard Bilkszto (Vice-chairman), Ald. Davld Good, Ald. Alian Gretsinger and Mayor Ray A. Konkle and that the Committee shall hold its regular meetings as required on the third Wednesday of each month, Immediately

preceding the Finance & Administration Committee at the Town Hall,

CARRIED

AP~IME_C?IISTQ.BQARDS AND COMMLSSiQNS

Moved by Ald.B,Cuip. Seconded by Ald,W.MacMiilan

That Ald.Allan Gretsinger be appointed as Council's representative to the Board of Managementistearing Cornminee.

CARRIED

Moved by Ald.A,Danyluck, Seconded by Ald.R.Bilkszto

That Ald.Wayne MacMillan be appointed as Council's representative to the Lincoln Public Library Board.

CARRIED

Moved by Ald.W.MacMiilan, Seconded by Ald.R,Keily

That Ald.Hilary &rid be appointed as Council's representative to the iACAC with Ald.Brian Culp os Alternate.

CARRIED

Moved by Aid.A.Danyiuck, Seconded by Ald.R.Bilksio

That Ald.Allan Gretsinger be appointed as Council's representative to the Niagara Municipal Recycling Board.

CARRIED

Moved by Ald.R.Kelly, Seconded by Ald,A.Gretsinger

That Ald.Alvin Danyluck be appointed os Council's representative to the Jordan Historical Museum Society. CARRIED

Moved by Ald.A.Gretsinger, Seconded by Ald,R.Kelly

That Ald.Hilary Bald be appointed as Council's representative to the Beamsviile BIA Board of Management. CARRIED

Moved by Ald.B,Cuip. Seconded by Ald.R.Kelly

That this Council recommend to the Council of the Regional Municipality of Niagara that Morgaret Reed be reappointed as Council's representative to the Niagara Peninsula Consevation Authority. CARRIED

Moved by Ald.D.Good, Seconded by Ald.H.Bald

That Ald.Richard Bilksio be appointed as Council's representative to the Niagara Region Tourist Council (alternate appointmerlt - Ald,Bob Kelly). CARRIED

Moved by Aid.ti.Baid, Seconded by Ald.D.Good

That Ald.Bob Kelly be appointed as Council's representative to the West Lincoln Memorial Hospital Board. CARRIED

Moved by Ald.W.MacMillan, Seconded by AIJ.B.Culp

That Ald.David Good be appointed as Council's representative to the Lincoln Chamber of Commerce. CARRIED Moved by Ald.H.Boid, Seconded by Ald.D,Good

That Ald.Bob Kelly, Ald.iiichard Hiikszlo unci Ald.Alv!n Danyiuck be uppourtia to i:-@ Economic Development S!~bcommii-teo. CARRIED

Moved by Ald.R.Bilicszt0. Seconded by Aid.k.Dunyluck

That all appoiritn~ents made by this Council at ti?ls meeting will bo for u three (3) year term but subject to review by the Councili ut its discretion. CARRIED

Moved by Ald.R.Keliy. Seconded by Ald.A.Gi-e'tsingei

Re: Lincoln i-hydro Electric Commission. Boundary AdJusimenI Stu!~iy

That staff be directed to proceed with ali necessuiy anangomerits for a Public Meeting pursuant to the proposed Power Coiporallon Arnenbrnerl Act. 1994, such meeting to be held Thursday. December 29th, 1974, at 7100 p.m.. nndio be immediately foilowed by a special meeting of Cou~cil to consider ct by-law to expand the service area of the Lincoln Hydro Electric Cornmission. CARRIED

CITIZEN OF THE YEAR CmW

Moved by Aid.A.Gretsinger, Seconded by Aid.li.Kc?Ily

That Council ratify the recoinnendotions ot tho Actlloc Citiz~sn of the Year Conimittee as outlined by the Cieik in Closed Session.

CARRIED

The business before the inaugural meeting or Coi~ncil being conciuuded, the Mayor declared the meeting adjourned, arld inviied those presc?nt to partake in a reception immediately following the meeting,

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(Dictation Date: Dec.6/94) Decen~ber 7. 1994 I

Council Chambers

Minutes ofa Recreation and Parks Conmuttee meeing held in the Council Chambers at Town lljU on Wednesday. December 7. 1994 at 8:00 p.m. 111 alte11clar1ce were Ald. H. Bald. Chairman, Ald. A. Gretsinger, Mayor K A. Konkle. Ad. D. Goocl, Md. W. MacMfilan.

Staff in attendance were D. Wainman, Director, Recreation & Parks, B. Urquhart, Recreation & Parks Facilities Manager

Also in attendance were Ald. R Bilkszto and Ald. X. Kelly.

The members of the Committee discussed the concerns raised at the public meeting in regards to the concept plan for the Beamsville & District Lions Community Park. Committee also instructed staff to make sure that issues raised at the public meeting would be reviewed by the park consultants and that any proposed changes to the plan would be reviewed by Committee and Council prior to any changes.

Moved by Ald. D. Good, Seconded by Ald. W. MacMillan

That the Recreation and Parks Committee recommend to Council that the Park Master plan for the Beamsville and District Lions Community Park as prepared by Proctor and Redfern Limited be approved by Council as the final park master plan for the facility.

CARRIED

There being no further business the Chairman declared the meeting adjourned.

" --

Chairman Secretary December 7, 1994

Council Chambers

Minutes of a public meeting on the park concept plan for the Beamsville and District Lions Community Park held in the Council Chambers of Town Hall on Wednesday, December 7, 1994 at 7:00 p.m.

In attendance were Ald. I-I. Bald, Chairman, Ald. A. Gretsinger, Ald. D. Cook, Ald. W. McMillan and Mayor R A. Konkle.

Staff in attendance D. Wainman, Director of Recreation and Parks, B. Urquhart, Facilities Manager. also in attendance were Ald. R Bilkszto and Ald. R. Kelly.

The Chairman opened the meeting and advised the public in attendance how the Town has proceeded to date on developing a park concept plan for the community park. The Chairman also informed that the Town is not just constructing a sports park but a community park that will service a larger portion of the community with varied interests.

The Chairman then introduced Bob Dobbin the senior landscape architect from Proctor and Redfern Limited, the consulting firm retained by the Town to prepare a concept plan for the park. Mr. Dobbin then proceeded to outline the concept plan that he has prepared for the park. Mr. Dobbin advised that he has met with the user groups such as baseball, softball, soccer along with the Town officials a number of times in preparing the plan. Mr. Dobbin then reviewed the plan outlining the various amenities and facilities to be included in the park. At the completion of Mr. Dobbin's presentation the Chairman opened the floor for questions from the public and committee.

Mr. Charlie Parker the immediate neighbour abutting the park to the west suggested the roadway at the south end of the park would require a turn around area. Mr. Dobbin advised that this would be done in the area of the future recreation center.

Mr. Paul Vandersteen suggested that the backstops should be back to back which would allow spectators to have closer access to washrooms and the concession booth. Mr. Dobbin responded by indicating this would result in the ball field sun orientation being lost and further it would have an adverse affect on the parking lot plan. Mr. Wainman also indicated that the proposed layout would be much safer than the backstops being back to back. He suggested that with backstops back to back it creates the opportunity for foul balls to hurt someone in another playing field or spectators.

Steve Kocis neighbour to the north of the park suggested that berms and trees be put up along Fly Road to act as a barrier against drifts that may result from the spraying of farm crops. Horace Burton from the Beamsville Lions Club indicated that berms should be located appropriately around the park to act as buffers. Ald. D. Good stated that he is in full support of good buffering around the park.

