



COUNCIL MEETING MINUTES

December 10, 2024, 6:45 p.m.
COUNCIL CHAMBERS
4805 William Hastings Line, Crosshill, Ontario N0B 2M0

Council Present: Mayor Joe Nowak
Councillor Shelley Wagner
Councillor Lori Sebben
Councillor Derek Brick
Councillor Claude Hergott

Staff Present: Municipal Clerk, Grace Kosch
Chief Administrative Officer, Rik Louwagie
Deputy Clerk, Amy Harron
Director of Public Works, Chris Cook
Director of Recreation, Danny Roth
Fire Chief, Paul Redman
Director of Planning, Tim Van Hinte
Treasurer, Jeff Dyck

-
1. Meeting called to order
 2. Moment of Reflection
 3. Land Acknowledgement

We would like to begin by acknowledging the land on which we gather today is the land traditionally used by the Anishinaabe, Haudenosaunee, and Neutral peoples. We acknowledge the enduring presence and deep traditional knowledge and philosophies of the Indigenous Peoples with whom we share this land today.

4. Declaration of Pecuniary Interest (if any) in accordance with the Municipal Conflict of Interest Act
5. Minutes of the Previous Meeting

Resolution Number: **164**

Moved by: Shelley Wagner

Seconded by: Lori Sebben

That the following minutes be adopted as presented.

CARRIED

- 5.1 Minutes of the November 26, 2024 Council Meeting
- 6. Receiving Petitions
- 7. Presentations/Delegations
- 8. Public Meeting
- 9. Closed Session

9.1 Motion to convene closed session meeting

Resolution Number: **165**

Moved by: Derek Brick

Seconded by: Claude Hergott

That this portion of the meeting be closed to the public in order to consider the following:

Section 239(2)(b) of the Municipal Act – personal matters about an identifiable individual, including municipal or local board employees -
Regional Municipality of Waterloo Library Committee

CARRIED

9.2 Motion to adjourn closes session meeting

Resolution Number: **166**

Moved by: Shelley Wagner

Seconded by: Lori Sebben

That the closed session meeting adjourn and the Council meeting resume.

CARRIED

9.3 Resolution resulting from closed session meeting

Resolution Number: **167**

Moved by: Claude Hergott

Seconded by: Derek Brick

That the Council of the Township of Wellesley recommend Chris Martin for the membership role of non-voting community representative for the Township of Wellesley on the Regional Municipality of Waterloo Library Committee, and further

THAT the term of membership be consistent with the Council Term of Office.

CARRIED

10. Committee of the Whole

Resolution Number: **168**

Moved by: Lori Sebben

Seconded by: Claude Hergott

That Council rise and go into a Committee of the Whole to receive reports and recommendations.

CARRIED

10.1 Planning & Development

10.2 Road & Bridge

10.3 Property & Fire

1. P. & F. 13/2024 - Emergency Management Program Committee Review - Motion Required

Fire Chief, Paul Redman provided background information on the Emergency Management Program report.

Resolution Number: **169**

Moved by: Derek Brick

Seconded by: Lori Sebben

That the Council of the Township of Wellesley approve the changes to the IMS Response Plan and Bylaw 01/2018 as recommended by the Emergency Management Program Committee.

CARRIED

10.4 Administration/Finances & Personnel

1. A. F. & P. 40/2024 - Development Charge By-law Review and Update - Motion Required

Director of Planning, Tim Van Hinte brought the report forward noting that there have been no comments received from the public regarding the development charges.

Councillor Sebben asked what the monetary increase will be with the new development charges schedule?

Director Van Hinte responded that the increase is comparable with the area municipalities.

Councillor Wagner asked if our current development charges study was behind significantly compared to other municipalities?

CAO Louwagie responded that most area municipalities are reviewing their DC by-law this year and the increase is consistent.

Councillor Hergott asked for clarification regarding the cost associated with new paving in the study.

Director of Public Works, Chris Cook responded that the projects would have been identified in the ten year capital plan with 2028 being the first year that an existing gravel road will be paved.

Councillor Hergott asked how on farm shops factor into the development charges.

CAO Louwagie responded that the on farm industrial shops do pay development charges however, the agricultural buildings are exempt.

Resolution Number: **170**

Moved by: Shelley Wagner

Seconded by: Derek Brick

That the Council of the Township of Wellesley adopt by-law 48/2024, being a By-law to impose Development Charges in the Corporation of the Township of Wellesley pursuant to the Development Charges Act, S.O., 1997, c.98.

