



STRATFORD CITY COUNCIL ADDENDA

7.0 Orders of the Day:

7.9 Resolution - Agreement of Purchase and Sale with Werner Bromberg Limited

Attachment – Management Report dated July 23, 2018 with reference plan

Staff Recommendation: THAT Council grant an exemption from Sale and Other Disposition of Land Policy P.3.1 to waive the requirement for giving notice prior to the conveyance of the subject property and deem that the listing of a resolution and/or by-law to convey the subject property on the Agenda of an open meeting of City Council as sufficient notice;

THAT Council hereby declares Part 14 on Plan 44R to be surplus to the needs of the municipal corporation;

THAT the method of disposal be by direct sale to Werner Bromberg Limited;

THAT the sale proceeds first be applied to Unfunded Capital costs in the amount of \$295,680.21 incurred between 2010 and 2013 related to demolition and other expenses incurred by the City to prepare the site for sale;

THAT the balance of net proceeds be placed in reserve for Grand Trunk (Cooper) Block R-R11-GTCH;

AND THAT the Mayor and Clerk be authorized to sign the agreement for the sale of the former Fairground lands to Werner Bromberg Limited.

Motion by

THAT

15. Council Reconvene

15.2 Committee Reports

15.2.1 Report of the Finance and Labour Relations Committee

Motion by _____

THAT Item 4.1 of the Finance and Labour Relations Committee meeting dated July 23, 2018 be adopted as follows:

4.1 Dispatch Communications Recording System for Stratford Fire Department (FIN18-040)

THAT Council approve the Stratford Fire Department to purchase a Fire Dispatch Recording System in accordance with the City's Purchasing Policy;

AND THAT funding for the system be drawn from the Fire Department's Capital Reserve Fund R-R11-FIRE.

FINANCE AND LABOUR RELATIONS COMMITTEE ADDENDA

4.0 Report of the Fire Chief

4.1 Dispatch Communications Recording System for Stratford Fire Department (FIN18-040)

*this item is also listed on the July 23, 2018 reconvene Council addenda for Council's consideration.

Attachment – Management Report dated June 12, 2018

Staff Recommendation: THAT Council approve the Stratford Fire Department to purchase a Fire Dispatch Recording System in accordance with the City's Purchasing Policy.

AND THAT funding for the system be drawn from the Fire Department's Capital Reserve Fund R-R11-FIRE.

Sub-committee Recommendation: THAT Council approve the Stratford Fire Department to purchase a Fire Dispatch Recording System in accordance with the City's Purchasing Policy;

AND THAT funding for the system be drawn from the Fire Department's Capital Reserve Fund R-R11-FIRE.

MANAGEMENT REPORT

Date: July 23, 2018
To: Mayor and Council
From: Ed Dujlovic, Director of Infrastructure and Development Services
Report#: COU18-055
Attachments: Reference Plan 44R Former Fairgrounds

Title: Agreement of Purchase and Sale with Werner Bromberg Limited

Objective: To approve the agreement of Purchase and Sale of the former Fairground lands to Werner Bromberg Limited.

Background: Council authorized City Staff and the City Solicitor to finalize a sale agreement with Werner Bromberg Limited for the former Fairground lands. There were a number of issues that needed to be resolved in order to finalize the sale agreement. These issues included negotiation for additional lands to allow for the construction of a stormwater management pond and road connection to the Rotary Complex which will then be conveyed back to the City for nominal consideration.

The selling price per hectare was agreed to by Council as part of the RFP process in November, 2017. Further the additional lands for the stormwater management pond and roads was discussed in May 2018 and approved by Council and direction given to staff to finalize the Agreement of Purchase and Sale.

Analysis: A reference plan has been finalized. Parts 2, 3, 4 and 14 are to be sold to Bromberg. Part 14 is the additional land that is being purchased for the purposes of constructing services (stormwater management pond and road connectors to the Rotary Complex). The lands will be temporarily transferred to Bromberg to allow for the construction of the stormwater facilities and the road connection to the Rotary Complex are Parts 15, 16 and 17 on the reference plan and shall be returned to the City once the works are complete.

