



**CORPORATION OF THE TOWNSHIP OF ST. CLAIR**

**COUNCIL MINUTES**

**SESSION #5**

Electronic Meeting  
March 1, 2021  
3:00 p.m.

A Regular Meeting of Council was held Monday, March 1, 2021 at 3:00 p.m. with the following people participating via video conference:

S. Arnold	Mayor
S. Miller	Deputy Mayor
R. Atkins	Councillor
P. Brown	Councillor
J. De Gurse	Councillor
B. Myers	Councillor
T. Kingston	Councillor

Staff:	J. Rodey	CAO
	J. Baranek	Clerk

**AGENDA:**

**1. CALL TO ORDER**

**2. DECLARATION OF PECUNIARY INTEREST**

**3. ADOPTION OF MINUTES**

3.1 Regular Council Meeting - Session #3 – February 16, 2021

**4. DELEGATIONS/PRESENTATIONS**

4.1 – 3:15 p.m. – Mooretown Minor Hockey Association – Geoff Dale – Ice Rental Rate Increase

**5. CORRESPONDENCE ITEMS**

5.1 Township Seasonal Residents – 2021 Status

5.2 Moore Optimists' Request for Easter Drive Through Event

5.3 Request for Food Trailer Business at Brander Park

5.4 Seasonal Dock at Second Street, Port Lambton

**6. INFORMATION ITEMS**

6.1 Building Permits Report – January 2021

6.2 Pathways Health Centre for Children – Thank You

6.3 Lambton County – Response to Request for No Parking on Holt Line

6.4 News Release – Lambton County 2021 Draft Budget Presentation – February 22, 2021

7. **REPORTS OF COMMITTEES AND STAFF**

7.1 Clerk's Report – Alley Closure Request – St. Clair Parkway to Pulteney Street

7.2 Deputy Clerk's Report – Request for Temporary Modular Buildings – Enbridge Gas Inc. – 457 Rokeby Line

7.3 Deputy Clerk's Report – Request for Temporary Modular Buildings – Ontario Power Generation Lambton Site – 1886 St. Clair Parkway

7.4 Treasurer's Report – CIBC Investor Edge – Discount Broker Account for Donation Transfer

7.5 Director of Public Works' Report – Sale of Township Property Containing Gravel Laneway at Courtright Line

7.6 Director of Public Works' Report – Municipal Modernization Program Second Intake

7.7 Coordinator of Operations' (Water) Report – Monthly Report

7.8 Coordinator of Operations' (Water) Report – St. Clair Township Supervisory Control and Data Acquisition (SCADA) Upgrades

7.9 Water/Wastewater Specialist's Report – 2020 Water Annual and 2020 Water Annual Summary

7.10 Director of Community Services' Report – Information

7.11 Coordinator of Facilities and Parks' Report – St. Clair Township Grass Cutting Tenders

7.12 Coordinator of Facilities and Parks' Report – Wilkesport Community Hall Fire Panel

7.13 Coordinator of Facilities and Parks' Report – Wilkesport Community Hall Kitchen Exhaust and Fire Suppression System

8. **BY-LAWS**

8.1 By-Law 7 of 2021 – To Appoint a Drainage Superintendent

8.2 By-Law 10 of 2021 – Confirming By-Law

8.3 By-Law 11 of 2021 – Temporary Building Agreement – Ontario Power Generation Lambton Site – 1886 St. Clair Parkway

8.4 By-Law 12 of 2021 – Temporary Building Agreement – Enbridge Gas Inc. – 457 Rokeby Line

8.5 By-Law 13 of 2021 – To Transfer Surplus Land at Sombra Lagoon to Floyd Nantais

9. **NEW BUSINESS**

9.1 Royal Canadian Legion Branch 447 – Facilities for Vaccine Clinic

**10. COUNCILLORS' REPORTS**

**11. UPCOMING MEETINGS**

- 11.1 Regular Council Meeting - Monday, March 15, 2021 at 3:00 p.m.
- 11.2 Regular Council Meeting – Monday, April 5, 2021 at 3:00 p.m.
- 11.3 Regular Council Meeting – Monday, April 19, 2021 at 3:00 p.m.

