

***** AGENDA *****
Tuesday, March 4, 2025
*****START TIME 6:30 p.m.*****

1. Disclosure of pecuniary interest.
2. Presentation: 2024 Audited Financial Statements by KPMG.
3. Committee Reports.
4. Resolution: Adopt the Minutes of the February 18, 2025 Council Meeting.
5. Resolution: Adopt the 2024 Audited Financial Statements as presented.
6. Review of Capital Budget and Asset Management Forecast 2025-2035.
7. Draft 2025 Budget presentation.
8. Resolution: Approve purchase of sweeper unit for Backhoe.
9. Correspondence.
10. Accounts to pay.
11. Closed Session: That this part of our meeting will be closed to the public as authorized by Section 239(3.1) of the Municipal Act, 2001, c. 25, for consideration of the following subject matter: Educational or training sessions
Purpose of this Closed Session:
Council Training regarding Council Procedures.
12. By-Law: Confirming Proceedings of Council at its meeting held March 4, 2025.
13. Adjournment.

Council meetings will be held in person at 2381 Highway 654, Township of Nipissing Community Centre and virtually utilizing the Zoom platform; and will be livestreamed to the Township of Nipissing YouTube channel.

<https://www.youtube.com/channel/UC2XSMZqRNHbwVppelfKcEXw>

MINUTES

TOWNSHIP OF NIPISSING
Tuesday, February 18, 2025

A regular meeting of the Township of Nipissing Council was held on Tuesday, February 18, 2025, starting at 6:30 p.m. The meeting was held in person at the Township of Nipissing Community Centre, and livestreamed to the Township of Nipissing YouTube Channel.

Present: Mayor Dave Yemm and Councillors Lisa Chalapenko, Shelly Foote, Stephen Kirkey, and James Scott.

Staff: Operations Superintendent Dan MacInnis, Deputy Clerk Administrative Assistant Kristin Linklater, Fire Chief-MLEO-CEMC Will Bateman, and Municipal Administrator-Clerk-Treasurer Kris Croskery-Hodgins.

Disclosure of pecuniary interest: Councillor Shelly Foote.

Committee Reports:

Mayor Dave Yemm: Township of Nipissing Cemetery Committee and the Golden Sunshine Municipal Non-Profit Housing Corporation.

R2025-034 J. Scott, S. Foote:

That the minutes of the regular Council Meeting held February 4, 2025, be adopted as published.
Carried.

R2025-035 S. Kirkey, L. Chalapenko:

That we appoint Councillor James Scott as the Township of Nipissing representative to the East Nipissing-North Parry Sound Veterinary Services Committee. **Carried.**

R2025-036 S. Foote, S. Kirkey:

WHEREAS under Ontario Regulation 391/21, Blue Box, producers are fully accountable and financially responsible for their products and packaging once they reach their end of life and are disposed of, for "eligible" sources only;

AND WHEREAS "ineligible" sources which producers are not responsible for including businesses, places of worship, daycares, campgrounds, public-facing and internal areas of municipal-owned buildings and not-for-profit organizations, such as shelters and food banks;

AND WHEREAS should a municipality continue to provide services to the "ineligible" sources, the municipality will be required to oversee the collection, transportation, and processing of the recycling, assuming 100% of the costs;

AND WHEREAS these costs will further burden the municipalities' finances and potentially take resources away from vital infrastructure projects;

THEREFORE BE IT RESOLVED THAT the Council of the Township of Nipissing hereby requests that the province amend Ontario Regulation 391/21, Blue Box, so that producers are responsible for the end-of-life management of recycling products from all sources;

AND FURTHER THAT this Resolution be forwarded to the Honourable Andrea Khanjin, Minister of the Environment, Conservation and Parks, MPP Vic Fedeli, AMO, ROMA and FONOM. **Carried.**

Council reviewed the Tender results and staff recommendations for the purchase of a new Backhoe.

R2025-037 S. Kirkey, J. Scott:

Whereas the purchase of a Backhoe was approved in the Capital Budget and Asset Management Forecast 2025-2035, Resolution R2024-217;

Now therefore we accept the Tender submitted for NIP-PW-2025-01 from Brandt Tractor Ltd. for the supply of a Backhoe, total price of \$210,550 before applicable taxes and including Trade-In of 2006 John Deere Backhoe;

The following items will not be required from the Tender submission:

- Auto greaser unit.
- Sweeper unit.
- Extended warranty.
- Financing.

