

SC-06/2019 Re 1120 Haist Street

February 11, 2019

1:00 pm

February 11, 2019

6:00 pm

Meridian Community Centre - Accursi A and B

100 Meridian Way

Fonthill, ON

L0S 1E6

Pages

1.	Call to Order and Declaration of Quorum	
2.	Approval of the Agenda	
3.	Disclosure of Pecuniary Interest and General Nature Thereof	
4.	Motion to Suspend the Rules to Allow for Public Questions Relating to the Property Known Municipally as 1120 Haist Street in the Town of Peham	
5.	Opening Remarks - Mayor Junkin	
6.	Presentation by Director of Community Planning and Development	1
7.	Presentation by Treasurer/Director of Corporate Services/Acting CAO	41
8.	Q & A Related to Presentations	
9.	3:00 pm - 6:00 pm - Recess Between Afternoon and Evening Sessions	
10.	6:00 pm - Reconvene and Opening Remarks - Mayor Junkin	
11.	Presentation by Director of Community Planning and Development	
	<i>(See Item 6 for Presentation)</i>	

12. Presentation by Treasurer/Director of Corporate Services/Acting CAO

(See Item 7 for Presentation)

13. Q & A Related to Presentations

14. Confirming By-law

78

15. Adjournment



1120 Haist Street

How We Got Here

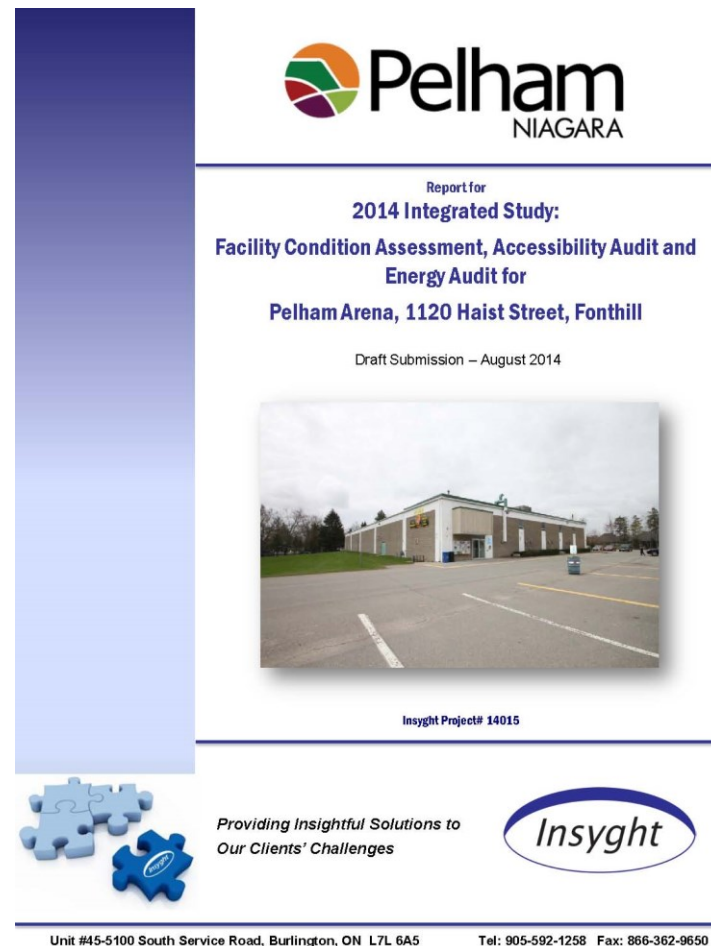


20 Pelham Town Square P.O Box 400 • Fonthill, ON L0S 1E0 p: 905.892.2607 f: 905.892.5055

pelham.ca

Facilities Assessment Report

- Facility Condition Assessment, Accessibility Audit and Energy Audit conducted in 2014 by Insyght Engineering Inc.
- Overall facility is in poor condition and requires significant repair. Several components are not compliant with many building, accessibility, or electrical codes



Facilities Assessment Report

- It was estimated that over \$2million in repairs required, this did not include elevators or improvements to any exterior features
- Approximately \$912,000 was considered to be repairs that were critical



Condition Assessment Report

- Condition Assessment Report for Pelham Arena completed in July 2014 by AECOM
- Recommended that the arena be scheduled for replacement within 5 years

AECOM

LeisurePlan International Inc.
Condition Assessment
Pelham Arena
Final Report

Report



Community Planning & Development

Community Centre

- Architectural Design Advisory Committee established in Summer 2014
- Petroff Architects retained by Town in Fall of 2014
- Council approval of 2016 Capital Budget included \$37 million for new community centre
- September 2016 Council approves site plan for new community centre
- Construction of new community centre commences late fall 2016



1120 Haist Street

- Council approval of capital budget in February 2017 included community design charrette for 1120 Haist Street
- April 2017 Council approves terms of reference for community design charrette and there is a proposal call
- May 2017 consultants retained to undertake community design charrette



Community Design Charrette

- Two day community design charrette scheduled for June 26, 27, 2017 at 1120 Haist Street
 - ✓ one on one meetings with the consultant
 - ✓ 1 hour small group meetings
 - ✓ walk-shop of the site
 - ✓ afternoon and evening workshops
 - ✓ afternoon and evening design sessions
 - ✓ met with Senior Management Team
 - ✓ discussions with NPCA



Community Design Charrette



Old Pelham Arena - Design Charette Mailing List



April 2017

- Notice to participate in the community design charrette was sent by mail to 650+ properties
- Notice was sent to 28 community groups and organizations by email
- Notice was posted on Town website and social media
- Notice was published The Voice of Pelham



