

**ST. CLAIR TOWNSHIP
COUNCIL MINUTES
SESSION #6**

St. Clair Civic Centre
Council Chambers
Monday, April 2, 2007
7:00 p.m.

The regular semi-monthly meeting of the Council of the Corporation of the Township of St. Clair was held this evening with the following members present:

	S. Arnold	Mayor
	P. Gilliland,	Deputy Mayor
	P. Carswell-Alexander,	Councillor
	P. Brown,	“
	D. Randell,	“
	S. Miller,	“
	J. Agar,	“
Staff:	J. Rodey,	CAO
	J. DeMars,	Director of Administration/Clerk/ Deputy CAO

AGENDA:

Declaration of Conflict of Interest:

Adopt Minutes:

Council Meeting of March 19, 2007 – Session #5

Business Arising from the Minutes:

DEPUTATIONS AND APPOINTMENTS:

7:30 p.m. – Sanitary Sewer Project, St. Clair Parkway, south of Courtright Line Public meeting

CORRESPONDENCE:

- a) Fred Janess – parking prohibition request
- b) Clean Harbors – invitation
- c) L.C.R.G.P.A. – annual meeting
- d) Jeffery and Monique Brown – permission
- e) County of Lambton Building Services – Property Standards
- f) Corunna Volunteer Firefighter’s Association - permission
- g) Mark and Charlene DeGurse – temporary use

INFORMATION:

- 1. Rural Lambton Stewardship Network – burning
- 2) County of Lambton – News Release
- 3) Ontario Association of Fire Chiefs – seminar
- 4) A.M.O. 2007 Conference
- 5) Sarnia & District Labour Council – Invitation
- 6) Sarnia & District Labour Council – Labour Review
- 7) Spectra Energy Corp. – Sombra pool project
- 8) Les and Rosalee Long – complaint
- 9) County of Lambton – Chief Building Official
- 10) Ministry of Public Infrastructure Renewal – David Caplan – Infrastructure grant
- 11) MOE – Brownfield site

DRAINS:

REPORTS OF COMMITTEES AND OFFICERS:

COORDINATOR OF FACILITIES AND PARKS:

- Equipment tenders

COORDINATOR OF ENGINEERING SERVICES REPORT:

- St. Clair Parkway Sanitary Sewers - tenders

COORDINATOR OF OPERATIONS WATER/WATER REPORT:

- Invenergy Water Main Service

DRAINAGE SUPERINTENDENT REPORT:

- Parr Magill Drain

TREASURER'S REPORT:

- St. Clair Parkway Sanitary Sewers – Grant Funding

CLERK'S REPORT:

- In Memoriam Policy - Draft Policy In Memoriam Donations
- Town Hall meeting – Community Health Centre

CAO'S REPORT:

- Planning Report – Community Improvement Plan
- Boat Launch Facilities

MOTIONS:

BY-LAWS:

- By-law 22 of 2007 – Jeffery and Monique Brown, temporary use by-law
- By-law 23 of 2007 – Community Improvement Plan Respecting Industrial and Brownfields Development for the Township of St. Clair
- By-law 24 of 2007 – Confirming By-law
- By-law 25 of 2007 – Mark and Charlene DeGurse, temporary use by-law

COUNCILLORS REPORTS:

UNFINISHED BUSINESS:

NEW BUSINESS:

- May Council meeting dates

UPCOMING MEETINGS:

- Committee of the Whole – Wednesday, April 11 at 2:00 p.m.
- Regular Council – Monday, April 16, 2007 at 7:00 p.m.
- Lambton Municipal Banquet – Thursday, April 12, 2007 at 5:30 p.m. Camlachie
- L.C.R.G.P.A. Banquet – Thursday, April 26, 2007 at 5:30 p.m., Wilkesport Community Centre

ADJOURNMENT:

The Mayor called the meeting to order at 7:00 p.m. and asked members of Council to declare any possible conflicts of interest at the appropriate time.

DECLARATION OF CONFLICT OF INTEREST:

None declared.

MINUTES:

Council proceeded to review the minutes as listed on the agenda.

Moved by S. Miller

Seconded by P. Brown

Motion #1 That the minutes of the Council meeting of March 19, 2007 – Session #5 be adopted as printed and circulated:

CARRIED

CORRESPONDENCE:

Council reviewed the Correspondence from Mr. Fred Janess regarding a possible parking prohibition on County Road 80 through Brigden.

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #2 That the correspondence from Mr. Fred Janess regarding possible parking prohibition be forwarded to Lambton County for information.