A Sweeper Unit to be researched for purchase from a Canadian supplier within approved budget range for future approval. **Carried.**

R2025-038 J. Scott, S. Foote:

That we accept the correspondence as presented. **Carried.**

Councillor Shelly Foote declared a pecuniary interest as a business she owns is listed in the Accounts Payable. Councillor Foote left the Council table for this matter.

R2025-039 J. Scott, L. Chalapenko:

That the statement of accounts dated: January 29, February 1, 7, 10 and 12, 2025 totaling \$174,040.78 be approved. **Carried.**

Councillor Foote returned to the Council table.

R2025-040 S. Foote, J. Scott:

That we pass By-Law 2025-09, being a By-Law to confirm the proceedings of Council at its meeting held on February 18, 2025.

Read the first, second and third time and passed this 18th day of February, 2025. **Carried.**

R2025-041 L. Chalapenko, S. Foote:

That the meeting be adjourned. Time: 6:55 p.m. Next regular meeting to be held March 4, 2025. **Carried.**

Mayor:

Municipal Administrator:

Minutes prepared as per Section 228 (1)(a) of the Municipal Act, S.O. 2001, c. 25.

Clerk to record, without note or comment, all resolutions, decisions and other proceedings of the council.

Minutes to be approved by Council at the next regular Council Meeting.



TOWNSHIP OF NIPISSING CORRESPONDENCE

March 4, 2025

- 1.** Minutes from the Golden Sunshine Municipal Non-Profit Housing Corporation Board held December 17, 2024.
- 2.** Township of Nipissing Cemetery Committee Meeting Minutes, held February 10, 2025.
- 3.** Callander & District Food Bank, Thank you letter.

**The Golden Sunshine Municipal Non-Profit Housing Corporation
Minutes of the Board of Directors Meeting
2024- 112**

December 17, 2024

A regular meeting of the Golden Sunshine Municipal Non-Profit Housing Corporation board was held on Tuesday December 17, 2024.

Present: Bernadette Kerr, Mieke Markus, Dave Yemm, Calvin Young, Leo Patey & Amber McIsaac

Regrets: Dave Britton, Nancy McFadden

1. Call to order

The board welcomed Dave Yemm to the GSMNP board of Management as replacement for Tom Piper as a Township of Nipissing representative.

Resolution No. 2024-81– Moved by Calvin, seconded by Dave Yemm that the meeting was called to order at 9:32 am. Carried

2. Additions to Agenda –7 a.1) Managers Report, Tim Young change of hours

3. Approval of the Agenda

Resolution No. 2024-82– Moved by Calvin, seconded by Dave Yemm that the agenda be adopted as amended.

4. Conflict of Interest Disclosure – Leo employer listed on transaction report

5. Approval of the Minutes from the November 19,2024 board meeting

Mieke Krause listed, name change to Mieke Markus

Resolution No. 2024-83– Moved by Calvin, seconded by Mieke that the minutes from the board meeting on November 19, 2024 were adopted as amended.

6. Business arising

a) Service Agreement

3 funding options were presented to board members for 2025 operating agreement. The DSSAB has approved and extension for contract agreement negotiations to February 28, 2025.

b) 2025 Budget

Second draft of the 2025 budget was presented and a discussion took place. Budget will be revisited again when service agreement is finalized.

Resolution No. 2024-84 Moved by Leo, seconded by Kal that the Golden Sunshine Municipal Non-Profit Housing association approves a 2.5% wage increase to the following positions:

-Property Manager 2025 wage \$26.78

-Cleaner 2025 wage \$20.88

-Maintenance Worker 2025 wage \$26.65

For the 2025 operating year.

Resolution No. 2024-85 Moved by Mieke, seconded by Dave Yemm that the Golden Sunshine Municipal Non-Profit Housing association approves a \$5.00 transportation increase, to \$25.00 per trip, for authorized board members who are responsible for daily business activities related to the corporation such as cheque signing, for the 2025 operating year.

c) OPHI

A discussion took place regarding the \$160,000 funding allotment for the Pines in 2025 and a quote was presented from Housing Services Corporation for Project Management fees for the Patio upgrade project. Mitchell Jensen & Associates declined providing a quote for project management but has agreed to work with HSC and granted permission for them to use their drawings. HSC will provide the GSMNP with MJA fees for consultation.