With respect to the additional lands to be purchased, being Part 14, a resolution has been prepared to exempt certain sections of Policy P.3.1 Sale and Other Disposition of Land as the appropriate public consultation and public notice has already taken place through the RFP process.

Financial Impact: The total sale price of the land is \$1,543,158.65. This is based on an area of 6.058 hectares at a price of \$254,730.71/hectare and includes the additional Part 14 lands. There have been costs over the years with respect to the Fairgrounds that have been unfunded to date. These costs include demolition of the previous buildings and environmental studies. The City has incurred legal and survey fees in regard to completing the sale. Previous costs have amounted to \$295,680.21. More recent costs are estimated to be \$10,000 to \$15,000.

Staff Recommendation: THAT Council grant an exemption from Sale and Other Disposition of Land Policy P.3.1 to waive the requirement for giving notice prior to the conveyance of the subject property and deem that the listing of a resolution and/or by-law to convey the subject property on the Agenda of an open meeting of City Council as sufficient notice;

THAT Council hereby declares Part 14 on Plan 44R to be surplus to the needs of the municipal corporation;

THAT the method of disposal be by direct sale to Werner Bromberg Limited;

THAT the sale proceeds first be applied to Unfunded Capital costs in the amount of \$295,680.21 incurred between 2010 and 2013 related to demolition and other expenses incurred by the City to prepare the site for sale;

THAT the balance of net proceeds be placed in reserve for Grand Trunk (Cooper) Block R-R11-GTCH;

