

## Marco Ancinelli for McKellar Council

### Working to Improve Our Community Environment

**My name is Marco Ancinelli** and I'm running for Council to represent and serve the McKellar community. It is my intention to facilitate unification and a shared vision of social, economic, and political progress among the many individual voices that make up this township. It has been over a decade since I began my residency in the McKellar community, and I have involved myself actively, developing valuable personal relationships and appreciating the distinct characteristics of our area. I feel both proud and reverent to belong in McKellar, with its rich history, its social foundation based in respectful fellowship, and its rugged natural beauty.

McKellar means a great deal to me, and this is why I seek a place on Council: to support and strengthen the operational framework that guides McKellar's social, cultural, and business management. Many of you will recognize me as having held a Council chair in the past. Though my service was unforeseeably cut short, I accomplished much in my tenure. With my proven leadership and my many goals and plans for McKellar, I hope to earn your trust and confidence once again this term. I have received strong feedback from many of our ratepayers to run again for the 2022 election, and I ask for your vote to add my vision and voice to the Council team.

### Giving to Our Community

**I have applied myself to gaining professional qualifications in education, business and law, and worked extensively in all three disciplines.** I have maintained business ownership and operations in the GTA for over three decades, taught in Ontario's secondary education system for over two decades, and have established and operated a legal office in Parry Sound for the last 3 years. This professional background and training, in combination with my participation in the McKellar community as a resident and ratepayer over many years, transfers readily into Council service. I have developed the skills for leading community boards, complying with and upholding protocols, and recognizing the most advantageous policies and structures for our township.

Running a business in the local area has given me a deep understanding of the needs and concerns of diverse community members. I have heard about issues directly from those who are affected and have also discussed the possible solutions. Through my own experience in business, I have developed the ability to discern the best solutions to bring about desired results over time, with consideration for the many moving parts that will influence the outcome. This consideration of contributing factors and their relative importance to one another is a productive voice to have on Council.

Based on the fundamentals of my education training, it has been a consistent part of my work ethic to build capacity in others, fostering independent achievement and promotion toward personal and professional goals. I carry this philosophy over into my role as a community leader in McKellar. In my volunteer work and my business and service offerings, an underlying theme is promotion of success through the pairing of self-responsibility and teamwork.

The law office that I run out of Parry Sound provides another level of close engagement with the local and surrounding community members. Throughout my previous term on Council, I have also incorporated my law degree into the team's decision making process. This was effective and valuable on many occasions and I will continue to offer this perspective to Council meetings should I be elected to serve.

As a volunteer for the McKellar Fire Department, I have accumulated several years in service of the members of our community. Being in the McKellar fire department for the last 12 years has helped me become deeply involved with the people of McKellar. It is always my wish to contribute what I can back to this community. My work in emergency response is greatly rewarding, and sitting on Council would be an extension of my contribution through active municipal involvement.

I served three years on the McKellar Council after successfully running for a seat in 2018. My term was cut short in August of 2021 due to an inability for the Council to come to a unanimous decision on the opening of the boat launch. I strongly held that reopening it was not the answer out of respect for the best interests and safety of the community, and would result in liability both to our

ratepayers and Council members based on gross negligence should the safety of the launch cause loss or injury. Leaving was a choice I took very seriously and resulted directly from the liability and the lack of information available to Council on issues. I do have the understanding of many ratepayers as they strongly supported myself and Don Carmichael for why we resigned. This situation underscores the belief I hold that a strong Council brings together members who have the greatest good in mind for their constituents, along with the ability to plan together for the desired outcomes. I would like to continue to channel my professional experience and training to the community of McKellar through participation on Council.

### A Workable Path Forward

**Issues affect all people differently, and therefore there are many opinions on any given matter.** If I am voted a seat on Council, I will work with the community, listening to individuals as they voice their concerns, then prioritize the issues that are considered by the majority to be most impactful. The best interests of the township are to be considered in all decisions, and this requires listening to and weighing all the opinions expressed, offering my own informed opinions, and tabling these matters for the Council team to vote upon. The process for every decision must include clear communication among all parties, and I am a huge advocate of following the protocols in place to ensure due process in the carrying out of Council discussions, decisions and dissemination of information to the public.