The question arose around the time of year for crop spraying and Mr. Kocis advised that spraying usually starts in the month of May. Ald. Kelly indicated from the park to the farm to the north should not pose a problem as far as spraying is concerned. He noted that the road allowance of 66 feet and with the addition of some landscape barriers should be more than adequate to prevent the drifting of spray.

Milan Herstek from Beamsville Minor Baseball advised that from their perspective, washroom facilities are essential to the park and should be a priority. Paul Vandersleen also suggested that gates be installed at the entrance to the park for security purposes. Mr. Parker indicated that fencing should be installed along side of residents abutting the park especially along his property as he has a bee problem.

Discussions then lead to drainage and water supply and Mr. Dobbin indicated his firm has contracted McGlone and Associates Limited to do the geotechnical evaluations required. The question was raised as to the testing of a soil depth and Mr. Dobbin advised that he has been in contact with a previous owner of the property and has gathered some information in this regard. Ald. Bilkszto indicated that some test holes should be done on site and the consultant advised that this would be done. Ald. Bkto also asked Mr. Dobbin for the estimated cost of irrigation and Mr. Dobbin estimated it at

\$20,000.00 per field. Ald. BWo indicated that this may be an area where a reduction in cost could be incurred and the funds used for other priority areas in the park.

Ian Hay from Lincoln Minor Soccer then spoke in favour of irrigation and indicated the importance of having good irrigation to keep good field conditions. Mayor Konkle suggested that the overall size dimension of the property should be included on the drawings for the park.

The Mayor also suggested that any berms or barriers along Fly Road should be studied prior to installing in the event that they may create a problem with snow piling along the roadway.

The Mayor also expressed a concern in regards to the distance to access washrooms. Discussions then led to the thought that there should be one main washroom facility in Phase I with some portables in other areas in the park. Doug Burton from the Beamsville Lions Club asked could the existing silo be used for water storage and Mr. Dobbin advised that this was being investigated. Brian Rogmanoli representing LACAC indicated that they are very pleased that the Town is considering the retaining of the barn on site for use in the park.

Meeting adjourned. Beamsville Room

December 14th. 1994

Minutes of a meeting of the Finance & Administration Committee held in the Beamsville Room, on Wednesday, December 14th. 1994, at 6:30 p.m. Present were: Ald. R. Bilkszto (Chairman). Mayor R. Konkle. Ald. D. Good. Ald. A. Gretsinger and Ald. W. MacMillan. Staff present: A. Buist (Chief Administrative Officer). K. Kruger (Town Clerk) and D. Bakker (Treasurer).

Since most reports on the agenda were standard monthly reports, the involved staff member provided a brief description of the format, purpose and process for each report.

Moved by Ald. A. Gretsinger. Seconded by Mayor R. Konkle

THAT Department payments in the amount of \$2,995,489.56 incurred in accordance with Council Policy A-94-218, having now been audited by Committee be ratified by Council. CARRIED

RECORDED

8012-94-289, OCTOBER BUILDING REPORT

Moved by Ald. W. MacMillan, Seconded by Ald. D. Good

That Report BDR-94-289, being the Chief Building Official's Building report, be received for the Committee's Information.

CARRIED

FIN-94-304. BOARD OF MANAGEMENT. LANDFILL RESERVES

Moved by Ald. W. MacMillan, Seconded by Ald. D. Good

That the Treasurer be directed to transfer \$207,087, being the Town of Lincoln's share of the Land Acquisition and Perpetual Care reserves received from the Board of Management, to the Town of Lincoln reserve for Landfill Site Development/Waste Management.

CARRIED

m305. INVESTMENTS. RESERVES. TRUST FUND STATUS

Moved by Ald. D. Good, Seconded by Ald. W. MacMillan

That the Investments. Reserves. Reserve Funds, and Trust Fund Status reports as at November 30th. 1994, be received for the Committee's information.

CARRIED

m-24-306. STATEMENT OF OPERATIONS

Moved by Ald. D. Good, Seconded by Ald. W. MacMillan

That this report, being the Treasurer's Statement of Operations report as at November 30th. 1994, be received for the Committee's information.

CARRIED

C-OF CORRESPONDENCE

Moved by Ald. A. Gretsinger. Seconded by Mayor R. Konkle

That the Clerk's summary of correspondence report be adopted and the recommendations contained therein be approved and acted upon.

CARRIED

MOUNTAINVIEW HOMES

Mayor Konkle advised those present that with respect to Mountainview Homes, the Town of Lincoln does have in place the necessary securities in the form of letters of credit necessary and therefore the Town is not in jeopardy in any way by the financial difficulties experienced by Mountainview Homes. It was noted that there may however be some construction which may not continue for some time. (Finance, Dec. 14/94) -2-

ADJOURNMENT

The business before the Committee being concluded, the Chairman declared the meeting adjourned.

CHAIRMAN

(Dictation Date: Dec.15194)

SECRETARY December 14th. 1994

LifPORTTO; The Chairman and Members of the Finance & Administration Committee

EGcW Kyle S.Kruger, Town Clerk

Correspondence, Committee's Meeting of December 14th. 1994

Ald.R.Biikszto. Chairman and Committee Membeis:

The following is a summary of the correspondence for the Comminee's meeting of December 14th. 1994, with staff recommendations.

1. Lincoln Pubiic Library Board, minutes of Ks meeting, September 27th. 1994.

Reference to approval for the grant for the East Lincoln Branch Library for \$637,227.

Reference to the sod turning ceremony to be held Friday. October 7th, 1994. at the site of the new Library. Reference to the fundraising campaign plan being deveioped.

Reference to OMERS early retirement benefits and note that the benefits under the OMERS plan are possible only if the Board agrees to downsizing the number of staff.

RECOMMENDATION: Receive and File

2. Lincoln Pubiic Library Board, minutes of meeting. October 25th. 1994. Reference to

the draft fundraising pion, Reference to proposals for naming of the new Library

Branch. Reference to the author'uation to enter into an QMERS Type 7 agreement.

Reference to meeting with representatives regarding the Rlttenhouse Trust, Reference

to concerns expressed by the Town representative on the Board stating that concern

has been expressed by the Town's Finance & Administration Committee, that the \$132

per square foot figure stated in the East Lincoln Library Branch Development Study is ioo high.

RECOMMENDATION: Receive and Fiie

3. Regional Municipality of Niagara, 1993 annuoi report and 1994 current and capitai budget summaries.

RECOMMENDATION: "That the 1993 annuai report for ihe Region of Niagara be mode available in the Council Library for review".

4. Region of Niagara, Planning & Deveiopment Department, letter of November 22nd 1994. regarding "Greening Up Niagara". The letter advises that a founding workshop of the Greening Up Niagara Initiative was held recently and that the initiative represents an approach to improving the environment which would create jobs and stimulate the local economy. Initiative is to provide a program to use a community based approach to increase energy and water efficiency, reduce waste and prevent pollution. Under this program, the MOEE provides communities with financial assistance for strategic planning and project implementation, The Region of Niagara would be the first to attempt a Green Communities Initiative on a Regional scale,

RECOMMENDATION: Receive and Fiie, 2 5, Region of Niagara. ietter November 20th. 1994, providing Third Quarter 1994 Building

Permit activities. The report identities that the Town of Lincoln experienced a 42.4% decrease in building permit activity from the Third Quarter in 1993 whereas the Region as a whole experienced a 24.1% increase. However, year to date 1994 compared to 1993, the Town is virtually identical, actually indicating a 0% change. On the whole, the Region of Niagara has experienced a 29.7% increase.