Resolution No. 2024-86 Moved by Leo, seconded by Calvin that the Golden Sunshine Municipal Non-Profit Housing association approves the quote for project management services for exterior patio improvements at 325 Catherine Avenue, The Pines, in the amount of \$14467.00 to Housing Services Corporation to oversee the execution of the project as outlined in the service agreement provided.

c) The Pines 2

A discussion took place regarding The Pines holding the mortgage for Pines 2. Due to lack of quorum no decision could be made.

7. Correspondences

a.1) Tim Young

Amber presented hourly changes to the maintenance position and will communicate the changes to the tenants.

a.2) Financials – Transaction Report, Adjusted Book Balance

Amber presented the adjusted book balance for the end of November 2024 is close to \$49,000. A discussion took place regarding a portion to be deposited into the Capital Reserves account and it was suggested that the GSMNP retain \$14,000 from the 2024 operating year for the 2025 operating year to offset the cost of project management fees for the patios.

Resolution No. 2024-87 Moved by Dave Yemm, seconded by Calvin that the Golden Sunshine Municipal Non- Profit Housing Corporation approves a transfer of \$24,000 from the 2024 business operating account to the Capital reserve account to be completed on or before December 31, 2024.

Resolution No. 2024-88 Moved by Mieke, seconded by Dave Yemm that the board approves the November 2024 Transaction Report as presented. Carried

Resolution No. 2024-89 Moved by Leo, seconded by Calvin that the board approves the November 2024 Income Statement as presented. Carried

8. Next Board Meeting – January 21, 2025 at 9:30am

9. Adjournment - Resolution No. 2024-90– Moved by Dave Yemm, seconded by Leo that the board meeting be adjourned. Carried



President, Bernadette Kerr

Secretary, Amber Mclsaac

**The Golden Sunshine Municipal Non-Profit Housing Corporation
Minutes of the Board of Directors Meeting
2025- 01**

December January 21, 2025

A regular meeting of the Golden Sunshine Municipal Non-Profit Housing Corporation board was held on Tuesday January 21, 2025

Present: Bernadette Kerr, Mieke Markus, Dave Yemm, Calvin Young, Dave Britton, Nancy McFadden & Amber Mclsaac

Regrets: Leo Patey

1. Call to order

Resolution No. 2025-01– Moved by Calvin, seconded by Nancy that the meeting was called to order at 9:32 am. Carried

2. Additions to Agenda – none

3. Approval of the Agenda

Resolution No. 2025-02– Moved by Calvin, seconded by Nancy that the agenda be adopted as Presented.

4. Conflict of Interest Disclosure – none

5. Approval of the Minutes from the December 17, 2024 board meeting

Resolution No. 2025-03– Moved by Dave Yemm, seconded by Calvin that the minutes from the board meeting on December 17, 2024 were adopted as presented.

6. Business arising

a) Service Agreement

Sharon Davis, Meghan Mullen, and Pam Nelson from the District Social Services Administration Board (DSSAB) participated in the meeting via telephone to discuss the three options presented for the 2025-2035 Service Agreement. A detailed discussion ensued, during which Board members voiced concerns regarding the risks associated with a 10-year contract that does not include any increase to the funding amount. Questions were raised about the projected Rent Geared to Income (RGI) earnings over the next decade, with concerns that the financials provided may not reach the projected amounts. The options for the Board's consideration are:

1. \$20,000 funding allocation, with 5% of the operating expenses over the years to be designated for reserves
2. \$17,000 funding allocation, with 5% of the operating expenses per year to be designated for reserves
3. \$17,000 funding allocation, with 8% of the operating expenses per year to be designated for reserves

In addition to the above funding allocations, The DSSAB has agreed to provide additional subsidy to the owner in the event that the costs of energy, insurance, winter road maintenance, municipal taxes, and utilities (water) exceed the aggregated benchmark amounts. Board members are expected to vote at the Board meeting scheduled for February.

b) OPHI Funding

Amber reported that Trevor Kitchen from Housing Services Corporation (HSC) visited The Pines for a site review. He will provide further information on the status of the patio upgrades project at the February meeting.

c) Pines 2

Kalvin Young reported that the DSSAB has confirmed that under the current service agreement, The Pines 1 is unable to hold the mortgage for The Pines 2. Kal and the Pines 2 committee will continue to explore alternative options.