Moving forward with new Council members, the ideal candidates are those that are running for Council who share a forward thinking mindset. Having a team of Council members with strong leadership and the ability to foresee what is best for the future of McKellar is what this township needs. Effective municipal government also involves **transparency** regarding the actions that Council is taking and the reasons behind them. Having staff resources and a productive Council would give McKellar stability and allow development while maintaining the tranquility of a rural life that we have grown to appreciate.

**Financial management** should be a strong asset for McKellar and I do believe we could have this moving forward with the right candidates in Council. Using the

tools that the provincial and federal Government gives us, including grants and low interest rates, would optimize and put McKellar's best interests first.

In the short-term I have a proposal that would allow for a percent rebate on the taxes of our rate payers who have a home property value assessment of \$300,000 or lower. Encouraging new businesses to come and set up in McKellar will help our rates directly through the resulting economic development in our community.

In my previous term on Council, I was part of the short lived Short Term Rental Ad Hoc Committee. I would like to continue with this work, putting in place educational opportunities for interested community members so that they **know their rights and obligations** when renting out to the public. This should prevent many of the damages and disturbances that have sometimes accompanied cottage rentals in the past. I believe educating our ratepayers on the issues that concern our environment would be first and foremost to everyone on the lake and our township, as it affects us all, both in health and our investments. Environmental studies for lake capacity, along with septic solutions, would have to be implemented for the short term renters. Research would have to be done to ensure a strong enforcement regarding short term rentals.

Another short-term goal that is very meaningful to me is the reintegration of a transparent economy that I was able to bring about during my previous term on Council. I am very proud to have helped achieve a higher degree of fiscal responsibility within the township based on a more closely vetted budget and **increased accountability** to the McKellar ratepayers.

Debentures for township investments are preferable rather than paying for everything upfront. Having a debenture loan would spread the payments on such items as township buildings, materials and equipment, over the years to come, requiring only the ratepayers that are benefiting from the purchase to contribute payments for it at any given time. Conversely, paying cash would only have our current ratepayers bear full financial responsibility for these investments, not knowing how long they will be in the community, and this to me is an unfair ask.

Long-term investments in environmental maintenance and upkeep are important. This can result from improved access to waste management services. One way to achieve this end is to have two transfer stations, one on either side of the lake, with extended hours of operation. This would provide **convenient access** for more ratepayers and encourage proper disposal of waste and recyclables. Alternatively, we could seek a deal with our neighboring municipalities to use their transfer stations for ratepayers closer to the south side of the lake. This would help them as they would not have to drive to center road to drop off their waste before heading home.

A central focus for McKellar is our aging community. A lot of people are coming to McKellar to retire. We need to put support in place for our aging ratepayers, ensuring access to **home care and hospice care**.

The McKellar Market has my full support, and I continue to work to maintain its welcoming of both vendors and shoppers. Minerva Park is a great place for the market as shoppers can come by boat or car. Having the market by the waterfront gives it a unique ambiance that not all municipalities can have. Working with Jan Gipson, the McKellar Market Manager, along with Don Carmichael and Ron Harrison, I am a fully committed advocate for the McKellar Market to succeed in Minerva Park.

Facilitating the highest number of interested ratepayers to attend Council meetings is key. McKellar is growing, with younger families, many of which are working during the day and not able to arrange for weekday Council meetings. Being a rate payer from the city myself, I do believe having Council meetings on Saturdays can help our community more readily come together as one. Having the locals and the seasonals coming together and sharing opinions at Council Meetings can facilitate Council decisions that are most representative of

McKellar's values. This is one way the township can advance forward with what's best for McKellar through inclusivity.

These ideas I have in mind for Council initiatives, and I wish to continue looking for ways to improve McKellar that are in keeping with the established values that have made me feel so welcomed and so much a part of a safe, vibrant and positive community environment.