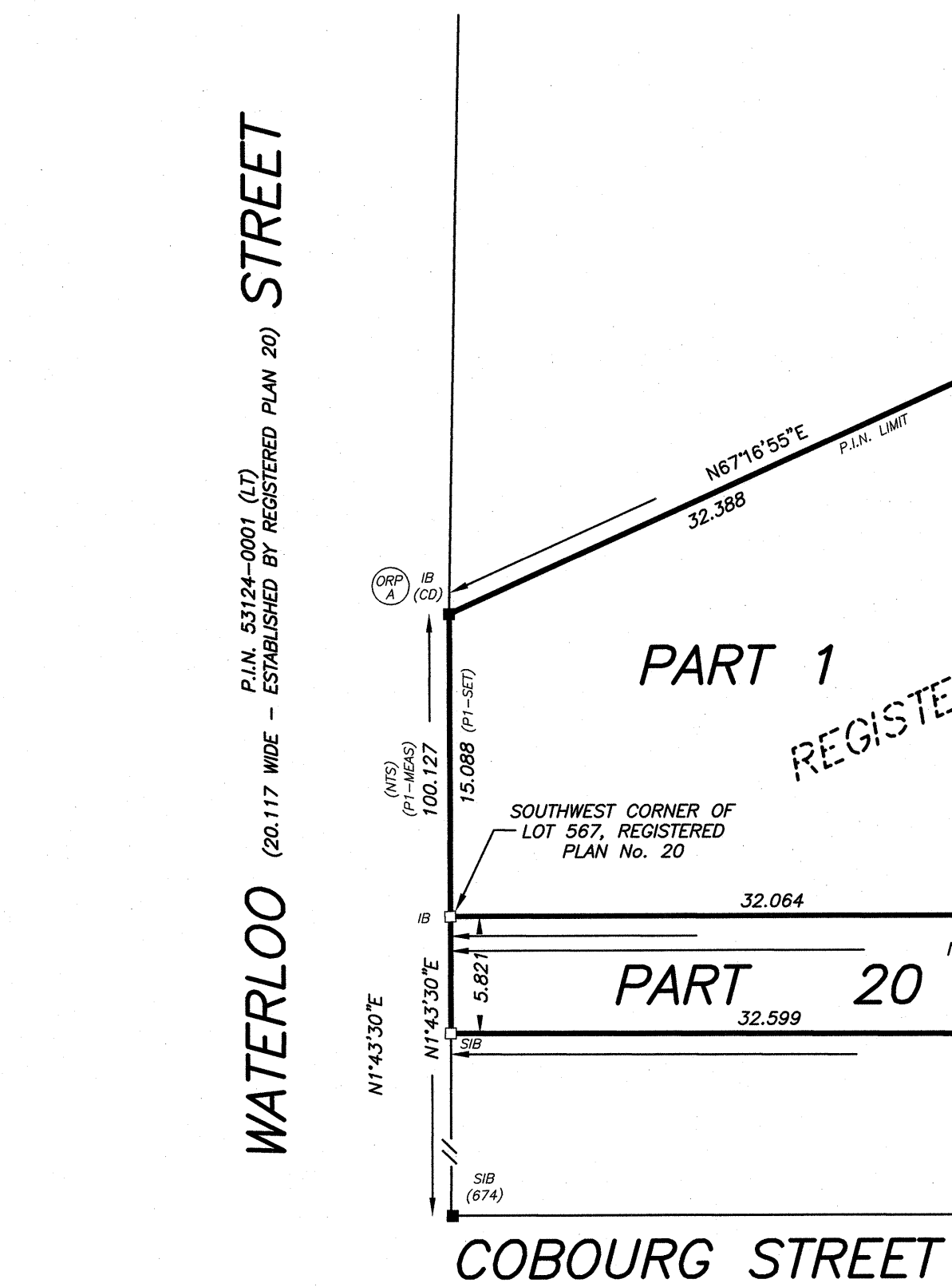
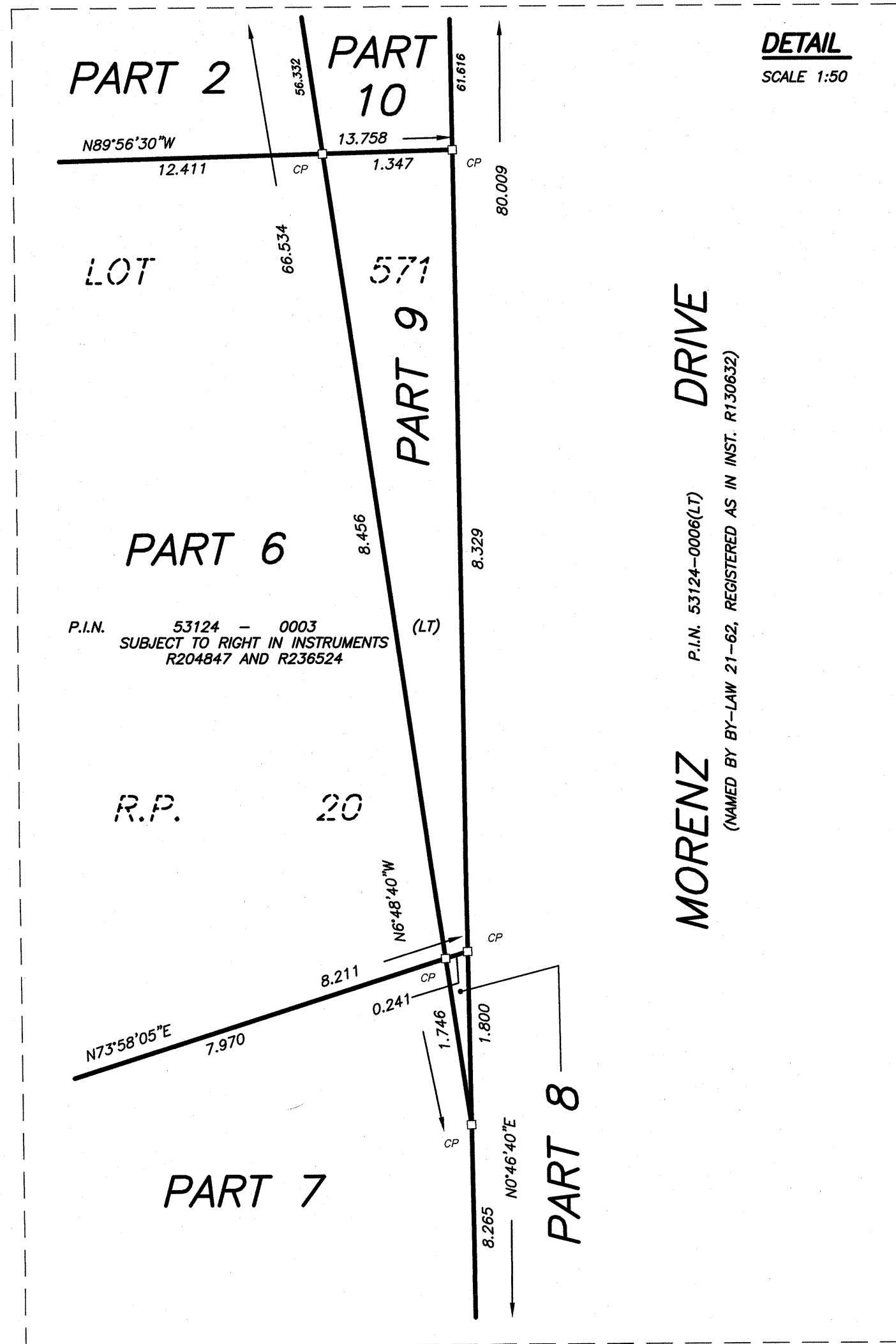
AND THAT the Mayor and Clerk be authorized to sign the agreement for the sale of the former Fairground lands to Werner Bromberg Limited.



