

Our Lakefront Properties and Cottagers Associations

As your Mayor, I feel it is important to engage our local waterfront property owners and cottagers associations to get a better understanding of their concerns in their area i.e. road conditions, new public boat launch, water levels and/or the fish population.

Keeping the lines of communication open between these groups and the Executive of the Coalition for Equitable Water Flow are vital ingredients in enhancing and developing our community.

Living together for a Better Minden Hills

My family have been in the Irondale area for several generations.

My brothers and I still own The 503 Stop Gas Station. This has been and continues to be a very successful business which includes the gas station, variety store, Post Office, hair salon, gift shop and soon to be added microbrewery. We also own several other properties in the area.

My roots are in the village of Irondale. My wife and I are building a retirement house in Irondale presently.

I went to high school in Haliburton, followed by the University of Waterloo, where I obtained my degree and became a Professional Civil Engineer. I have worked for more than thirty five years in the industry and I am very knowledgeable

about municipal operations having worked in this environment for most of my career. I have worked in Whitby for 23 years, City of Kawartha lakes, and I am still working at the Township of Cavan Monaghan as Director of Public Works.

***I need your input,
so let me know your thoughts,
your comments, your ideas
and maybe we can see change.***

***We cannot afford
where we are going.***

Wayne

For yard sign

call 705-447-0557 or 705 455-7411

Website: [wayne 4mayor.com](http://wayne4mayor.com)

Facebook: [www.facebook.com/
Wayne.Hancock.7921](http://www.facebook.com/Wayne.Hancock.7921)

Email: wjhancock@sympatico.ca

Telephone: 705-455-7411

Elect *Wayne* Hancock

for Mayor

(Wayne 4 Change)

Township of Minden Hills



***35 Years Municipal Experience
with Accountability***

***Committed to Looking After
Your Tax Dollars***

Financial Action

A tax increase of over 8% over the next four years is too expensive for those of us that have little to zero salary increase.

Especially when the Township ends up with a surplus every year!

In 2018, our Council approved a \$10 Million dollar project on a single bid. The same process was used in the construction of the new Fire Hall which is now over budget. Single sourcing seems to be a common practice in this Municipality.

Working in municipal government for the past 35 years, I am very comfortable with the procurement process and how to get the best value for dollars spent. In both of these cases, a competitive bid process may have resulted in a better/lower price with more value for the dollar spent therefore ensuring tax payer dollars are being used more wisely.

As a small municipality it is imperative that we have a better handle on our spending. We need to ensure that our capital costs reflect what is fair and competitive.

We need to ensure that capital programs for asphalt, surface treatment and gravel be based on what is needed not what is wanted. I would also consider cost recovery for capital expenditures using development charges.

This is something that is being used by many municipalities across the Province as a way of ensuring tax payers are not paying the costs of development.

Community Action

Currently we have 7 members on Council which costs the taxpayers an estimated \$170,000/year. Many municipalities much larger in size operate with no more than 5. ***If elected I would ask Council to approve this change to reduce council numbers prior to the next municipal election.***

The flooding along the Gull River may happen again unless significant work is done to correct the problem.

Whether the river is bermed, dredged or just better controlled by the Trent Severn and MNR, something must be done!

Environmental Action

As your Mayor I would establish a proper waste management and water and sewer strategy to ensure that not only our landfills follow proper environmental protocols but that we fully understand the infrastructure we have and what will be needed in the future.

This will help us better map out our capital investment needs. Coupled with a more transparent procurement strategy, we can ensure that the municipality is not only getting the best value for their dollar but that they are not unnecessarily overextending themselves.

Community Improvement Plan

Many communities have implemented a community improvement plan (CIP). A CIP is a municipal planning tool enabled by the Ontario Planning Act that sets out programs and strategies for improving the built,

economic, and social environment in designated areas of a municipality. Many municipalities across Ontario have prepared CIPs to achieve important community goals, such as:

- Facilitating and coordinating the transition of neighbourhoods and areas.
- Stimulating economic growth and development.
- Assisting property owners with repair, rehabilitation, redevelopment and intensification projects.
- Raising awareness of local needs and priorities.

Currently a CIP is being considered for the village of Minden. As a business owner in Irondale, I am not eligible for this program. I am sure I am not alone.

As your Mayor, I would ensure the CIP extended to the entire Township to ensure the community as a whole benefits from this program.

Economic Development

Council just recently approved new Economic Development and Marketing Plan which relies heavily on co-operation at the County level.

To grow as a community we need to look from within starting with our Official Plan and Zoning By-law as a way to encourage growth through variety and diversity of both residential and commercial buildings.

We must ensure that the planning process followed by developers is straight-forward and easy in order to send the message that Minden Hills is open for business.