EXOMMENDATION: Receive and Fiie

6. Region of Niagara, ietter November 28th. 1994. providing summary of tax arrears and collection experienced of the area municipalities for 1993. The report shows that total tax arrears outstanding at the end of 1993 increased 10.1% from 1992 in the Region. The amount of tax arrears as a percentage of the current levy ranges from 7.5% in Port.

Coiborne to 22.2% in Niagara Falls. The Town of Lincoln has approximately 13.7% total arrears as a percent of the current tax levy. The report provides further details

regarding the amount of current and non-cunent tax arrears as a percentage of the current tax levy and compares them to 1992. The report concludes that the Region of Niagara's rate of tax arrears is increasingly higher than the Provincial averages and that there is room for improvement in the Niagara Region in the area of collection of tax arrears.

RECOMMENDATION: Receive and File

7. Lincoln Chamber of Commerce, ietter of November 24th. 1994. regarding the East Lincoln Library Branch. The ietter encourages for a number of reasons that the various funds to be spent on this project are spent iocaiiy, either within the Town of Lincoln or the Region of Niagara. The letter further requests therefore that for this project the Town

restrict bidding to General Contractors within the Region of Niagara and stipulate the 50% of the work content must be Town of Lincoln sub-trades. A copy of the letter has been forwarded to the Lincoln Public Library Board.

RECOMMENDATION: "That the Town of Lincoln advise the Chamber of Commerce of the Town's existing tendering policy to be followed and suggest that where tender prices allow, favourable consideration will be given to local contractors and sub-trades".

8. Chief Electoral Officer, re: report of the Federal Electoral Boundaries Commission for the Province of Ontario. The letter advises that in accordance with the Electoral Boundaries Readjustment Suspension Act, the Commission for the Province of Ontario was temporarily discharged of his duties on the day it transmitted its report to the Chief Electoral Officer. The letter provides a copy of the Commission's report. The letter advises that the operations of certain provisions of the Electoral Boundaries Readjustment Act have been suspended including those relating to the implementation of the report. The letter advises that this suspension will terminate on June 22nd, 1995. The proposed Electoral Boundaries remain at the moment as in the preliminary study including the Town of Lincoln in the Erie/Lincoln Riding including the municipalities of Fort Erie, Port Colborne, Wainfleet, West Lincoln and Lincoln.

RECOMMENDATION: Receive and File

Reviewed by,

Alan J. Buisi

Chief Administrative Officer Heamsville Koom

December 14th, 1994

Minutes of a meeting of the Town of Lincoln Public Works Committee, held in the Heamsville Room, on Wednesday, December 14th, 1994, at 7:00 p.m.. Present were: C. D. B. Culp (Chairman), Ald. H. Bald (Vice-Chairman), Ald. A. Danyluk, Ald. R. Kelly, Ald. H. Bilkszto, Ald. A. C. Retzinger, Ald. MacMillan, Ald. Good and Mayor R. Konkle. Staff present: G. Holman (Director of Public Works), B. Radix (Chief Building Official), M. Daffre (Acting Deputy Director of Public Works) and A. Buisi (Chief Administrative Officer).

ACCOUNTS

Moved by Ald. R. Kelly, Seconded by Ald. A. Danyluk

THAT Department payments in the amount of \$46,090.75 incurred in accordance with Council policy A-94-218 having now been audited by Committee be ratified by Council. CARRIED

Moved by Mayor Konkle, Seconded by Ald. R. Kelly

THAT Department payments in the amount of \$216,734.32 incurred in accordance with Council policy A-94-218 having now been audited by Committee be ratified by Council.

CARRIED

Moved by Ald. R. Kelly, Seconded by Mayor Konkle

THAT Department payments in the amount of \$46,266.57 incurred in accordance with Council policy A-94-218 having now been audited, & by Committee be ratified by Council.

CARRIED

Moved by Ald. R. Kelly, Seconded by Ald. A. Danyluk

THAT Department payments in the amount of \$53,605.15 incurred in accordance with Council policy A-94-218 having now been audited by Committee be ratified by Council.

CARRIED

Moved by Ald. R. Kelly, Seconded by Ald. A. Danyluk

THAT Department payments in the amount of \$70,861.04 incurred in accordance with Council policy A-94-218 having now been audited by Committee be ratified by Council.

CARRIED

Moved by Ald. A. Danyluk, Seconded by Ald. R. Kelly

THAT Department payments in the amount of \$419,647.73 incurred in accordance with Council policy A-94-218 having now been audited by Committee be ratified by Council.

CARRIED

Moved by Ald. A. Danyluk, Seconded by Ald. R. Kelly

THAT Department payments in the amount of \$36,353.27 incurred in accordance with Council policy A-94-218 having now been audited by Committee be ratified by Council.

CARRIED

PROJECT ACCOUNT SW.Wa .-

The Director addressed questions from the Committee related to the under expenditures in the Cold Mix and Pulverizing budgets and advised that actual conditions required a reallocation of funds within approved spending limits.

BRIAN MORGAN, SUPERIOR PROPANE

Mr. Brian Morgan and Mr. Geddis Saunoris of Superior Propane presented information on new advances in the auto propane industry that could potentially result in cost savings for municipalities with sizable fleets (see attachment).

Saunoris provided an undertaking to set up a trial program at no cost to the Town to assist us in the viability of using alternative fuels.

Staff was instructed to meet with the representatives again and prepare a report for the future consideration of the Public Works Committee. Public Works Committee

REPORTS

1995 ANNUAL CONFERENCE, ONTARIO GOOD ROADS ASSOCIATION, PWL3

Other members of the Committee were encouraged to attend due to the content of the material to be presented at the Conference.

Moved by Ald. It. Kelly, Seconded by Ald. H. Rald

THAT the Public Works Committee recommend to Council that the Director of Public Works be authorized to attend the 1995 Annual Conference of the Ontario Good Roads Association, to be held on February 19-22, 1995 in Toronto, with the usual expenses to apply. FURTHER THAT funds in the amount of \$750.00 be incorporated into the 1995 operating budget, Account #R311-0000-3115 (General Conferences and Conventions).

CARRIED

1995 SERVICE CHARGES, PUBLIC WORKS DEPARTMENT, PWD 1194-224

The Committee questioned the amounts currently being charged for services performed by Town forces and were informed by staff that the private sector could provide services cheaper due to lower rent costs; due to MTO rental rates, labour rates and administrative charges.

Moved by Ald. R. Kelly, Seconded by Ald. H. Bald

THAT the Public Works Committee recommend to Council that the recommended rates outlined in this report be approved and that staff be directed to incorporate these charges into the 1995 operations budget effective January 1st, 1995.

CARRIED

The Committee discussed the viability of an alternative side vs. permanent parking restrictions. Staff advised that the majority of the residents who commented preferred the staff recommendation. Staff were directed to discuss on-street parking concerns with planning staff so that appropriate provisions could be considered in the development standards.

Moved by Ald. H. Uald, Seconded by Ald. R. Kelly

THAT the Public Works Committee recommend to Council that the proposed on-street parking restrictions on Cedarbrook Lane be approved. FURTHER THAT staff be directed to prepare the corresponding amendment to the traffic by-law for the consideration of Council.