CARRIED

10.5 Recreation

Service Board Reports

1. Rec. 10/2024 - Wellesley Apple Jacks Lease Agreement - Motion Required

Director of Recreation, Danny Roth provided detail on the lease agreement request for the Wellesley Apple Jacks.

Councillor Wagner asked what the contribution from the Apple Jacks was towards the fundraising campaign.

Director Roth responded that there was a contribution from the Apple Jacks for the room however does not have that number readily available.

Councillor Hergott asked if the proposal is that the \$4,000 rental fee would cover the community room and the Apple Jacks would use their change room for free?

Director Roth responded that the request is for a flat rate of \$4,000 to cover the community room and the change room for the Apple Jacks home games.

Councillor Wagner - how would we treat this situation for a different user groups

director Roth responded that it is widely know through the Ontario Hockey Association that junior teams typically get a dedicated space within the home facility.

Councillor Wagner asked if the team were to dissolve would the team be responsible for putting the room back to its original state?

Director Roth responded that is something that can be included within the lease agreement.

Councillor Brick asked what the value of the ice time for home games is for the 2024-2025 Apple Jacks season?

Director Roth responded approximately \$40,000 with playoffs in addition to this fee.

CAO Louwagie asked for clarification on the state of the room if the team does dissolve.

Council provided direction that minor repairs be completed and the room should remain furnished.

Resolution Number: **171**

Moved by: Lori Sebben

Seconded by: Shelley Wagner

That the Council of the Township of Wellesley recognize the Wellesley Apple Jacks as a leaseholder according to the Township's affiliation policy; and further

That Council direct staff to prepare a lease agreement, retroactive to the beginning of the 2024/25 season, that will grant the Apple Jacks exclusive use of their team dressing room at all times as well as the community room on game nights during the regular season and playoffs, for a fee of \$4000 + HST; and further

That Council direct staff to revisit the agreement with the team before the 2025/26 season to renegotiate terms.

CARRIED

11. Committee of the Whole rise and Council resume and report

Resolution Number: **172**

Moved by: Derek Brick

Seconded by: Lori Sebben

That the Committee of the Whole rise and Council resume and report.

CARRIED

12. Report of the Committee of the Whole be adopted as set forth in the motions and actions detailed above

Resolution Number: **173**

Moved by: Shelley Wagner

Seconded by: Claude Hergott

That the report of the Committee of the Whole be adopted as set forth in the motions and actions detailed above.

CARRIED

13. For Information Package (no package distributed)

14. Accounts

15. Unfinished Business

16. New Business

- 16.1 CAO Update

Chief Administrative Officer, Rik Louwagie provided a report including 2025 budget deliberations and the all council meeting held Friday, December 6th.

- 16.2 Future Ward Projects and Potential Changes to Committee Chairs

Mayor Nowak brought the item forward to reassign each Councillor to a different committee with more discussion to come in the new year.

- 16.3 Linwood Lions Club Facility Rental Fee

Councillor Sebben brought the item forward noting that it has recently come to light that the Linwood Lions Club is no longer permitted two free meeting per month at the Linwood Community Centre through the affiliation policy passed earlier in the year.

Councillor Hergott asked if Councillor Sebben has spoken with any previous council members regarding this agreement?

Councillor Sebben responded that she has reached out and is awaiting a response.

Municipal Clerk, Grace Kosch stated that she will work with Councillor Sebben to bring a notice of motion forward at the January 14, 2025 Council Meeting.

17. Notice of Motion

18. By-Laws

18.1 By-law 47/2024 - Being a By-law to amend By-law number 01/2018 being the Emergency Management Program

18.2 By-law 48/2024 - Being a By-law to impose Development Charges in the Corporation of the Township of Wellesley pursuant to the Development Charges Act, S.O., 1997, c.98.

18.3 By-law 49/2024 - Being a By-law to confirm all actions and proceedings of Council

19. By-laws be Read and Passed a First and Second Time

Resolution Number: **174**

Moved by: Claude Hergott

Seconded by: Derek Brick

That By-Law No. 47/2024; 48/2024 and 49/2024 be read and passed a first and second time.

CARRIED

20. By-laws be Read and Passed a Third Time

Resolution Number: **175**

Moved by: Shelley Wagner

Seconded by: Lori Sebben

That By-law No. 47/2024; 48/2024 and 49/2024 be read a third time and passed and the Mayor and Clerk be authorized to sign and seal the By-law under the Corporate Seal.

CARRIED

21. Next Meetings

22. Adjournment

Resolution Number: **176**

Moved by: Shelley Wagner
Seconded by: Lori Sebben

That the Council meeting does now adjourn.

CARRIED