CARRIED

The Clerk was instructed to contact the appropriate County staff regarding enforcement of parking prohibitions on behalf of the County.

Council discussed the invitation received from Clean Harbors for a site facility tour by Council and Senior staff. Council instructed the Clerk to respond to the Clean Harbors invitation with a suggested May 9th date.

Moved by S. Miller

Seconded by P. Brown

Motion #3 That the 2007 membership to the Lambton County Rural Game Protective Association in the amount of \$225.00 be approved for payment and that the appropriate number of extra tickets be purchased if necessary.

CARRIED

Council reviewed the correspondence received from the Property Standards Officer. The report gave the status on several outstanding property standards issues, and also detailed the condition of approximately eight properties in Wilkesport four of which were subject to a specific written complaint and four other sites that were observed by the Property Standards Officer.

Moved by P. Brown

Seconded by J. Agar

Motion #4 That the Property Standards Officer be instructed to take the appropriate action on all property standards issues identified in the report dated March 13th.

DEFEATED

Moved by S. Miller

Seconded by P. Gilliland

Motion #5 That the Property Standards Officer be instructed to proceed with the appropriate action on all outstanding Property Standards issues as identified in the March 13th report that were subject to written complaint.

CARRIED

Moved by P. Gilliland

Seconded by J. Agar

Motion #6 That the Annual Corunna Volunteer Firefighters Field Day to be held on June 8th and 9th, 2007 be declared as a community festival and that permission be granted for the

refreshment tent license as per established Township policy, and further that the request to close a portion of Hill St. be referred to the County of Lambton.

CARRIED

Moved by P. Gilliland

Seconded by D. Randell

Motion #7 That permission be granted to Mark and Charlene DeGurse to retain their existing home during construction of a new home, subject to the Township's standard agreement.

CARRIED

Council reviewed the letter received from the Ministry of the Environment regarding a Brownfields site on Petrolia Line.

Moved by J. Agar

Seconded P. Carswell-Alexander

Motion #8 That the letter from the Ministry of the Environment regarding the Brownfields site on the Petrolia Line be responded to with a request for clarification on the issue of property fencing.

CARRIED

Council reviewed the correspondence relative to a complaint received on a waste disposal site on the Petrolia Line.

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

Motion #9 That a letter be sent to the M.O.E. from St. Clair Township Council requesting status of Ministry Certificate to receive sewage, (sludge and other) at this site. Also, to request an explanation for the fact that lagoons are close to roadway and neighbouring residences and further that there are no protective fencing on these lagoons

CARRIED

Moved by P. Carswell

Seconded by S. Miller

Motion #10 That the following correspondence be received and dealt with as per Council's instructions as noted:

- a. Fred Janess – parking prohibition request
Inst. See Motion #2
- b. Clean Harbors - invitation
Inst. Reply to Clean Harbors – May 9th tour
- c. L.C.R.G.P.A. – annual meeting
Inst. See Motion #3
- d. Jeffery and Monique Brown - permission
Inst. By-law 22 of 2007
- e. County of Lambton Building Services – Property Standards
Inst. See Motions #4 and #5
- f. Corunna Volunteer Firefighter's Association – permission
Inst. See Motion #6
- g. Mark and Charlene DeGurse – permission
Inst. See Motion #7

CARRIED

REPORTS OF COMMITTEES AND OFFICERS:

COORDINATOR OF FACILITIES AND PARKS:

Council reviewed the list of tenders received for the purchase of two pieces of grass cutting equipment. The tenders were as follows:

<u>Company</u>	<u>Front Mount</u>	<u>“0” Turn</u>	<u>Drag Behind</u>	
Podolinski	17,963.00		15’	17,775.00
Advantage	16,461.00			
4 X 4	19,234.00		15’	12,862.00
			17’	13,843.00
		12,798.88	13’	10,636.00
			16’	11,142.00
Duke	15,500		15’ 5”	13,275.00
Rusty’s		18,625.00	14’ 5”	16,542.27

Moved by P. Carswell-Alexander

Seconded by S. Miller

Motion #11 That the following tenders for the purchase of grass cutting equipment be approved:

Kubota Model 320	Advantage Farm Equipment	\$12,798.88 plus tax
Euhler Farm King	Advantage Farm Equipment	\$11,141.00 plus tax

CARRIED

COORDINATOR OF OPERATIONS WATER/WASTEWATER REPORT:

Council reviewed the Coordinator’s report listing the results of tenders called for the installation of a water service for the Invenergy project site. Tenders were as follows:

Nordell Excavating Limited	\$48,460.02
Cope Construction	\$57,796.50
Henry Heyink Construction Ltd.	\$57,982.00

Moved by P. Gilliland

Seconded by S. Miller

Motion #12 That the quote of Nordell Excavating Limited in the amount of \$48,460.02 for the installation of a water service connection for the Invenergy project site be accepted and that the Mayor and Clerk be authorized to sign the contract and other related documents.