Community Planning & Development

Key Themes from First Day

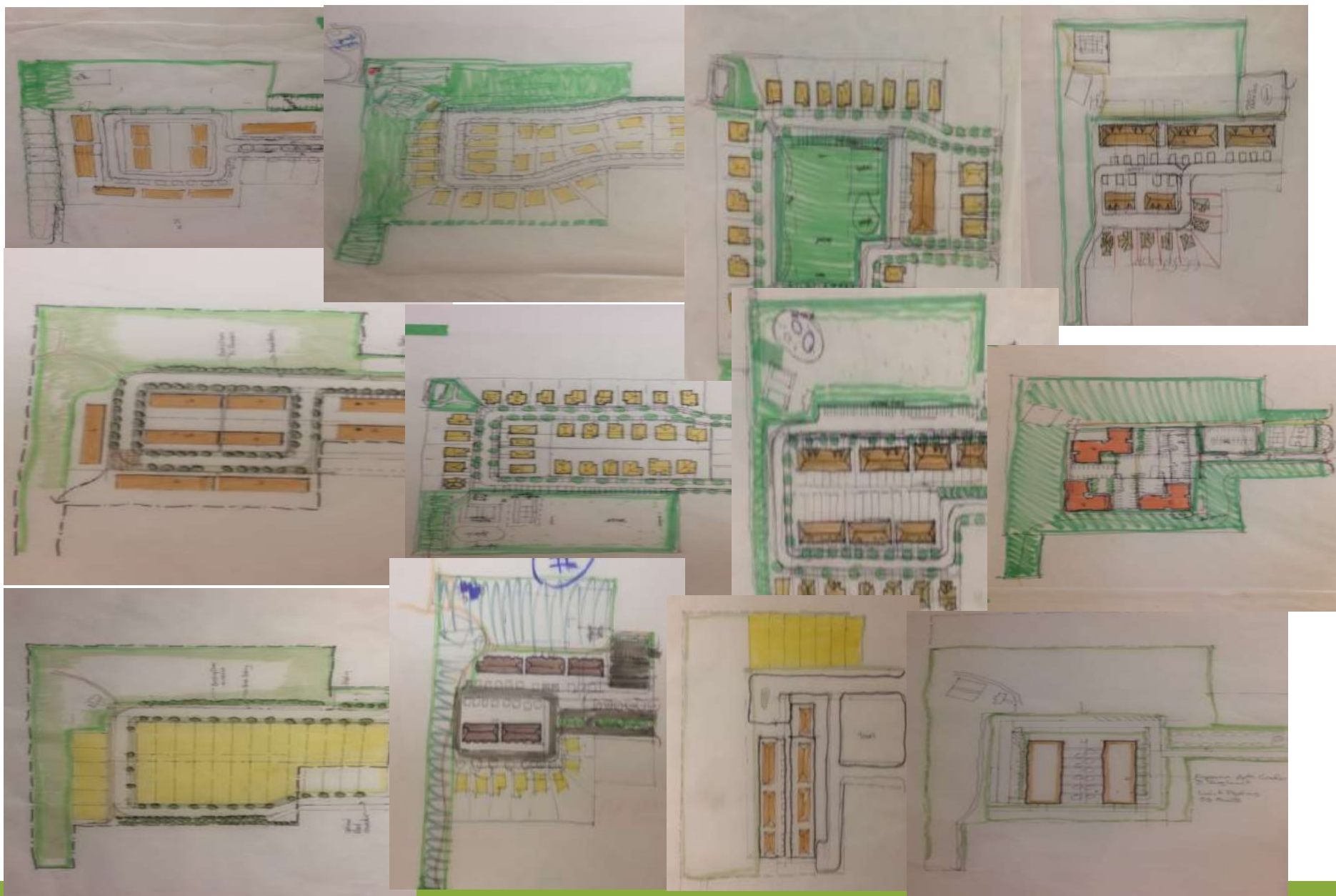
- Keep as much greenspace as possible
- Provide trail connections
- Development must be consistent with the surrounding community
- Minimize impacts on existing residential uses
- Build on and improve existing parkland



12 Concepts Developed on Second Day

- 12 Concepts were developed:
 - ✓ Single detached houses - 3
 - ✓ Mixed housing - 5
 - ✓ Townhouses - 2
 - ✓ Apartments - 2





Community Planning & Development

“What We Heard”

- In July, 2017 the Consultants produced a “What We Heard” document that summarized the feedback received at the 2-day community charrette
- Document was posted on the Town website



12 Concepts to 5 Explorations

- Consultants took the 12 concepts from the two design workshop along with information that they heard on the first day of charrette and refined the 12 concepts down to 5 explorations





Community On-line Survey

- Online community survey of the 5 explorations held in August 1-24, 2016
 - ✓ A series of questions were posed for each exploration
 - ✓ Responded with 'I love it' 'It's okay' or 'I don't like it'
 - ✓ 120 responses to the on-line survey



Survey Results

Exploration 01

Single detached houses

“...glad to see that a lot of green space is retained and that there will be a walking trail added...”

“...concerned about removal of trees abutting our property...”

“...fits within the existing community...”



Exploration 1		I love it	It's okay	I don't like it
①	Configuration of the single detached houses	37	43	32
②	Configuration of the public road with two connections to Haist Street	37	45	30
③	Green space/soccer fields remain in existing location	84	22	07
④	Location of trails and walkways	58	35	16
⑤	Location and amount of on-street and single row parking (32 spaces) for park	40	42	27
⑥	Partially retained wooded area	54	35	21
⑦	Pelham Platform Tennis Club remains in its existing location	67	28	14
⑧	Proposed multi-surface court	47	47	17
⑨	Proposed decorative paving	28	50	28
⑩	The playground remains in its existing location	82	23	05

Survey Results

Exploration 02

Central Park

“This plan splits the two park areas...”