FURTHER THAT Public Works staff be directed to notify residents of Cedarbrook Lane of the Council recommendation.

SNOW REMOVAL SERVICES CONTRACT, PWD 1194:1.U ...

The Committee requested that the private properties that have been receiving sidewalk clearing services be advised that the Town will no longer be providing the services at the property's expense.

Moved by Ald. H. Bald, Seconded by Ald. R. Kelly

THAT the Public Works Committee recommend to Council that staff be authorized to engage tire services of snow removal contractors for the removal of snow from all municipal parking lots and Town sidewalks.

FURTHER THAT Lykstra Plowing be engaged to maintain Section A at a cost of \$405.00 per snow fall, Section R at a cost of \$75.00 per snow fall and Section C at a cost of \$155.00 per snow fall.

FURTHER THAT Schol's Snow Blowing be engaged to maintain Section D1 at a cost of \$1,548.90 per snow fall and Section D2 at a cost of \$606.30 per snow fall.

FURTHER THAT Quarry Ridge he engaged to maintain Section D3 at a cost of \$170.00 per snow fall.

FURTHER THAT item ii5 Section D be amended to include the sidewalk on the west side of Moilliiain St. and north of Beam St. past the Sports House. FURTHER THAT: thii Director of Piblic Works charge to any property owner listed, the cost of clearing the cictewa3.k~ of their property.

CARRIED Public Works

Conuni ttee --I- 1)j.c. 0.4/94

GLE:N ELGLN SUB1)IVISION - DISPUTE RESOLUTION AND ASSUMP'CION, 94-307

ie Director briefly explained the long history of drainage prohiems and the 4 reasons for the delay i.11 the assumpt:ion of the si~bdivision. Tile Comm~ittee

questioned the additional costs to the Town to resolve the niatter and i.nstructec l staff to improve irispection and monitoring of contracts when contract extensions are involved.

Moved by Ald.A.Danyluck, Seconded by Mayor Koiikle

THAT the Public Works Cornlittee reco~wnend to Council ttiat: staff be authorized Lo cash the remaining letters of credit.

for the Glen Elgin subdivision and apply these funds to the Out:standing costs related to the project as outlined in this report.

FURTHER THAT the Treasurer be directed to remit tile Towin's share associated with the drainage works using funds originally set out 5.n Account #C421-0573.

FURTHER THAT staff be directed to prepare an ass~linptiori by--law for the Glen Elgin subdivision for the consideration of Council.

FURTHER THAT staff be authorized t:o initiate the installation of cable TV services to this subdivision.

CARRIED

%!:A DOWNT'OWN CORE STUDY - CONSULTANT SELECTION, PWD if94-,303, *-- The Coimitte noted that the study team should ensu~re tl~at. the ~Creetscape pian is derived from their own ideas rlsiig existirig landscaping froin the 'TOWN CENTRE development as a com?l.imentary but not control:liig feat.ure.

Moved by Mayor Konkle, Seconded by A1d.A. i)iii~yluck

THAT' the Public Works Committee recomn~end to Council

that the Town of Lincoln engage tkie services of Tile Archipelago Group incorporated to proceed with the coinpletion of the RIA dowritowil core st]eetscape plan according to their proposal received Noveniber 10tl1, 1994.

FURTIIER THAT the funds set aside in the 1994 capital budget be carried over to the 1995 capital budget to accoinodate this expenditure.

CARRIEI)

INSTALLATION OF STREET LIGHT, INTERSECT~ON OF SOUTII SERVICE: i<me & MERRLT'P ROAD, PWL? (134-300 -.

Tkie Committee directed staff to inform tile person making tile request of tile council's decision.

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Moved by Ald.R.Kelly, Seconded by Ald.H.Bald

THAT the Public Works Committee recommend to Couiicil that the request for a street light installation at the South Service Iioad and Merritt Road be denied at this time as per the staff report.

CARRI:ED

OTHER REPORTS ---

GOLDEN HORSESHOE MOBILE HOME PARK, A-94-302

The Committee entertained an explanation of tile issues from the property owner, Mr. Terrell Heard. Mr. Heard indicated his support for the staff report lout questionied the need to monitor the effluent from the trailer park's sewer system.

Mr. Heard informed the Commit:tee that some operational problems have occurred due to grease build up etc., but that the property mariageinent company was quick to respond. He further noted that the concerns that were pul~licly expressed were not generally accurate and did not reflect the feelings of the majority of the residents living in the trailer park.

The Comniittee discussed the need to satisfy tile otiiier residerits of the cornmuriity that the trailer park was not contributing excessive flows to the Raker Road Sewage Treatment Plant and needed the manhole for proper testing and flow iiiieasurement .

Mr. Harold Douglas circulated some photos to show the Coliumi.iri.e members and requested some assurances that the internal sewage system be properly built and maintained. Public Works Committee -4- Dec. 14/94

The Committee discussed the Town's authority to monitor the trailer park's effluent but not to regulate the system's design or maintenance.

Mr. Bill Gracey spoke in support of the trailer park owner's efforts to address trailer concerns and noted that the allegations of major servicing problems in the park have drastically affected the resale value of the mobile homes.

Staff were directed to investigate the implementation of a suitable and legal by-law to clarify the responsibility and authority to regulate the trailer park. Moved by Mayor Conkle, Seconded by Ald. A. Danyluk

THAT the Public Works Committee recommend to Council that:

1. Notice be given to individual mobile home owners regarding anchoring, so that corrective action can be undertaken by the mobile home owners or the mobile home park owner.
2. Any deficiencies identified in the Proctor & Redfern report be corrected as soon as possible by the mobile home park owner.
3. The mobile home park owner establish and implement a maintenance schedule and annually submit to the Director of Public Works a summary of maintenance undertaken during the year.
4. Riser inspection manhole be installed by the mobile home park owner upstream to the pumping station, to facilitate the maintenance program.
5. The Town conduct a flow monitoring program to determine the level and extent of infiltration in the sanitary sewers and report back to Council on the results.
6. The Public Works Department work with the Ministry of Environment & Energy and the park owner to obtain necessary approvals without the Town assuming the private sewage system.
7. By-law No. 73-28 be repealed.

CARRIED

1. AND RELOCATION, WE: Sr 1' SIDE OF DART' ROAD, MILLIS . M. STEVENSON, A-4-22& --

Mrs. Stevenson and her son, Hugh arrived and discussed the staff report and provided some additional background information concerning the agreement to transfer the lands.

Moved by Ald. A. Danyluk, Seconded by Mayor Conkle

THAT the Land dedication, West Side of Bartlett Road be deferred to the January 25, 1995 Public Works Committee meeting.

POSSIBLE RELOCATION OF PRIVATE WATER SUPPLY DEPOT IN JORDAN, A-94-293 -

The Committee discussed the options presented in the report and determined that the municipality should provide access to a water supply rather than relying on the private haulers. I. Doug Conkle was in attendance to relay his concerns for safety.

Moved by Ald. A. Danyluk, Seconded by Mayor Conkle

THAT the Public Works Committee recommend to Council that option #1 of Report A-94-299 be approved.

CARRIED

MINUTES OF MEETINGS

1. Bartlett Creek Mastcra Drainage Plan Update - November 4th, 1994.

R&F Public Works

Committee Dec. 14/94

1. Region of Niagara - Parking Restrictions on King Street.

R & F

The Committee directed staff to reaffirm its original position on the matter.