CARRIED

DRAINAGE SUPERINTENDENT REPORT:

Moved by D. Randell

Seconded by P. Carswell-Alexander

Motion #13 That Spriet and Associates be appointed to meet with the ratepayers on the Parr McGill Drain on the north side of Oil Springs Line between Brigden Road and Telfer Road to prepare a new Engineer’s Report to address improvements to the drain complete with a new assessment schedule for construction and future maintenance costs.

CARRIED

CLERK’S REPORT:

Moved by P. Brown

Seconded by P. Carswell-Alexander

Motion #14 That the revised in memoriam donation policy, for the Township of St. Clair be received and adopted as amended.

CARRIED

Council was advised verbally by the Clerk of a proposal to conduct a Town Hall style meeting to discuss with the West Lambton Community Health Centre Executives and a Needs Consultant hired by the Health Centre to explore the needs and feasibility of establishing a Health Centre in St. Clair Township. Council was advised that the meeting is proposed to be held Wednesday, April 25, 2007 at the Courtright Community Hall.

DEPUTATIONS AND APPOINTMENTS:

At the appointed time the Mayor welcomed residents of the St. Clair Parkway south of the Courtright Line to discuss the proposal to construct a sanitary sewer extension in that area. The Mayor advised that as detailed at the meeting last fall the project has been re-tendered with a gravity flow system and the tender results were less expensive than those from 2006. The Mayor also pointed out that the Township was successful in obtaining an Ontario rural infrastructure grant for the project totaling approximately \$670,000.00.

The Mayor then turned the meeting over to Mr. Ron Kerr, Director of Public Works who explained the proposal and responded to several questions. Mr. Kerr explained that the final revised schedules of assessment have not been prepared to reflect the lowered net ratepayer costs, but those numbers would be available by contacting the Engineering Department. Mr. Kerr explained that the total estimated cost of the project including engineering and contingencies were approximately 1.1 million dollars and that the Township is not contemplating at this time replacing the watermain in the area. Mr. Kerr and Council responded to various questions regarding assessment on a foot frontage basis the \$1,000.00 connection fee and the possible need for improved road drainage. Several ratepayers questioned the status of the \$150,000.00 committed by the Township to the project. Mayor Arnold advised that the \$150,000. was a contribution from the municipality in lieu of grant funding, and with the successful application of the rural infrastructure grant in the amount of approximately \$670,000.00 the Township contribution of \$150,000.00 would not be forthcoming.

The ratepayers present were supportive in the continuation of the project. At the conclusion of the discussion Mayor Arnold thanked the ratepayers for their attendance.

Council reviewed Mr. Burnham's report on the summary of the tenders received for the project:

VanBree Drainage & Bulldozing Ltd.	\$883,085.00
Birnam Excavating Ltd.	\$890,108.83
Nordell Excavating Limited	\$1,089,046.25
Henry Heyink Construction Ltd.	\$1,122,500.00
G. W. Clarke Drainage Contractors Ltd.	\$1,313,777.58

Moved by P. Brown

Seconded by D. Randell

Motion #15 That the tender submitted by VanBree Drainage & Bulldozing Ltd. in the amount of \$883,085.00 plus GST, for the St. Clair Parkway Sanitary Sewer project be accepted, subject to financing and that the Mayor and Clerk be authorized to sign the contract and other related documents.

CARRIED

Moved by P. Gilliland

Seconded by S. Miller

Motion #16 That the Clerk be instructed to draft an amending by-law to amend By-law Number 30 of 2004 to reflect the revised cost and provision of provincial grant funding and the elimination of the municipal contribution.

CARRIED

TREASURER'S REPORT:

Moved by P. Carswell-Alexander

Seconded by P. Brown

Motion #17 That Council authorize Option B for the local improvement assessment on the St. Clair Parkway Sanitary Sewer Project as detailed in the Treasurer's report dated March 28, 2007.

CARRIED

CHIEF ADMINISTRATIVE OFFICER'S REPORT:

Mr. Rodey reported on communications received from Mr. Dave Posliff regarding several relatively minor amendments to the proposed Township Community Improvement Plan. Also, in response to Councillors earlier comments Mr. Rodey advised that in an effort to

move forward with the draft Community Improvement Plan consideration will be made at a later date as to the appropriateness to include residential and commercial properties in such a Community Improvement Plan.