“Trail crosses the streets twice”

“...single-loaded road undervalues the revenue that might be generated...”



Exploration 2	I love it	It's okay	I don't like it
① Configuration of single detached houses along the perimeter of the site	09	24	68
② Townhouses fronting the park with rear laneway	08	21	70
③ Configuration of the public road with two connections to Haist Street	20	42	37
④ Green space/soccer fields relocated to the centre of the site	09	17	73
⑤ Location of trails and walkways	16	35	48
⑥ On-street parking for the park (42 spaces)	10	25	61
⑦ Wooded area is removed	01	03	93
⑧ Pelham PlFonthill tennis Club relocates to the centre of the site	04	22	68
⑨ Proposed splash pad	35	29	32
⑩ The playground remains in its existing location	61	24	11

Survey Results

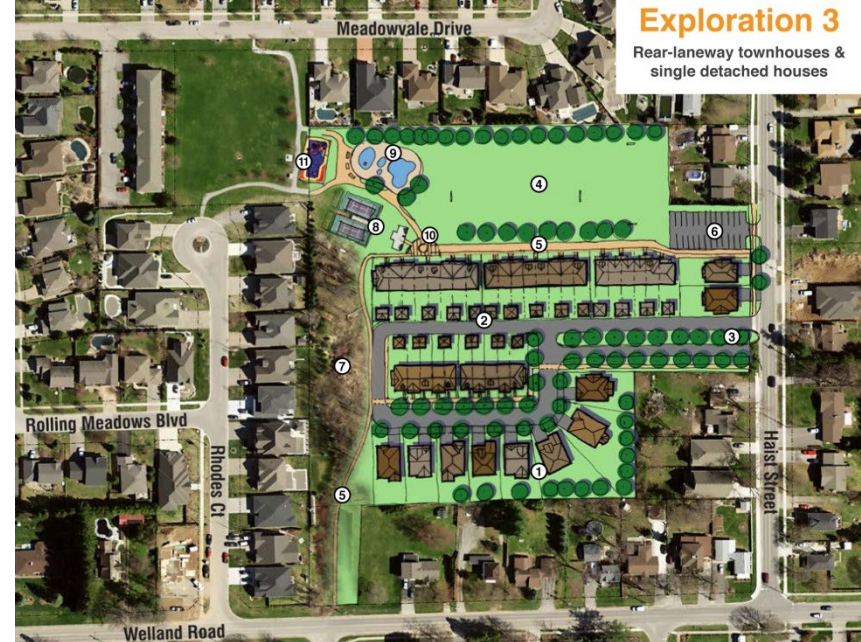
Exploration 03

Rear-laneway townhouses & single detached houses

“Would like to see parking closer to the park...”

“Where is the multi-sport surface?”

“This is the most pleasing design...”



Exploration 3		I love it	It's okay	I don't like it
①	Configuration of single detached houses along loop road	21	43	35
②	Configuration of townhouses facing park with rear laneway	16	31	52
③	Configuration of the public road with boulevard style connection to Haist Street	26	40	31
④	Green space/soccer fields remain in existing location	67	19	11
⑤	Location of trails and walkways	44	36	16
⑥	Location and amount of parking (26 spaces) for park	15	36	46
⑦	Wooded area is retained	75	13	08
⑧	Pelham Platform TennFonthill remains in its existing location	53	27	15
⑨	Proposed splash pad	48	26	20
⑩	Proposed decorative paving 18	21	43	28
⑪	The playground remains in its existing location	64	22	07

Survey Results

Exploration 04

Front driveway townhouses

“Single detached keeps integrity of existing houses and neighbourhood...”

“Prefer to see single family homes mixed in, not just towns”

“Not enough parking for townhouses or activities...”



Exploration 4
Front driveway townhouses

Exploration 4		I love it	It's okay	I don't like it
①	Configuration of townhouses with front access driveways	10	27	63
②	Configuration of the public road with boulevard style connection to Haist Street	21	45	35
③	Green space/soccer fields remain in existing location	69	24	08
④	Location of trails and walkways	47	30	22
⑤	Location and amount of off-street parking (26 spaces) for park parking lot and on-street parking (39 spaces)	19	42	38
⑥	Wooded area is retained	78	13	09
⑦	Pelham Fonthill Fountains Tennis Club remains in its existing location	60	24	17
⑧	Proposed multi-surface court	38	43	20
⑨	The playground remains in its existing location	71	21	08

Survey Results

Exploration 05

Apartments

“This is not compatible use with existing conditions...”

“Much better idea as there are few apartments in town”

“One parking spot per unit is not sufficient for the area”



Exploration 5		I love it	It's okay	I don't like it
①	Configuration of 4 storey apartments	06	09	83
②	Configuration of the driveway with one connection to Haist Street	09	31	60
③	Green space/soccer fields remain in existing location	63	23	14
④	Location of trails and walkways	43	32	25
⑤	Location and amount of parking for the park (36 spaces)	15	40	44
⑥	Location and amount of parking for the apartments (106 spaces - 1 per unit)	05	18	74
⑦	Wooded area is retained	75	12	12
⑧	Pelham Platform Fonthill lub remains in its existing location	57	25	18
⑨	Proposed park pavilion building	16	35	47
⑩	Existing multi-surface court remains	20	31	40
⑪	The playground remains in its existing location	71	19	09

Inputs for Evaluation

Public Survey

- Town's Policy Documents
- Land Use Compatibility

Consultant's Analysis

- Community Benefits
- Compatibility of Buildings
- Connectivity (trails, roads)