### Already Delivered

In the past, I have been on numerous successful boards for the improvement of bylaws. Working collaboratively and in an open-minded manner when dealing with sensitive community matters has produced strong results. Here is a short list of past accomplishments which I completed while acting in my previous term on Council.

I organized a more convenient way for tax payments to be made by getting most of the major banks to accept e transfer payments from ratepayers. Additionally, it was arranged such that there are no fees to the township or the ratepayers.

I have helped with the development of the Farm to Fork business in McKellar, working hand in hand with the building inspector and the OMAFRA to help local Farms on their journey.

BEDT, or the Business Economic Development & Tourism ad hoc Committee was one of the committees which I chaired. With BEDT, I tried to remove roadblocks for new businesses starting in McKellar while also assisting existing businesses in a friendly and accessible manner. My committee was a strong, knowledgeable committee with entrepreneurs and business minded people. We helped local businesses with any questions and concerns they had. A passion of mine continues to be promoting local business, and helping to maintain our services and industry.

The McKellar fire department was lacking resources to fulfill its duties and meet the insurance company's requirements. Working with Don Carmichael and the acting Fire Chief Ron Harrison, I presented this issue to Council, resulting in the implementation of new resources and funds for training for the fire fighters.

McKellar Township had several fiscally unnecessary expenditures in place that had passed the auditor's review, but which I aimed to improve, starting with putting Council, as well as our township staff, on salary. Council was also going against CRA rules for claiming mileage to get to each meeting in the past, which I corrected. Also going paperless in Council was a great saving to the township, factoring in both time for the staff and funds for the paper. I also made a Facebook page for the township so Council would be able to communicate with the ratepayers at different levels. I also created a Google account for the clerk to facilitate easy sharing of documents for meeting agendas to both Council and ratepayers.

I supported, and remain in support of, the McKellar Action Plan, bringing together all concerned ratepayers. Interested full time and seasonal ratepayers came together as one in a meeting to discuss their priorities and what they viewed to be best for McKellar moving forward.

### [Vote for a Stronger Future](#)

#### **I would like to add a new voice, and a new leadership style to the McKellar Council.**

I will strive to maintain what is best in our community while looking ahead progressively to plan for and make positive changes. I have a sincere desire to sustain McKellar's distinct quality through my integrity, honesty, and experience.

Council has to work as a team along with the residents to have unity and a strong township. There must be strong communication, along with the provision of guidance and information about what Council is doing and, most importantly, why. Protecting our community, our values, and our future is my priority.

#### **Being part of a collaborative, understanding council that works as a team.**

I know with the newly-elected council team, we can make a lasting difference in the community that has so much to offer, to locals, cottagers and to visitors. Let's utilize McKellar's amenities to benefit our community.

Once again I am running for Council because I want to be part of a **collaborative team** to which I can contribute my strengths to bring about solid improvement

where necessary, addressing the issues and concerns that are considered most important by the majority, as expressed through the many available legitimate channels of communication that Council has in place. My **dedication** to always put the best interests of the township first continues, and as Councillor, my objective continues to be giving back to the community for a better, stronger future. I believe a strong team of knowledgeable Councillors and staff would bring McKellar into a **brighter and more vibrant future**. I am running for Council 2022 again because I genuinely do believe in McKellar.

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***1 Many observers have noted that the Township has had abnormally high staff turnover, do you see this as a problem and if so, what would you do to ensure the Township attracts and maintains experienced and high-quality staff?***

Staff need to know the day to day expectations of their job. One explanation for much of the turnover during the last few years was staff not being thoroughly and properly trained, and therefore not knowing or appreciating the full responsibilities of their jobs. The resulting failure to perform at an acceptable level resulted in either frustration leading staff to abandon their roles, or the clerk and Council letting staff go.

As Council, we need to define the duties of each position for hire, and have the clerk provide a job description for each position. This would be the key start to providing a solution to this issue.

To encourage qualified applicants for positions, we need to advertise heavily and put the respondents through a rigorous vetting process. A successful past practice has been to hire a headhunter to find candidates for the jobs that carry a high degree of responsibility.