**12. IN-CAMERA**

- 12.1 Section 239(2) (i) To consider a Project Management contract at the Moore Sports Complex that contains trade secrets which could impact the contractor's future endeavours

**13. ADJOURNMENT**

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**1. CALL TO ORDER**

At the appointed time of 3:00 p.m., Mayor Arnold called the meeting to order and welcomed Council, staff and those watching on other platforms.

**2. DECLARATION OF PECUNIARY INTEREST**

None declared.

**3. ADOPTION OF MINUTES**

Moved by J. De Gurse

Seconded by P. Brown

**Motion 1** Be it resolved that the Minutes from the Regular Council Session #3 Meeting held on February 16, 2020, be received and accepted as printed.

**CARRIED**

**4. DELEGATIONS/PRESENTATIONS**

**4.1 3:15 p.m. – Mooretown Minor Hockey Association – Geoff Dale – Ice Rental Rate Increase**

At the appointed time of 3:00 p.m., Mayor Arnold welcomed Geoff Dale of MTMHA to make his presentation related to proposed ice rental fee increases for the 2021-2022 season.

Mr. Dale opened by thanking Township staff at the Moore Sports Complex for their efforts and contributions towards what has been a challenging but, safe return to the ice for their members throughout the COVID-19 impacted 2020-2021 season.

Mr. Dale acknowledged that typically, Moore Sports Complex has lower rates than surrounding programs and reported that those savings are passed onto the members. He suggested that the proposed \$18/hour increase for ice rentals was extreme and proposed a tiered approach for the next three years. The proposal from the MTMHA was to increase ice rental fees 5% compounded over the next three years: (rental fee is currently \$130/hour but, was to increase to \$148/hour in 2021-2022)

Year 1: 2021-2022	\$136.50/hour
Year 2: 2022-2023	\$143.33/hour
Year 3: 2023-2024	\$150.49/hour

Director of Community Services - Kendall Lindsay explained the reason for the increase being that revenues at the Moore Sports Complex have remained basically unchanged since 2009 while operating costs have increased significantly. As a result, the arena loses increasing amounts annually as demonstrated by the below numbers.

	2009	2015	2019
<b>Revenues</b>	\$ 463,278	\$ 441,943	\$ 467,892
<b>Operating Costs</b>	\$ (509,847)	\$ (662,659)	\$ (750,037)
<b>Net</b>	\$ (46,569)	\$ (220,716)	\$ (282,245)

There was a robust discussion where it was determined that more time was required to digest this new information.

Moved by T. Kingston

Seconded by S. Miller

**Motion 2** Be it resolved that consideration to the tiered ice rental fee proposal as submitted by the MTMHA be TABLED to allow staff time to prepare a detailed response at a later meeting.

**CARRIED**

5. **CORRESPONDENCE ITEMS**

Moved by T. Kingston

Seconded by R. Atkins

**Motion 3** Be it resolved that Council accept the following items of correspondence as per Council's direction:

- 5.1 Township Seasonal Residents – 2021 Status
- 5.2 Moore Optimists' Request for Easter Drive Through Event
- 5.3 Request for Food Trailer – Brander Park
- 5.4 Seasonal Dock at Second Street, Port Lambton

**CARRIED**

5.2 Moved by P. Brown

Seconded by J. De Gurse

**Motion 4** Be it resolved that the Easter Drive Through event proposed by the Moore Optimists at Courtright Silverdome on March 28, 2021 be approved subject to approval by the Lambton Health Unit.

**CARRIED**

5.3 Moved by B. Myers

Seconded by J. De Gurse

**Motion 5** Be it resolved that the request submitted by Rachaelle Lajoie to operate a food truck in Brander Park for the 2021 season be approved subject to approval of the Director of Community Services including a satisfactory location within the park and a suitable lease value.