Town Staff

- Natural Features
- Servicing and Emergency Services

Council

- Revenue



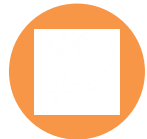
Key Directions for the Emerging Preferred Plan



No change in location of park



No change in location of playground equipment



No change in location of Platform Tennis



Maintain wooded area at west edge of site



Key Directions for the Emerging Preferred Plan

- Restoration of the natural area, buffering
- Trail connection as part of the Town's trail network
- Private property encroachments need to be addressed in re-establishing public space boundary



Key Directions for the Emerging Preferred Plan

- Infill residential development in the area of the Arena building, parking and on site storage area
- Single detached residential adjacent to single detached residential



Emerging Preferred Plan



Presentation Back to the Public

- Two workshop sessions were held on September 13, 2017 between 4-6 pm and 6:30 -8:30 pm
 - ✓ reported back to the community the results of the on-line survey and present the preferred plan
 - ✓ received input from the community on the preferred plan





Rear lane access houses face directly onto park





Rear lane access houses along street²⁹



Centre boulevard on park entrance road 30

Public Response to Emerging Preferred Plan

Open Space

- Like that the wooded area and park area are maintained
- Need to add planting to control lights from shining on properties
- Need to fix poor drainage
- Should be able to see park from Haist (remove homes)
- Like the multi-sport court

Housing

- Need larger lots, fewer townhomes – too much housing
- Like the combination of townhomes and singles
- No apartments
- Like the images of the townhouses
- Enforce building guidelines to ensure quality



Public Response to Emerging Preferred Plan

Circulation

- Need more parking
- Need visitor parking for townhouses
- Will increase traffic on Haist Street

General Comments

- Like the plan (6)
- Don't see public inputs considered (1)



Presentation to Council

- October 10, 2017 all of the information was presented to Council
- Preferred Plan was recommended by the consultants because:
 - ✓ Revenue potential for Town
 - ✓ Responds to community desires by maintaining green areas, playground, platform tennis and wooded area
 - ✓ Creates a connected trail system
 - ✓ Provides two points of entrance (emergency services)
 - ✓ Creates positive frontage to the park – increases safety through overlook
 - ✓ Lane-based townhouses have potential to be attractive, marketable
 - ✓ Balances a diversity of interests: development potential, green space, community compatibility, parking



Next Steps

- Preparation of final report
- Prepare design guidelines
- Prepare official plan amendment
- Prepare zoning standards



Council Consideration of Charrette Results

- Final Consultant Report with urban design guidelines, official plan amendment and zoning requirements was considered by Council on February 5, 2018
- Council directed staff to proceed with the planning approval process for the preparation of the official plan amendment and zoning by-law amendment



Official Plan and Zoning By-law Amendment

- Staff prepared draft Official Plan amendment and zoning by-law amendment and circulated to agencies for review and comment
- Public meeting to consider the amendment documents held April 9, 2018
- Presentation made by staff on the proposed official plan and zoning by-law amendments
- Council received the information report



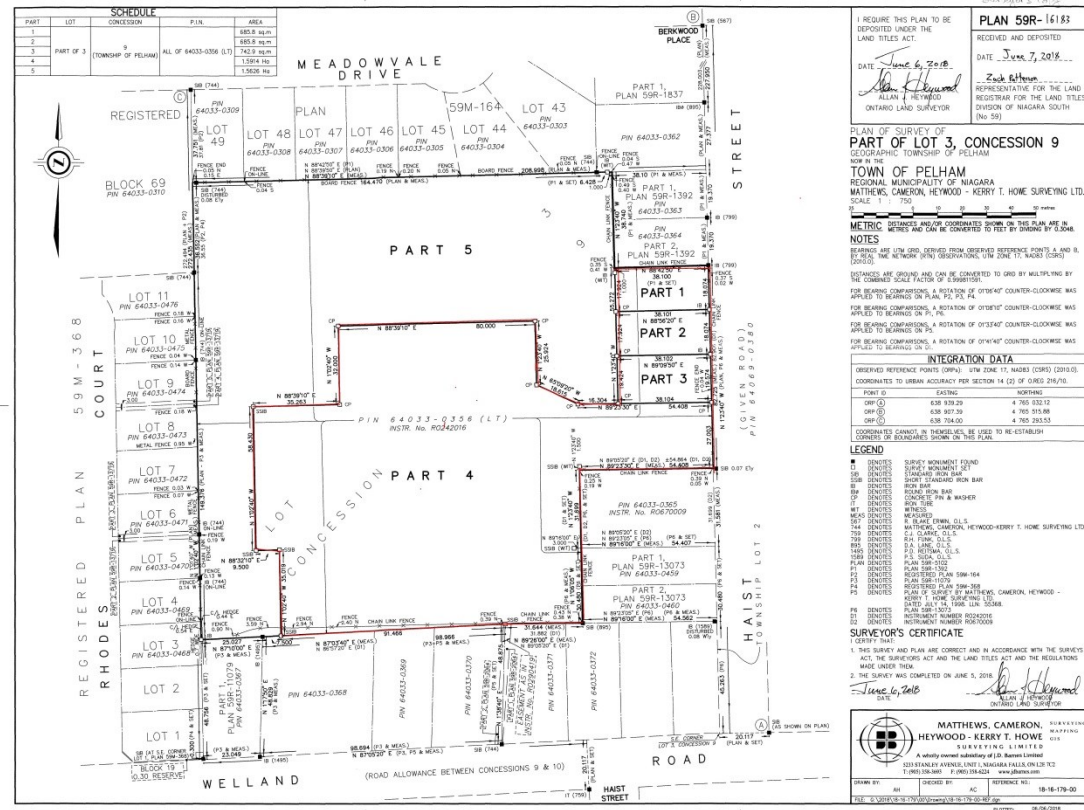
Council Consideration of Official Plan and Zoning By-law Amendment