7. Correspondences

a.2) Financials –

Resolution No. 2025-04 Moved by Calvin, seconded by Dave Britton that the board approves the December 2024 financial statements as presented. Carried

8. Next Board Meeting – February 18, 2025 at 9:30am

9. Adjournment - Resolution No. 2025-05– Moved by Dave Yemm, seconded by Dave Britton that the board meeting be adjourned. Carried



President, Bernadette Kerr



Secretary, Amber McIsaac

MOTION NUMBER C2025-05

Moved by: James Scott

Seconded by: Rod Rennette

That we approve the removal of a spruce tree creating a safety concern in the Alsace Cemetery along the left fence when entering the cemetery grounds;
And that we approve the costs of obtaining the services of an arborist for this project due to safety concerns and the size of the project. **Carried.**

The Committee reviewed a Staff Report outlining the Draft 2025 Cemetery Budget.

MOTION NUMBER C2025-06

Moved by: James Scott

Seconded by: Tom Marchant

That we support the 2025 draft Cemetery operational budget, as presented, for inclusion in the Township of Nipissing 2025 Budget discussions and for Council approval. **Carried.**

MOTION NUMBER C2025-07

Moved by: James Scott

Seconded by: Tom Marchant

That the meeting be adjourned at 11:39 am.

The next meeting will be held no later than February 28, 2026. **Carried.**

Dave Yemm, Chairperson:

Kris Croskery-Hodgins, Secretary:

Minutes prepared as per Section 228 (1)(a) of the Municipal Act, S.O. 2001, c. 25.

Clerk to record, without note or comment, all resolutions, decisions and other proceedings of the council.
Minutes to be approved by the Board at the next scheduled Board Meeting.



Callander and District Food Bank

78 Lansdowne Street
PO Box 795
Callander ON P0H 1H0

On behalf of the Callander & District Food Bank, we thank you for your generous donation.

We are dedicated to assisting individuals and families in time of need to supplement their requirements with fresh dairy, produce, frozen meats, non-perishable food items and personal hygiene products. Your donation assists us in keeping our shelves stocked with the necessary items.

Our clients very much appreciate your generosity.

Thank you,

Callander & District Food Bank Volunteer Staff



Callander and District Food Bank

78 Lansdowne Street
PO Box 795
Callander ON P0H 1H0

Receipt Number: 2970

Receipt issue Date: February 18, 2025

Issued in Callander, Ontario

Charitable Registration #: 82299 12610RR0001

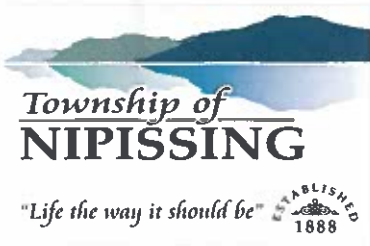
Donated by: Township of Nipissing
45 Beatty Street
Nipissing, ON P0H 1W0

Amount of Donation: \$ 88.70

**** Eighty-eight dollars and seventy cents *****

Authorized Signature: _____

Deborah Hickey, Treasurer



TOWNSHIP OF NIPISSING

RESOLUTION

DATE: March 4, 2025

NUMBER: R2025-

Moved by

Seconded by

**That the statement of accounts dated:
February 15, 19, 20 and 26, 2025**

Totaling \$110,309.01 be approved.

For Against

**YEMM
CHALAPENKO
FOOTE
KIRKEY
SCOTT**

Carried

Mayor: Dave Yemm



TOWNSHIP OF NIPISSING

RESOLUTION

DATE : March 4, 2025

NUMBER: R2025-

Moved by

Seconded by

That this part of our meeting will be closed to the public as authorized by Section 239(3.1) of the Municipal Act, 2001, c. 25, for consideration of the following subject matter:

Educational or training sessions

Purpose of this Closed Session:

Training to review Council Procedures.

Time: p.m.

For Against

**CHALAPENKO
FOOTE
KIRKEY
SCOTT
YEMM**

CARRIED

Mayor: DAVE YEMM