To retain high quality staff, the township must treat the staff members with respect, giving them the opportunities they are seeking and willing to take. Giving opportunities for expansion of responsibility provides an incentive to motivated or ambitious staff members.

The staff needs to know they are working in a safe and supportive environment. This involves Council being on board with staff and consistently and visibly acting for their best interests. Drafting a legal professional contract using a lawyer for the senior

management positions is also a plan for success, and guarantees increased confidence in the employment negotiation. What I have also found is that support can take the form of the sharing of knowledge from different municipalities, using the strengths and resources of each for mutual advantage. This practice enables staff to build upon what already exists instead of reinventing effective plans.

We as a council need to have evaluations on staff's performance. Having a proper evaluation process, such as staff performance reviews, and clearly-delineated expectations for staff would be the next step in getting the best performance out of the staff. Having a strong annual staff review includes descriptive feedback and dialogue.

Retention of high quality staff also relies on the provision of opportunities for training and other professional development. Having protocols established to promote staff members, and giving staff the opportunity to better themselves with education will improve staff morale and performance.

**2. There are a number of important issues that have been a priority for several years, however council has been unable to implement solutions. For example, a short-term rental policy, boat launches and implementing a process for assuming roads. What would you do to make sure the council implements solutions in a timely manner?**

When I am elected I will be on the committee of short term rentals, and a good place to start making improvements is in education for the renter and the landlord. We can start by looking at altering McKellar's official plan, and then implementing by-laws to support the updated official plan. This will help control the few problems we have on our lake with rentals. Communication of any such updates will assist in guiding and educating landlords while informing renters of their rights and obligations.

As for the boat launches, we need to improve their level of safety. Lakeside Drive has no dock, and some launches have no lights to help see at dusk when loading and unloading boats. These circumstances are not safe, and need to be addressed in a proper and timely fashion, but also in a way in which no member of the community will feel an undue burden of impact. The Council's priority for this issue should be implementing solutions that are fair and beneficial for all in the community.

Our roads committee has been most diligently working on the township assuming private roads. As our commuttie is growing and becoming full time residents in McKellar. As a township we need to ensure that the roads meet safety standards prior to assuming

them typically involves implementing reasonable maintenance measures, posting signage and motorists of hazards, and confirming insurance is in place.

McKellar is a place with residential diversity. There are, in many ways, a range of community members, such as full time residents, seasonal residents, and renters - both short term and long term. All of these categories of ratepayers have voting rights. We as a community have to embrace and learn how to move forward together, which will have a fair and equal result for all.

**3. At the end of your 4-year term what are the key accomplishments you would consider as the most important achievements of the new council?**

At the end of the four years, as a team in council working together, we would:

Begin by putting in effect our 90 day plan, under the supervision of the Mayor.

Continue with the innovation and implementation of environmentally friendly practices. During my last term in council, I introduced a paperless format in which everyone, including Council and the public, could receive a digital copy of the meeting agendas from the township, thus lowering costs and waste of resources. Also I got RBC on board with receiving payment from RBC customers to pay taxes at the township.

Improve safety and lighting of boat launches, and perform regular annual maintenance.

Revisit the official plan and having bylaws created or changed to help solve short term rental issues while educating interested members of the public on these bylaws.

Improve road policies and have the township assume unassumed roads, as most of the residents on unassumed roads are paying the same as everyone else, or more, in taxes.

Enforce proper policies under which to operate Human resources and use our neighbouring municipalities for a shared service model.

Support existing and new businesses in McKellar by giving them the knowledge and support they need to succeed.

Revisit the Official Plan to help address Council's obligation for the 21 century and adjust the policies to address current concerns.

Introduce a second transfer station in McKellar or alternatively ,have a shared service with our neighboring township, so residents from McKellar obtain access to a convenient dumping service option when on the opposite side of our transfer station.

I would be in favour and support of the McKellar Market remaining in Minerva park, as it gives a nice view of the lake. Second, some may come by boat. Jan and Rob do a great job in promoting and running the Market during July and August, which all enjoy, from near and far; even our neighbouring municipalities come for a visit.