- On June 4, 2018 the recommendation report by staff was presented to Committee of the Whole
- On June 18, 2018 Council adopted the Official Plan and Zoning By-law amendments
- Public Notice of adoption was given
- No appeals were received



Council Declares Part of 1120 Haist Street Surplus

- June 18, 2018 Council approves By-law 4010 (2018) which declares Parts 1-4 of 59R-16183 surplus



Consultation Process

- Number of meetings with public
 - ✓ 20 one-on-one meetings
 - ✓ 1 meeting with representatives of a group
 - ✓ 7 public workshop session – afternoon and evening
 - ✓ 3 week on-line engagement
 - ✓ 1 formal public meeting



Consultation Process with Council

- Number of meetings with Council
 - ✓ 5 open meetings with Council
 - Council receives presentation by Consultant
 - Council receives final report
 - Public Meeting
 - Council receives information report
 - Council receives recommendation report
 - Council adopts OPA and ZBA
 - ✓ Project started in April 2017 and completed in June 2018





Haist St Arena Lands Financial Update

Presented by: Teresa Quinlin, MBA, CPA, CA

February 11, 2019

Agenda

1. Haist St Arena Property Photos
2. Financial reasons why the Town needs to sell the arena lands on Haist St
 - Increase cash balance
 - Avoid additional costs
 - Increase future revenues
 - Cash required for capital projects
3. Debt Update



North & East Elevation of the Arena Building



Angled front and side view/north and west elevation of the arena building



Front view/north elevation of the arena building



View of the Quonset hut located on the arena site.



6



View of the southeasterly yard area and the east elevation of the arena located in distance.



View of the south elevation of the arena building taken from the southerly lot line.



View of the entrance driveway off of Haist St.



View of part of the frontage along Haist St showing the tennis courts.



View of the lawn area east of the arena looking south.



View of the parking lot area west of the building.



View of the parking lot area along the west side looking north.



View of the northern sector of the site looking east.



View of Haist St. looking south from the site.



View looking north along Haist St. to the north.



Why does the Town need to sell the arena lands on Haist St?

1. Town needs the \$3 Million cash from the sale of land
2. Avoid additional costs of demolition and remediation of soil
3. Avoid costs of retrofitting the building for other uses
4. Obtain future property tax revenue in perpetuity from the development
5. Cash needed to fund capital projects



1. Town needs the \$3 Million cash from the sale of land

Why does the Town need cash?

- The Town has invested its cash in tangible capital assets.
- ***Cash was borrowed from internal funds*** including reserves and reserve funds to fund these assets.
- As a consequence, the ***cash balance is bank indebtedness***.
- The Town has been in a bank indebtedness position since December 31, 2010.



Cash Position

Balances at December 31, 2017	
Deposits & Deferred Revenue	\$ 651,775
Deferred Revenue-obligatory reserve	3,840,767
	4,492,542
Reserves	1,947,719
Total	\$ 6,440,261
Cash (excluding debenture funds)	\$ 989,640
Bank indebtedness	(2,577,778)
Total	\$ (1,588,138)
Future Financing to be Received	
Long-term Debt	\$ 4,763,315
To be recovered from Developers	6,700,000
Total	\$ 11,463,315

Cash borrowed internally is \$8 Million

See slide 22

See slide 21

Source: Audited F/S December 31, 2017
The 2018 Audited F/S will be available in May 2018



1.Town needs the \$3 Million cash from the sale of land

Why does the Town need cash?

- The Town has invested monies to kick start the East Fonthill development. These capital projects were initially approved to be funded through debt payment. ***The debt has not been issued to date and current funds were used (\$4.8M).***
- The nature of these projects is such that ***funds will ultimately be recovered from the developers when the subdivisions are developed (\$6.7M).***



1. Town needs the \$3 Million cash from the sale of land cont'd

Why does the Town need cash?

- There is a ***timing issue of when this cash will be received from the developers*** since the Town up fronted development costs in East Fonthill.
- Amounts to be received from developers when development happens are as follows:

Parkland	\$3,600,000
Stormwater Pond	\$1,400,000
Summersides Road	<u>\$1,700,000</u>
Total	<u>\$6,700,000</u>



Unissued Approved Debt

Project Description		Year of Debt Issuance	Year of Debt Repayment	Revised Debt Amount @ December 31, 2017	Estimated Annual Payment (5%, 10 years)	
REC 12-13	Predevelopment Costs for PCC	2019	2029	\$ 1,000,000	\$ 129,505	← spent
RD 29-14	Wellspring Way/Shaw Ave Construction	2019	2029	1,173,568	149,376	← spent
RD 02-16	Summersides: East to Rice Rd	2019	2029	2,171,997	276,444	← spent
RD 01-17	Summersides: Station to Wellspring	2019	2029	417,754	54,101	← spent
				\$ 4,763,319	\$ 609,426	

Total cash of \$4.8 million was spent for these capital projects that still needs to be replenished with the issuance of a debenture.



Cash Position

- The bank indebtedness for December 31, 2018 is \$ 1.4 Million.
- Per the Municipal Act, the Town can borrow up to 50% of the tax levy up to September 30, then at 25% to December 31. This is to help with the timing of cash flow when the taxes are collected and expenditures are incurred.
- The maximum line of credit is at \$7 Million to September 30 and then \$4.5 Million to December 31.