2. CN - Safety Improvements at Level Crossing of 21st Street.

R & F

3. Region of Niagara - Drinking Water Quality.

R & F

4. Township of West Lincoln - Engineering Costs - Reconstruction of Springcreek Road at Lincoln/West Lincoln Townline.

R&F

The Committee directed staff to advise the Township of West Lincoln that this project will not proceed in '91.

NOTICE OF NEW BUSINESS

Staff were directed to provide additional information on the Peninsula Fence invoice.

Staff were encouraged to step up enforcement on sidewalk clearing and requested prompt service on those sidewalks for which the Town was responsible.

Staff were directed to investigate the fencing of the end of Eastdale Drive

UNSCHEDULED DELEGATIONS ..

None

ADJOURNMENT

There being no further business, the Chairman declared the meeting adjourned

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CHAIRMAN SECRETARY

(dictation date: December 19th, 1994) Lincoln Chambers

December 19th, 1994

The Council of the Town of Lincoln met in regular session on Monday, December 19th, 1994, at 6:50 p.m., in the Lincoln Chambers. All members of Council were present, and the meeting was chaired by Mayor R. Konkie. Staff present: A. Buist (Chief Administrative Officer), K. Kruger (Town Clerk), C. Heid (Director of Planning), G. Hoiman (Director of Public Works) and D. Wairman (Recreation Services Coordinator).

Moved by Ald. R. Keily, Seconded by Ald. A. Gretsinger

THAT the minutes of Council's regular meeting of November 7th, 1994, be adopted as circulated. CARRIED

Moved by Ald. R. Keily, Seconded by Ald. A. Gretsinger

That the minutes of Council's special meeting of November 24th, 1994, be adopted as circulated.

CARRIED

Moved by Ald. A. Gretsinger, Seconded by Aid. W. MacMillan

That the minutes of Council's Inaugural Meeting of December 5th, 1994, be adopted as circulated.

CARRIED

PUBLIC MEETING, RE: PROPOSED STREET NAME CHANGE

At the request of Council, the Clerk advised that the public meeting was held pursuant to the Municipal Act, regarding a proposed street name change on the road currently known as Pumphouse Road. He advised of the procedure required under the Municipal Act and the dates on which the notice of the public meeting was published in the local newspaper. Council inquired as to whether anyone was present wishing to speak to this issue.

Mr. Acres was present and inquired as to the process which would be followed, after the approval of this by-law. The Clerk responded to questions from members of Council regarding the steps to be followed regarding this proposed by-law.

Upon confirming that no-one else was present to speak to this issue, the Mayor declared the public meeting closed.

REPORTS

PLANNING COMMITTEE. NOVEMBER 7TH, 1994

Moved by Ald. R. Keily, Seconded by Ald. A. Danyiuck

That the Planning Committee minutes of November 7th, 1994, be adopted and the recommendations contained therein be approved and acted upon.

CARRIED

PUBLIC MEETING

Moved by Ald. A. Gretsinger, Seconded by Ald. R. Keily

That the Public Meeting minutes of November 28th, 1994, be adopted as circulated.

CARRIED

PLANNING COMMITTEE. NOVEMBER 28TH, 1994

Moved by Ald. R. Keily, Seconded by Ald. A. Danyiuck

That the Planning Committee minutes of November 28th, 1994, be adopted and the recommendations contained therein be approved and acted upon.

CARRIED

RECREATION & PARKS COMMITTEE *

Moved by Aid. D. Good, Seconded by Aid. H. Baid

That the Recreation Public Meeting minutes of December 7th, 1994, be adopted as circulated. (Council. Dec. 19/94) -2-

Moved by Ald.D.Good, Seconded by Ald.H.Bald

That the Recreation & Parks Committee minutes of December 7th. 1994, be adopted, and the recommendations contained therein be approved and acted upon,
CARRIED

Moved by Ald.D.Good. Seconded by Ald.N.MacMillan

That the Finance & Administration Committee minutes of December 14th. 1994, be adopted, and the recommendations contained therein be approved and acted upon.

CARRIED

With respect to Report A-94-302 on the Golden Horseshoe Trailer Park, questions were raised regarding the proposed repeal of By-law No.73-28. Members of Council confirmed that the repeal of this by-law would not affect other by-laws in place in the Town.

Members of Council then entered into discussions regarding Report A-94-299. the possible relocation of a private water supply depot. Council discussed whether there should be public or private water supply depots. Opinions were expressed both in favour of having a Town operated public depot and against such a facility.

Moved by Ald.H.Bald, Seconded by Ald.I.Bilksbo

Re: Water Depot

That the motion by Ald.Danyluck and Mayor Konkle be overturned, and that the Town establish a public water supply depot in Jordan, and that Eds Water Service application be directed to the Planning Department.

CARRIED

Am: Ald.Boyd, Ald.Bilksbo, Ald.Good, Ald.Gretsinger, Ald.MacMillan, Mayor Konkle. - NAB: Ala.Culp, Ald.Danyluck, Ald.Kelly --

Moved by Ald.R.Kelly. Seconded by Ald.W.MacMillan

That the Public Works Committee minutes of December 14th. 1994, be adopted. and the recommendations contained therein be approved and acted upon, as amended. CARRIED

c-9a8, CASH IN LIEU OF AI~(.U~NDDED~AQN~MERCIAL~INDUSTRI*L DEVELOPME!!

Moved by Ald.A.Danyluck, Seconded by Ald.D.Good
(C-94-308)

That in light of the continuing difficult economic times and to encourage commercial and industrial development in the Town that the provisions of By-law No.90-39, requiring a cash in lieu thereof for park or other public recreational purposes as a condition of development or redevelopment of land be waived for commercial or industrial development or redevelopment effective for the calendar year, 1995.

CARRIED

Members of Council were updated on the Council Orientation held at the Region of Niagara and advised of some interesting items discussed including the new Conflict of Interest regulations.

Mayor Konkle noted for those present that the Town does not have any difficulties associated with the financial difficulties of Monthview homes and has in place all necessary financial securities. (Council. Dec. 19/94) -3.

CONFIRMATION OF COMPLIANCE WITH SECTION 34 OF T&LPMG&T

Moved by Ald.D.Good, Seconded by Ald.A.Danyluck

That Council has considered the requirements of Paragraph 17 of Section 34 of the Planning Act, R.S.O.1990. and concludes that no further notice of public meeting is required in the matter of the following proposed amendments to Zoning By-law Nos.78-85 and 93-14-2 1:

(a) No.94-199, to amend Zoning By-law No.78-85, as amended of the Town of Lincoln (Kimberley).

(b) No.94-200-2 89. to amend Zoning By-law No.93-14-2 I, as amended of the Town of Lincoln (Kimberley).

CARRIED

AGENDA OF BY-LAWS

Moved by Ald.H.Bald. Seconded by Ald.A.Danyluck

That leave be given to introduce the following by-laws:

(a) No.94-199, to amend Zoning By-law No.78-85, as amended of the town of. Lincoln (Kimberley).

(b) No.94-200-Z 89, to amend Zoning By-law No.93-14-2 1, as amended, of the Town of Lincoln (Kimberley).

(c) No.94-201, to exempt certain lands in Registered Plan No.30M-227, from Part Lot Control pursuant to Section 50 of the Planning Act (Meadowood Eslutes).

(d) No.94-202. to authorize execution of a Provincial - Municipal Infrastructure Amending agreement with the Government of Oniario with respect to the Hixon Street Road Reconstruction project.