Ed Dujlovic, Director of Infrastructure and Development Services



Rob Horne, Chief Administrative Officer



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT		PLAN 44R- RECEIVED AND DEPOSITED	
DATE -----		DATE -----	
TREVOR D.A. McNEIL, O.L.S.		REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PERTH (No. 44)	
SCHEDULE			
PART	LOT	R.P.	AREA (m ²)
1	PT OF 567		678.8
2	ALL OF 568, PT OF 567, 569, 570, 571		13410.8
3	PT OF 569, 570		284.2
4	PT OF 570		28.9
5	PT OF 570, 571		33.5
6	PT OF 571		175.8
7	PT OF 571		69.4
8	PT OF 571		0.2
9	PT OF 571		6.6
10	PT OF 571		308.3
11	PT OF 570		14.3
12	PT OF 570, 571		136.5
13	PT OF 570, 571		201.8
14	PT OF 570, 571		289.5
15	PT OF 571		289.7
16	PT OF 571		1161.9
17	PT WATER STREET		415.9
18	PT WATER STREET		171.3
19	PT WATER STREET		679.3
20	PT WATER STREET		189.6

PARTS 1-10 (INCLUSIVE) COMPRISE ALL OF P.L.N. 53124-0003 (LT).
PARTS 11, 12, 13 COMPRISE ALL OF P.L.N. 53124-0004 (LT).
PARTS 14, 15, 16 COMPRISE ALL OF P.L.N. 53124-0005 (LT).
PARTS 17, 18, 19, 20 COMPRISE PT OF P.L.N. 53124-0048 (LT).

PARTS 1-10 (INCLUSIVE) ARE SUBJECT TO RIGHTS AS IN INSTRUMENT No. R204847 AND R238524.
PLAN OF SURVEY
OF ALL OF
LOTS 567, 568, 569, 570, 571
AND PART OF
WATER STREET
REGISTERED PLAN No. 20
IN THE
CITY OF STRATFORD
COUNTY OF PERTH

SCALE: 1:300
MTE OLS LTD.
ONTARIO LAND SURVEYORS
METRIC:
DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND:
□ DENOTES PLANTED MONUMENT
SB DENOTES FOUND MONUMENT
SSB DENOTES STANDARD IRON BAR
IB DENOTES SHORT STANDARD IRON BAR
IBB DENOTES ROUND IRON BAR
CC DENOTES CONCRETE PIN
OU DENOTES ORIGIN UNKNOWN
NTS DENOTES NOT TO SCALE
WT DENOTES WITNESS
MEAS DENOTES MEASURED
CALC DENOTES CALCULATED
MTE DENOTES MTE OLS LTD.
1245 DENOTES DONALD W.A. McNEIL LIMITED, O.L.S.'s
674 DENOTES F.J.S. PEARCE, O.L.S.
CD DENOTES CALLON DIETZ INC., O.L.S.'s
RP DENOTES REGISTERED PLAN
P1 DENOTES PLAN OF SURVEY BY CALLON DIETZ INC. (FILE 16-20849)

NOTES:
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 09620130024 AND 0962020101, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999600.