Cash Position

- There is no requirement under the Municipal Act or Town Policy for the Town to maintain cash or liquid assets equal to the balance of deposits and non-obligatory deferred revenue and reserves.
- The deferred revenue-obligatory reserve funds are required to be supported by a cash balance; however, the Town is permitted to borrow against these funds as long as interest is allocated. Interest is being allocated by the Town.
- In 2019, the Town will be developing Reserve and Reserve Fund Policies



2. Avoid additional costs of demolition and remediation of soil

1. The cost of ***demolition*** includes the following:

- Decommissioning and removal of the ammonia and brine
- Asbestos abatement and disposal offsite
- Demolition of the building, Quonset hut and foundations
- Removal of the asphalt parking lot and tennis courts

Less the estimated scrap metal

Total estimated costs is \$500,000



2. Avoid additional costs of demolition and remediation of soil

2. **Remediation** of the soil is a way of purifying and revitalizing the soil. It is the process of removing contaminants in order to protect the health of people and the environment.

Total Estimated cost is \$500,000

Total demolition and remediation is approximately \$1 Million



3. Avoid costs of retrofitting the building for other uses

- The Facilities Assessment Report showed a minimum \$2 Million in repairs which did not include elevators or improvements to any exterior features
- Approximately \$912,000 of repairs were critical



4. Obtain future property tax revenue in perpetuity from the development

The development of the property included 13 singles and 28 townhouses.

The property taxes revenue that will be generated will be \$84,300 per year. This will be in perpetuity. This is equivalent to 0.7% of the tax levy.

If the development does not happen, this revenue will not contribute to the Town's bottom line.



5. Cash needed to fund capital projects

GENERAL GOVERNMENT		
IT 02-18	Annual Equipment PSAB additions/replacements	712
IT 03-18	Innovation Technology	32,865
IT 04-18	Voice Activation System	15,000
IT 05-18	Website Enhancements	30,000
Total General Government		78,577
TRANSPORTATION SERVICES		
ROADS		
RD 08-17	Easement for Station Street storm outlet	35,000
RD 09-17	Station: Town Square to Port Robinson Road	38,164
RD 11-17	Road Reconstruction - Haist St: Welland Rd to Beckett Cres, including Welland Rd Haist to Edward	111,150
RD 21-17	Replace 2 Farm Culverts on Big Creek Drain in road	10,000
No Project ID	(resolution during 2017)	21,126
RD 04-18	Culvert Replacement Program	6,051
RD 06-18	FUNDING REQUIRED Cycling Signage Initiative	12,000
RD 10-18	Roadside Ditching Program	71,292
RD 11-18	Sign Replacement Program	5,000
RD 12-18	Stormwater Facility Maintenance - Station, Timber Creek	70,000
RD 13-18	Streetlights and Traffic Signal Maintenance	49,817
RD 14-18	Sulphur Spring Drive Engineering	19,821
RD 15-18	Traffic Safety and Intersection Operations Review	15,000
RD 16-18	Cycling Counter - PATC Request	3,000
FACILITIES		
FAC 09-17	Masonry Repairs (Park Lane, Fonthill Library, Model Railway, Municipal Building, Tice Rd) - FCA Critical 2017	24,500
FAC 03-18	Tice Road Operations Centre - Man Door Repairs, insulation and vapour barrier in north bay - FCA Critical	37,000
FAC 09-18	Harold Black Park - reconfiguration of soccer fields	10,000
Total Transportation Services		538,921



5. Cash needed to fund capital projects cont'd

FLEET		
VEH 01-18	01 - Lease - Heavy Duty Pick-up Truck with landscape box Replaces Truck 125 - 2004 F250	13,596
VEH 06-18	Fuel Pump / Diesel and Regular Equipment unreliable and Parts no longer available	18,000
VEH 07-18	GPS/ALV Tracking of Snow Clearing Fleet includes \$2400 annual fee for unit tracking and web based reporting platform (annual tracking to go to winter maintenance operating budget in 2019)	20,000
VEH 12-18	2 Tractor w/ plow and spreader - seasonal rent 7 month seasonal rent - (Replaces Truck 422 - 2003, 5 Tonne Sterling) - approved by Council	35,000
VEH 13-18	Equipment unreliable	11,000
Total Fleet		97,596
HEALTH SERVICES		
CEM 01-18	Fonthill Cemetery - circulation fans/dehumidifiers in mausoleum - FCA Critical 2017 - 2025	20,000
Total Health Services		20,000
WASTEWATER		
WST 06-17	Hurricane Road Sewer lateral Replacement - Design &	85,000
WST 01-18	Sanitary Lateral Replacement Program (5 laterals)	12,000
WST 02-18	Sanitary Sewer Inspection, CCTV and Flushing Program	80,309
WST 03-18	Pollution Control Plan - Welland Wastewater Treatment	100,000
WST 04-18	Foss Road Upgrade existing sewer from 350 to 450mm	21,640
WST 05-18	Rice Road North of 20 - Sewer services - additional	24,995
Total Wastewater		323,944
WATER		
WTR 03-17	Water Model - Field Calibration & Water Needs Study	8,254
WTR 05-17	Design: Haist Street: Welland Rd to Beckett Cres, including Welland Rd Haist to Edward	26,338
WTR 01-18	Backflow Prevention Program	50,000
WTR 02-18	Station Street: Hwy 20 to Port Robinson, Watermain Replacement - trench only	544,063
WTR 03-18	Water System Repair	30,000
Total Water		658,655