(el No.94-203. to amend By-law No.89-2000, being a by-law reguiating traffic and parking on local municipal roads. (0 No.94-204, to waive the requirements of land or cash in lieu thereof for park or other

recreational purposes as a condition of deveiopment or redevelopment of land for commercial or industrial purposes.

(g) No.94-205, to assume and esablish the highway located in Lot 18. Concession , Broken Front of the former Township of Clinton, now Town of Lincoln, as a common and public highway under the jurisdiction of the Town of Lincoln and lo name the highway as Acres Trace.

CARRIED

Moved by Aid.D.Good, Seconded by Aid.ti.Bald

That By-law Nos.94-199,94-200-2 89.94-201.94-202,94-203,94-20d and 94-205, read a first time, be now read a second and lhird time and finally passed, and that the Mayor and Clerk sign and seal the said by-laws.

CARRIED

APPLICATION FOR LOTTERY LICENCES

Moved by Ald.D.Gaod. Seconded by Aid.H.Bald

That the following lottery licence applications be approved:

(a) Royal Canadian Legion. Branch 612 (Nevada). total value of prizes: (\$800 x 48) \$38,400,

(b) Beamsvllle Co-operalive Nursery (Raffle), total value of piles: \$324.

CARRIED

Moved by Ald.R.Keiiy. Seconded by Ald.A.Gretsinger

That the Council of the Town of Lincoln declare the month of January. 1995. as

"Awareness Month for Aizheimer Disease",

CARRIED (Council, Dec. 19/94) -4-

APPOINTMENTS TO BOARDSAND COMMiSSiOS

Moved by Ald.A.Donyiuck, Seconded by Aid.W.MacMiiian

Re: appointments to Boards and Commissions

1. That Anna Gadsby, Arthur Nageis. Shoron McMiiian, John Aibers and Ethan Mings, be appointed to the Lincoln Public Library Board for the duration of this term of Council, 1994 to 1997,

2. That the Town of Lincoin recommend Brian Staff to the Region of Niagara for appointment to the Region of Niagara Land Division Committee.

3. That Biii Rannie and Philip Andrewes be appointed to the Lincoin Hydro Electric Commission for the duration of this term of Council.

4. That Dave Dovies, Gobe Kocsis and William VonHuizen be appointed to the Committee of Adjustment for the duration of this term of Council.

CARRIED

Members of Council considered a report submitted by the CAO regarding proposed actions with respect to the possibie location of Coseiia Products Limited within the Town.

Moved by Aid.R.Keiiv. Seconded by Aid.B.Cul~

Re: Coseiia Product Ltd.

That staff be authorized to retain an engineering consultant for the Immediate preparation of tender documents ond should the project proceed, the subseautent w engineering functions for the Freh Road extension,

CARRIED

On a motion by Aid.R.Bilkszto, and Seconded by Aid.A.Danyiuck. Council adjourned to Closed Session. to consider land issues.

On completion of discussion in Closed Session. Council reconvened

Ms.Sherry Ross, representing the Addiction Research Foundation, was in attendance to present o certificate to the'rown of Lincoln in appreciation for its participation in Drug Awareness Week, 1994.

ANNUAL CITIZENS AWARDS --

Mayor Konkie informed all persons present that the "Town would be proceeding in making its Citizen Awards, a tradition followed for many years in the Town of Lincoin.

He welcomed those present arid introduced the presentation of the Community Service Awards. to individuois who have made substantiol contributions to the

community.

Ald. I. Baid made a presentation to Laverne & Frances Good, in appreciation for their beautification of Aibright Manor and Edeheim Apartments. The certificate was accepted on behalf of Laverne & Frances Good, by their son, Aid. D. Good, and his wife Catherine Good.

Ald. A. Danyiuck made a presentation to Mr. Dave Dovies in recognition and appreciation of his volunteer services to the community, including the Lincoln Garden Club, The Jordan Museum, Rig Brothers and St. Alban's Church.

Ald. A. Gretsinger made a presentation to Mr. Frits Jonker, in recognition and appreciation of his service to the community through the formation of the Beamsville Community Against Violence and the establishment of a Women's Resource Centre.

Mr. Ron Hansen, MPP for Lincoln, was also in attendance and presented each of the community service award recipients with a certificate from the Province of Ontario. (Council. Dec. 19/94) -5- * Each of the recipients were presented with the Town's Community Service Award certificate and responded to the presentation made by the Town Council representatives.

Mayor Konkle then proceeded with the Citizen of the Year award. He remarked on the history of this custom observed by the Town and listed the previous recipients, introducing those present at the meeting.

The Mayor then announced that Mr. Doug Burton had been chosen as the 1994 Citizen of the Year, in recognition of his dedicated service to helping persons in the community, including involvement in the Beamsville Lions Club as Secretary, and as President of the Lincoln Community Care. Mayor Konkle presented Mr. Burton with a plaque bearing his name as 1994 Citizen of the Year.

Mr. Tony Valeri, MP for Lincoln, presented Mr. Burton with a congratulatory letter from the Government of Canada. Mr. Ron Hansen, MPP for Lincoln, also presented congratulatory certificates from the Provincial Government. Regional Councillor Jill Hildreth also offered congratulations to Mr. Burton on being named 1994 Citizen of the Year.

Mayor Konkle then presented Mr. Burton with the Citizen of the Year certificate and presented flowers and wine glasses to his wife. Clarisse Burton, his daughter, Linda, came forward to express her congratulations on behalf of the family.

Mr. Burton responded to the presentation. He recognized others who share in the award. He thanked the Council and the community for the recognition.

On conclusion of the presentation of the Citizens Awards, the Mayor invited those present to join Council in refreshments to be served and declared the meeting adjourned.

(Dictation Dates: Dec. 20/194) Lincoln Chambers

December 29th, 1994

Minutes of a Public Meeting regarding a proposed by-law under the Power Corporation Act held in the Council Chambers on Thursday, December 29th, 1994, at 7:00 pm. All members of Council were present except Aid. B. Culp. and the meeting was chaired by Mayor R. Konkle. Staff present: K. Krueger (Clerk).

Mayor Konkle called the meeting to order and advised those present that the public meeting had been called at the request of Council and advertised in the local paper pursuant to the Power Corporation Act R.S.O. 1990 as amended by the Power Corporation Amendment Act 1994. He advised that the purpose of the public meeting was to provide for public discussion and input on the Lincoln Hydro Electric Commission (LHEC) boundary adjustment study of November 22th, 1994. At the request of the Chairman the Clerk outlined the process for notification of the passing of a by-law and for appeals to the by-law should the Council decide to proceed with a boundary adjustment.

Mr. Roger White and Mr. John Sutherland the authors of the Boundary Adjustment Study were in attendance to present the study and its findings. Mr. John Alton, Manager of the LHEC was also present to respond to any questions. Mr. White then proceeded with the presentation of the study and outlined the two alternatives considered being partial expansion or expansion to the whole of the Town of Lincoln as compared to the existing boundaries. It was highlighted that should the boundaries be expanded to include the total Town, the average price change for rural customers would be a decrease of 4.67% and for municipal customers a decrease of .86%.

Mr. John Alton questioned how much of the accumulated benefit was for the business and industrial sector. Mr. White advised that since the price is driven by the wholesale cost the majority of the benefit would be in the rural area but both the commercial and residential rural costs would decrease on average. He further noted that the

breakdown between commercial and residential was not identified in the study.