Mr. Rodey also detailed to Council the Director of Community Services reports on various community services issues including possible dredging of the Township's boat launch facilities. The Mayor advised that he was of the understanding that Mr. Hackett will provide a report to the April Committee meeting regarding past protocols exercised by the St. Clair Parks Commission regarding dredging of such boat launch facilities.

Moved by D. Randell

Seconded by J. Agar

Motion #18 That the Director of Community Services monthly report dated March 29, 2007 be received for information.

CARRIED

BY-LAWS:

Moved by P. Gilliland

Seconded by D. Randell

Motion #19 That By-law Number 22 of 2007, being a by-law to authorize execution of an agreement with Jeffery and Monique Brown on property known as the North Part Lot 3, Concession 8, municipally known as 221 French Line, RR 1, Port Lambton, Township of St. Clair, for the temporary use of an existing house while a new one is being constructed, be given the necessary readings, signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by P. Brown

Seconded by S. Miller

Motion #20 That By-law Number 23 of 2007, being a by-law to adopt a community improvement plan respecting industrial and Brownfields Development for the Township of St. Clair, be given the necessary readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by P. Gilliland

Seconded by D. Randell

Motion #21 That By-law Number 24 of 2007, the By-law for the Township of St. Clair to confirm the resolutions and motions of St. Clair Township which were adopted up to and including the March 19, 2007 Council meeting, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

Moved by P. Carswell-Alexander

Seconded by P. Brown

Motion #22 That By-law Number 25 of 2007 being a by-law to authorize execution of an agreement with Mark and Charlene DeGurse on property known as 1621 Rokeby Line, Township of St. Clair for the temporary use of an existing home while a new one is being constructed, having been given the necessary three readings, be signed by the Mayor and Clerk, the Corporate seal affixed thereto and finally passed.

CARRIED

COUNCILLORS REPORTS:

Jeff Agar

Councillor Agar advised of receiving complaints regarding the condition of several CSX Rail crossings in Corunna. Council suggested that Mr. Agar provide to staff a list of the specific locations that require repair. Also, Mr. Agar questioned if in the future development agreements could be expanded to include site cleanup during the building process.

Pat Carswell-Alexander

Councillor Carswell-Alexander questioned the Mayor as to when the County proposes to install the traffic control lights at the intersection of Kimball and Plank Road. The Mayor advised that he did not know the exact date of the installation, but the installation would be done prior to the reconstruction work on Highway 40. Councillor Carswell-Alexander also advised of receiving complaints which seems to be deterioration of crack sealant on the St. Clair Parkway. Also, Councillor Carswell-Alexander advised of a Health Care Worker Task Force fund raising event proposed for May 5th at the Corunna Legion.

Pat Brown

Councillor Brown reminded Council of the Clean Harbors open house to be hosted at the Township Civic Centre from 5:00 p.m. to 8:00 p.m. on April 3rd.

Steve Arnold

Mayor Arnold advised of his recent visits to area schools and comments received from students regarding various issues including condition of the beaches at the Township owned former St. Clair Parks facilities. Council asked the Director of Community Services to prepare a report for Committee or Council consideration on the condition of the beach facilities. The Director was also requested to contact the Lambton Community Health Services regarding permanent posting for No Swimming at these beaches. Mayor Arnold also attended both Shell public open houses and sensed from the comments received that the proposal enjoys considerable community support. Also, attended with the Treasurer a meeting hosted by Lambton County to discuss property tax capping issues.

NEW BUSINESS:

In response to the Clerk's question, Council advised that in view of the May 21st Victoria Day holiday, the regularly scheduled meeting of Council would be postponed and be held Tuesday, May 22, 2007.

The Clerk also led Council in a discussion of property standards issues and the protocol to be followed in an effort to speed up the process. The Clerk cited several examples where involvement of the Property Standards Officer for relatively minor issues could be delayed for several weeks pending Council approval.

Moved by P. Brown

Seconded by P. Gilliland

Motion #23 That the Clerk be authorized to initiate property standards issues with the Property Standards Officer on written complaint for issues considered to be relatively minor with the appropriate report to Council.

CARRIED

The Mayor requested an in camera session to deal with a property standards issue.

Moved by P. Gilliland

Seconded by J. Agar

Motion #24 That the meeting enter an in camera session to discuss a personnel issue.

CARRIED

The meeting returned to order.

ADJOURNMENT:

Moved by S. Miller

Seconded by D. Randell

That the meeting do hereby adjourn.

CARRIED

The meeting adjourned at 9 p.m.

MAYOR

CLERK