5. Cash needed to fund capital projects cont'd

RECREATION & CULTURAL SERVICES- PARK FACILITIES		
REC 02-16	Fenwick Rail Trail Furnishings	16,932
PRK 03-17	Design & Public Consultation - Weiland Heights Park	21,228
PRK 01-18	Design Build - Weiland Heights Park Development	150,000
PRK 02-18	Ash tree removals - continued program	15,378
PRK 03-18	Design Build - Residences at Lookout Park Development	230,000
Total Recreation & Cultural Services		433,538
COMMUNITY PLANNING & DEVELOPMENT		
PLN 03-15	Comprehensive Zoning by-law	26,974
PLN 01-17	East Fenwick Secondary Plan	200
PLN 03-17	Comprehensive Zoning By-law Mapping	5,900
PLN 04-17	Comprehensive Zoning By-law	17,000
Total Community Planning & Development		50,074
LIBRARY SERVICES		
LIB 02-18	Computer Services Development	3,002
Total Library Services		3,002
Total East Fonthill		400,000
Grand Total		2,604,306



5. Cash needed to fund capital projects cont'd

The reserves and reserve funds do not have the cash to fund these capital projects that are carry forward from 2018 and prior years.

The cash from the land sale is required to fund \$2.6M of capital projects.



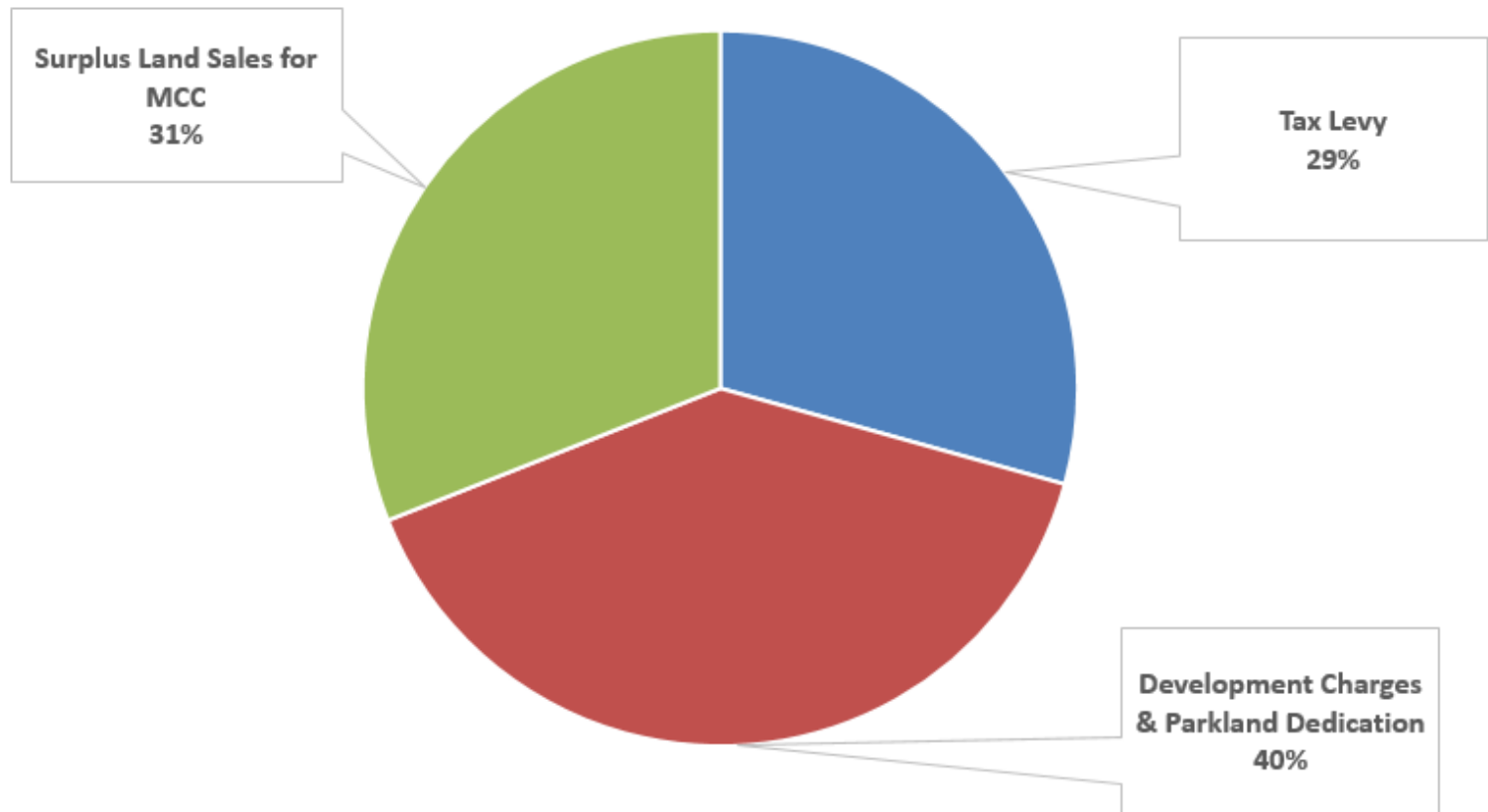
Debt at December 31, 2018

Debenture	Purpose	Projected Balance at Dec. 31, 2018
67-2009	Centennial Park	\$ 24,000
83-2011	Haist & Pelham St	571,867
73-2012	Haist St & Rice Rd	346,000
72-2013	Effingham & Hwy 20	377,312
78-2014	Pelham St & Fire Stn #2	1,116,338
75-2015	Fire Station #3	2,392,000
72-2016	Pelham Community Centre	8,701,170
35-2016	Fenwick & Port Robinson	4,666,550
55-2017	Pelham Community Centre	11,893,451
	Total Long-Term Debt	\$30,088,688
	MCC Construction Bridge Loan	13,527,443
	Total	\$43,616,131



Debt

How is the Debt Funded?