Mr. Alex Robertson questioned when such a reduction in rates would occur and further would the savings identified in the rural areas be after the existing Ontario Hydro rural rate reduction. Mr. White advised that the study identifies a rate reduction over and above the existing reduced rural rates. Mr. John Alton also noted that the rural rate assistance funds will be given to the LHEC by Ontario Hydro to decrease its costs for the first five years over which time it will be gradually phased out. Mr. White then advised that the rate reduction would occur for all customers at the same time.

Mr. Chris Fleming questioned if other usual fees aside from hydro rates are going to be continued for connections etc. Mr. White advised that Ontario Hydro has recently changed its policies with respect to new connections etc. but further suggested that anything of this nature would be a service policy of the involved commission. Mr. John Alton advised that currently the LHEC policy is to charge all site specific costs to the owner of the property. He also noted that there are now development charges in place for off-site features required.

Mr. Brian Webber questioned what the total cost of acquiring the items from Ontario Hydro would be. Mr. White discussed that this would be pursuant to an agreement with Ontario Hydro.

Mr. Ken Sykowski questioned how the costs were arrived at for separating the services. Mr. White advised that Ontario Hydro has produced cost estimates for separating the systems. Mr. Sykowski further questioned the cost for acquiring the Ontario Hydro plant and whether this is an actual amount or an estimate. Mr. White advised that it was an estimate obtained from Ontario Hydro. Mr. Sykowski also questioned what the effect would be on the rates if the actual acquisition price is higher. Mr. White outlined the sensitivity study done for such evaluations in the boundary adjustment study.

Mr. Doug Burton questioned what items would be taken over from Ontario Hydro and if it would include inventories. Mr. White outlined the various items which would be taken over from Ontario Hydro being the existing hydro plant and the distribution system, Mr. Steven Wood suggested that the assets are forty to fifty years old and will be needing replacement soon. He also noted that interest rates have been rising and asked whether these factors were considered in the debt calculations. Mr. White advised that these had been considered and that eventually the older plant would need to be retired and that this is a normal maintenance item. With respect to interest costs, he outlined the factors considered and Ontario Hydro's embedded cost of debt policy.

Mr. Rudy Kerec questioned whether inventory costs have been considered in the estimate for acquisition. Mr. White confirmed that these have been included in the operating forecast.

Mr. Lyie Shelton questioned whether farm rates will still be higher than urban rates. Mr. John Alton responded that this has not yet been determined but stated that if the service is for farm residential use, then this rate should be the same as for the urban residential rate. He advised that there will be an analysis and policy decision on these matters. Mr. Stuart Reimer then suggested that if the Commission does not know what the rates will be, in specific, then the proceeding with the transfer may be premature.

Mr. Alton outlined that the study outlines the cost as a whole for the rural area but that the differences in the type of use in their rates has not been established.

Mr. Ken Sykowski noted that the operating forecast 01: the study identified controllable expenditures and questioned where estimates for uncontrollable expenses such as storm damage are located. Mr. White advised that the types of expenditures referred to are considered in the controlled expenditures.

Those present generally discussed the classes of rates for Ontario Hydro and the averaging done for the review of rates used in the study. Mr. Sykowski further questioned if the utility faces an uncontrolled expenditure in the first year of the study how would it be dealt with. Mr. White discussed what would be done in the case of a disaster under either the Ontario Hydro or Lincoln Hydro systems. Mr. White was further asked whether there will be an increase in rates in the existing commission area. Mr. White advised that the increase in rates to the existing WEC customers in the area.

Mr. Steven Wilkes questioned the expenditures considered in the rural area and whether the customer base was considered. Mr. White advised that those factors were considered in the operating expenditures in the study. Mr. Wilkes questioned whether it was assumed that Ontario Hydro's estimates were accurate. Mr. White advised that the Ontario Hydro estimate of expenditure per customer was \$250 per customer but that the WEC amount is much lower, therefore, Ontario Hydro numbers were assumed to be

reasonable safe,

Mr. Lyie Shelton further questioned what would happen with residential and farm rules.

Mr. Aiton advised that the study considers farms with single phase power to be residential and those with three phase to be at the commercial rate.

Ms. Ann Marie Marion questioned what percentage of boundary adjustments done in Ontario have resulted in an increase in rates. Mr. White suggested that less than 10% have resulted in increased rates. Ms. Marion noted that an advertisement in the paper stated that there could be up to an 8% rate increase if the expansion occurred and questioned where that number came from. Mr. White responded that he did not know the source of that information and advised that no consultation had taken place with him regarding that ad.

Mr. George Vince questioned the rural rate subsidy and the reasoning for that existing rate structure. Mr. White discussed the system in place and the requirements which Ontario Hydro has placed upon it. Mr. Vince further stated that since rural customers have no other choice for services besides electricity there should be consideration for that lack of opportunity to convert to, for example gas. He questioned what would be the savings on heating in the rural area for residences since they have electric heat. Mr. White advised that this would be dependant on the consumption. Mr. White then concluded the presentation of the study and advised that the impact of deferring the transfer from July 1st, 1995 to 1996 resulted in a cost to the consumers of approximately \$250,003.

Mr. Stuart Reimer questioned how the \$250,000 number was arrived at. Mr. White advised that this was based on an average kilowatt per hour price reduction when converting to the LHEC rates.

Mr. Aileen Robertson questioned the reduction in rates as of January 1st, 1996 and why LHEC has raised its rates in the past by up to 8% in a year. Mr. Aiton responded to these questions noting that the rates have been unchanged since 1993. He also advised that 80% - 85% of the costs to the LHEC is the purchase of power from Ontario Hydro who in turn have increased their rates.

Mr. Ken Sykowski suggested that the study accounted for the residential customer but noted the concerns of the commercial customers. Mr. White advised that all users were considered in the report and that all of the rural community would see rate reductions. Mr. Sykowski requested that Mr. White identify two other utilities who have had rate reductions due to boundary expansions. Mr. White named Barrie and Orillia as two such locations.

Mr. Larry Dane questioned whether the study had considered a loss in revenue in cases where alternative sources are supplied to the rural and municipal customers. Mr. White advised that the report has considered that by including a low growth estimate in the expanded area of approximately 1%.

Mrs. Jill Hildreth noted that the statement had been made that rates dropped for the commercial, industrial and residential uses in rural areas. but questioned what would happen to farm rates. Mr. White discussed the rate reduction forecast and advised that specific rates would be a decision to be made through LHEC rate structure.

Mr. Stuart Reimer questioned how rural rates under Ontario Hydro have compared to I Grimsby or St. Catharines hydro. Mr. White advised that he is not familiar with the rates in Grimsby or St. Catharines but stated that in Niagara-on-the-Lake all classes of uses have seen a decrease in rates.

Mr. Jim Thiessen referred to the sensitivity analysis in the study and suggested that the events considered which could eliminate capital are a real possibility and that therefore there could be an increase in the hydro rate. He said that since these numbers were considered in the study this is the most likely scenario to happen. Mr. White discussed the sensitivity report and advised that the items in there are unexpected eventualities. Mr. Thiessen suggested that there has already been a 1% increase in interest rates since the report was published. Mr. White referred to the sensitivity analysis table and respecting interest rates further discussed the Ontario Hydro embedded cost of debt. Mr. Thiessen questioned whether there was a possibility for the elimination of the boundary adjustment assistance by 1996. Mr. White advised that should the boundary adjustment proceed in 1995 then the assistance program would only be phased out as forecasted in the study.