SPECIFIED CONTROL POINTS (SCPs) AND OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
SCP 09620130024	4802476.185	502157.870
SCP 0962020101	4802279.045	501639.858
ORP A	4802266.343	501654.384
ORP B	4802384.711	501892.920

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6TH DAY OF MARCH, 2018.

DATE _____ O.L.S.
TREVOR D.A. McNEIL
ONTARIO LAND SURVEYOR

MTE OLS Ltd.
ONTARIO LAND SURVEYORS
520 BINGEMANS CENTRE DRIVE
KITCHENER, ONTARIO, N2B 3X9
TEL: (519) 743-6500 FAX: (519) 743-6513
Cada File: P:\P\42100\300\42100-300-R2.DWG C:\DWG - 42100-300-UTMORNDWG.DWG
Drawn By: M. MASCIOTTA Checked By: T. McNEIL, O.L.S. File No: 42100-300-R2 (L)

MANAGEMENT REPORT

Date: June 12, 2018
To: Finance and Labour Relations Sub-committee
From: John Paradis, Fire Chief
Report#: FIN18-040
Attachments: None

Title: Dispatch Communications Recording System For Stratford Fire Department

Objective: To seek Council approval for unbudgeted capital expenditure to replace the aging and no longer supported dispatch communications recording system.

Background: The Stratford Fire Department Dispatch Center handles 3000 emergency calls per year on behalf of 21 fire departments within Perth and Huron Counties. Part of the call handling process is the mandatory recording of those calls in accordance with the National Fire protection Association Standard, NFPA 1221: Standard for the Installation, Maintenance, and Use of Emergency Communications Systems, 2016 edition. NFPA 1221 states:

7.6 Recording.

7.6.1 Communications centers shall have a logging voice recorder with one channel for each of the following:

- (1) Each transmitted or received radio channel or talkgroup
- (2) Each dispatch alarm circuit
- (3)* Each telecommunicator telephone

7.6.2 An instant recall recorder shall be provided for each telecommunicator position in the communications center.

7.6.3 Alarms that are transmitted over the required dispatch circuit(s) shall be automatically recorded, including the dates and times of transmission.

8.3.3 All incoming calls on designated emergency lines shall be recorded in accordance with this standard.

9.1.1.8 Alarms that are transmitted over the required dispatch circuit(s) shall have the dates and times of transmission automatically recorded at the communications center.

The current recording system was purchased and installed in 2002. Staff recently reached out to the original company that the system was purchased from and found the company no longer in business thereby leaving the current system unsupported.

Procedures are currently in place to handle short term disruptions while City IT professionals respond to any issues. The recording systems are 3rd party software systems and are not managed by internal IT staff. A new fully supported system should be purchased.

Analysis: Staff have sought out preliminary costing estimates for replacement of the current system and found prices ranging from \$30,000.00 - \$100,000.00. In accordance with the City's Purchasing Policy all purchases above \$25,000.00 must be conducted through an RFP process.

Due to the Fire Department having dispatching agreements that oblige the provision of recording services by the City as provider, Staff are requesting Council approval to replace the Dispatch Communications Recording System in 2018.

Financial Impact: The Fire Department Capital Reserve Fund R-R11-FIRE has an available balance of \$584,124.27.

Staff Recommendation: THAT Council approve the Stratford Fire Department to purchase a Fire Dispatch Recording System in accordance with the City's Purchasing Policy.

AND THAT funding for the system be drawn from the Fire Department's Capital Reserve Fund R-R11-FIRE.



John Paradis, Fire Chief



Rob Horne, Chief Administrative Officer