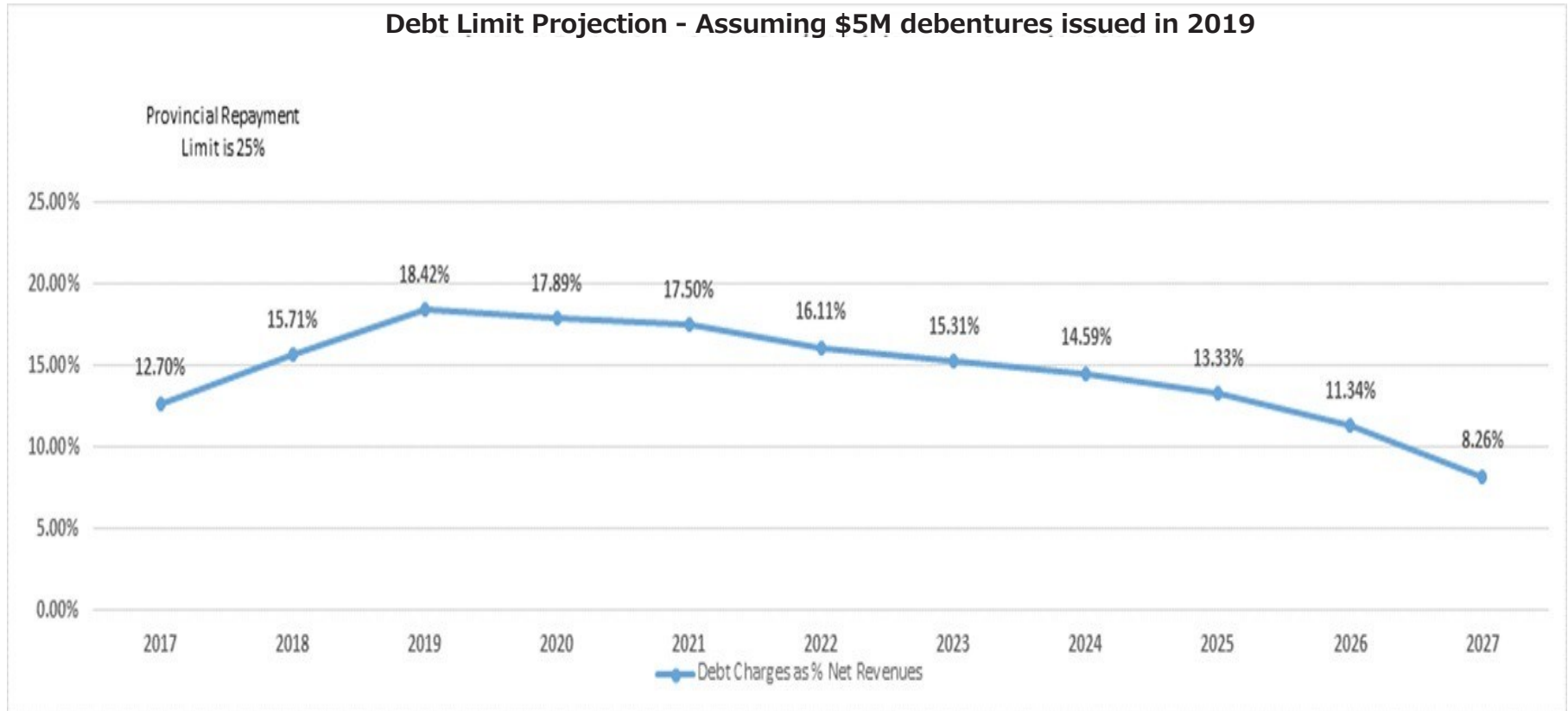
Long-Term Debt

- The annual debt and financial obligation limit for municipalities is determined from Ontario Regulation 403/02 of the Municipal Act 2001.
- The Town has no choice but to stay within these limits, unless OMB approval is obtained.
- Annual Repayment Limit (ARL) is calculated as: 25% of Town Operating Revenues less debt charges.
- The Treasurer is responsible for providing Council with an updated calculation of the annual repayment limit prior to any approval for new debt.



Long-Term Debt

Debt Limit Projection - Assuming \$5M debentures issued in 2019



Questions?



THE CORPORATION OF THE
T O W N O F P E L H A M
BY-LAW #4072(2019)

Being a by-law to adopt, ratify and confirm the actions of the Council at its special meeting held on the 11th day of February 2019.

WHEREAS Section 5 (3) of the Municipal Act, S.O. 2001, Chapter M.25, as amended, provides that, except if otherwise authorized, the powers of Council shall be exercised by by-law;

AND WHEREAS it is deemed desirable and expedient that the actions of the Council as herein set forth be adopted, ratified and confirmed by by-law;

NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

- (1) (a) The actions of the Council at its meeting held on the 11th day of February, 2019, including all resolutions or motions approved, are hereby adopted, ratified and confirmed as if they were expressly embodied in this by-law.
 (b) The above-mentioned actions shall not include:
 - (I) any actions required by law to be taken by resolution, or
 - (II) any actions for which prior Ontario Municipal Board approval is required, until such approval is obtained.
- (2) The Mayor and proper officials of the Corporation of the Town of Pelham are hereby authorized and directed to do all things necessary to give effect to the above-mentioned actions and to obtain approvals where required.
- (3) Unless otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute and the Clerk to affix the seal of the Corporation of the Town of Pelham to all documents necessary to give effect to the above-mentioned actions.
- (4) THAT this by-law shall come into force on the day upon which it is passed.

READ, ENACTED, SIGNED AND SEALED

THIS 11th DAY OF February, 2019 A.D.

MAYOR MARVIN JUNKIN