Mr. John Albers questioned what the benefits to those customers outside LHEC areas are. even if the rates stay the same should the LHEC expand. Mr. White suggested that the benefit would be that the rate structure policies and so on are established by a local commission. Mr. Albers suggested that access to services is the most important factor for his business and that he is very satisfied with Ontario Hydro service. He questioned

what changes might take place and what improvements or decrease will take place in that service level. Mr. White referred to the implementation phase of the report and noted that it is intended to implement the change with the existing standard of service in both areas. Mr. Stuart Reimer questioned whether in fact policy decisions could be made locally since Ontario Hydro still supplies the power and establishes their rates for such supply. Mr. White discussed local initiatives standards of service etc. which would be decided locally. Mr. Ken Sykowski referred to the study which states that the existing Ontario Hydro customer would be better serviced by the LHEC and questioned how this would be the case. Mr. White suggested that experience has shown that most local utilities in the province run with much lower controllable expenditures than does Ontario Hydro. He said that there is also an opportunity for better service since there is local accountability input and so on. Mr. Sykowski discussed economies of scale for disasters etc., and that risks would increase due to the smaller customer base. Mr. White suggested that in the case of such disaster there may be a modest rate increase in the short term to local customers but that these would not be long term.

Mr. Albers referred to the study which states the rationale for the LHEC expansion is to obtain an economy of scale, he questioned if the LHEC costs are rising and need to be spread over a larger area then should other alternatives be looked at, for example, elimination of the LHEC. He also suggested that it is difficult that to accept that the LHEC can do a better job on the services identified in the report than Ontario Hydro without some sort of backup details. Mr. White further discussed the local decision making and policy decisions to be made. He also advised that the economy of scale is relative to the administration costs of the LHEC and not the actual supply of power. Mr. Albers further questioned whether Ontario Hydro would increase their supply rates when they lose the more efficient (densely populated) customer base. Mr. White discussed the retail rates versus wholesale rates of Ontario Hydro.

Mr. Albers discussed the benefits and problems in separating from Ontario Hydro and discussed equity built up in Ontario Hydro systems through rates. Mr. White discussed Ontario Hydro improvements and noted that they were approximately 80% debt financed. He also noted that in any transfer price, the equity component must be considered in that price. Mr. Albers suggested that the study is not complete and a full rate structure study would need to be undertaken as well as other service questions.

Mr. Aiton noted that the proposal for this evening was a direction from Council to proceed with those types of issues. He further suggested that if the system works now then there would be no reason to believe that it won't continue to operate.

Those present discussed the proposed by-law and a process is to be followed if it proceeds. There was discussion of the rate structure and the full review which would need to be completed on that issue. Mr. Alton advised that these issues would be looked into before the transfer date posed for July 1st, 1995.

Mr. Sykowski questioned whether any disadvantages were identified in the study for this expansion. Mr. White discussed the change and said that the only disadvantage may be that there is a risk that things may not turn out as forecasted. He further suggested that there is the same level of likelihood that the system would be better than forecasted.

Mr. Reimer further noted that the project description in the study noted the rising costs of the LHEC could be lowered through expansion and economies of scale. He questioned whether this means the rural systems are more economically viable than municipal systems. Mr. White advised that the administration costs of local utilities creates the need for the economies of scale not the actual distribution and supply costs.

Mr. Lorne Perry questioned the status of the WEC equipment pool and manpower available. Mr. Alton advised that the new Act outlines the required process for transfer of equipment and employees and that this process would be carried out through an agreement with Ontario Hydro.

Mr. White then received questions from members of Council regarding the study. Ald. Bald questioned what response would be in the case of a severe storm. Mr. Aiton outlined the process currently in place and suggested that this would generally continue. Ald. Bald further questioned the LHEC's policies respecting new connections, especially with respect to Commission's. Mr. Aiton advised that site specific charges are levied against the property owner and system improvement requirements are now considered in the development charges. Ald. Good discussed rural commercial rates and questions those customers have expressed.

Ald. Bilko questioned the rural rate reduction system and the fact that this will be gradually reduced over the next five years. He questioned if this was the case in all

areas or only where boundary extension occurs. Mr. Alton advised that this is considered in the Power Corporation Amendment Act. Mr. White further advised that Ontario Hydro will need to continue that subsidy as long as a certain rate differential exists. Ald. Bilko further questioned whether development charges are considered in the study. Mr. White advised that the contributed capital line in the upper end expenditures include development charges, Ald. Bilko also inquired whether the study can suggest with any certainty that no-one, including farm uses will receive an increase. Mr. Alton advised that the study says all uses will see a decrease. Ald. McMillan noted the study suggests Ontario Hydro will not increase its rates over the period of the study and questioned whether that was established or just assumed. Mr. White advised that this was assumed in order to simplify the study, and not because Ontario Hydro has guaranteed no rate increase. He suggested that this is not the first time Ontario Hydro has promised no rate increases but that they have not achieved this as yet.

Ald. Danyluk questioned why Ontario Hydro would be willing to transfer these areas to municipalities if they are currently running efficiently, Mr. White advised that this was part of Ontario Hydro's overall restructuring plan still being carried out.

Mayor Konkle then noted the pamphlet delivered to local businesses and the ad which appeared in the December 29th, 1994 paper. He asked Mr. Alton to address the concerns as outlined in these items.

Mr. Alton reviewed the items. He advised that he did not know where the rate increase referred to came from, that the LHEC will respond to "no power calls" as would Ontario Hydro, that electric water tanks will be serviced by the same people doing them now, that the voltage concerns will be addressed by the LHEC in the same manner as by Ontario Hydro, that in the case of a major storm anyone who can help will be called and that with respect to improvement of electrical services residents would call the LHEC up to the meter base and beyond that they would call an electrician as currently happens.

Ald. Bilko suggested that the ad in the paper asks some good questions however there also has been misinformation included and circulated and that whoever places such ads should be able to substantiate any claims they make.

Ald. Kelly referred to some questions in the documents circulated to local businesses. He questioned whether LHEC would have a tree replacement program. Mr. Alton advised that the LHEC currently only trims trees and therefore there is no replacement policy in place. Ald. Kelly also questioned whether LHEC would clear underbrush along side roads. Mr. Alton responded that he did not believe Ontario Hydro currently clears such underbrush. Ald. Kelly further questioned whether they would be subsidizing certain areas. Mr. Alton stated that the LHEC does not subsidize any customers and charges back full costs for site specific improvements. He further discussed the development charges in place for off site services required which benefit other LHEC ratepayers. Mr. Albers questioned the by-law and whether if it was passed only a Council resolution to approve the final agreement would be required. The Clerk confirmed this would be the case. Mr. Albers questioned what the effect would be if no agreement is reached by July 1st, 1995. The Clerk advised that the procedure could end or the actual transfer date could be extended to another date as agreed upon by the two parties. Mr. Albers further discussed the overall plans with respect to hydro electric services throughout the province. Mr. Aron discussed the MEA reviews underway for services and a number of long term options being looked at. Mr. Ken Sykowski noted that a number of utilities are undertaking these expansion

studies but have not proceeded pending further details. He questioned why the Town would be in this rush, Mayor Konkle discussed the amount to be saved by the ratepayers if the Town proceeds and discussed the dates required under the Ad. He further expressed opinion that other utilities have not progressed as far in their studies as LHEC has to date.

Upon confirming that no one else present wished to speak regarding the issue, Mayor Konkle declared the public meeting adjourned.

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CHAIRMAN SECRETARY
(Dictation Date: Jan. 4/95)