**CARRIED**

5.4 Moved by S. Miller

Seconded by T. Kingston

**Motion 6** Be it resolved that a request to consider the installation of a private dock at the end of Second Street in Port Lambton be referred to staff to consult with the requestors to determine their interest in installing a public community dock in the same location.

**CARRIED**

6. **INFORMATION ITEMS**

Moved by B. Myers

Seconded by R. Atkins

**Motion 7** Be it resolved that the following items of information be dealt with as per Council's direction:

- 6.1 Building Permits Report – January 2021
- 6.2 Pathways Centre – Thank you
- 6.3 Lambton County – Response to Request for No Parking on Holt Line







submitted by Coordinator of Facilities and Parks - Sue Knight be received as information and Council approves the tendered price of for \$29250.00 +HST as submitted by Sentry Fire.

**CARRIED**

7.13 Moved by P. Brown

Seconded by B. Myers

**Motion 20** Be it resolved that the *Wilkesport Community Hall Kitchen Exhaust and Fire Suppression* report be submitted by Coordinator of Facilities and Parks - Sue Knight be received as information and that Council approves the tendered price of \$61,560.00 + HST as submitted by Wallace-Kent Sprinkler Systems Inc.

**CARRIED**

**8. BY-LAWS:**

Moved by T. Kingston

Seconded by R. Atkins

**Motion 21** Be it resolved that the following By-Laws receive all three readings and that the Mayor and Clerk be authorized to execute appurtenant agreements and be thereby passed:

8.1 By-Law 7 of 2021-To Appoint a Drainage Superintendent

8.2 By-Law 10 of 2021-Confirming By-law

8.3 By-Law 11 of 2021-Temporary Building Agreement-Ontario Power Generation Lambton Site -1886 St. Clair Parkway

8.4 By-Law 12 of 2021-Temporary Building Agreement-Enbridge Gas Inc. - 457 Rokeby Line

8.5 By-Law 13 of 2021-To Transfer Surplus land at Sombra Lagoon to Floyd Nantais

**CARRIED**

**9. NEW BUSINESS**

Moved by P. Brown

Seconded by J. De Gurse

**Motion 22** Be it resolved that the letter submitted by Royal Canadian Legion Branch 447 to offer their facility for a vaccination clinic be endorsed and that it be forwarded to Lambton Public Health for their consideration.

**CARRIED**

**10. COUNCILLORS' REPORTS:**

**Councillor Atkins**

Councillor Atkins participated in the Lambton Farm Safety Annual General Meeting and the Bloom webinar on Strategic Plans.

Councillor Atkins received many phone calls related to the action at the former Sombra Ferry Dock and the Xinyi Glass Plant.

**Councillor Brown**

Moved by P. Brown

Seconded by T. Kingston

**Motion 23** Be it resolved that "Wilson Drive" be submitted for consideration for the name of a street in the new development in Courtright.

**CARRIED**

Moved by P. Brown

Seconded by B. Myers

**Motion 24** Be it resolved that a letter be sent to Magna International Inc. to communicate the interest of St. Clair Township to host an auto parts production facility within the Township.

**CARRIED**

**Councillor De Gurse**

Councillor De Gurse had nothing to report.

**Councillor Kingston**

Councillor Kingston had nothing to report.

**Councillor Myers**

Councillor Myers asked staff to get a status update for the resumption of demolition at the former site of Lambton Generating Station and noted that Heritage St. Clair continues to operate electronically.

Councillor Myers thanked the owners of Sombra Restaurant for 50+ years of operation within the community noting the business has since been sold.

**Deputy Mayor Miller**

Deputy Mayor Miller has participated in many meetings including the St. Clair Region Conservation Authority Annual General Meeting where the sitting Chair - Joe Faas and Vice Chair - Larry Gordon retained their seats.

Deputy Mayor Miller noted that the request by the Lambton Group Police Services Board (LGPSB) to increase contributions remains outstanding.

**Mayor Arnold**

Mayor Arnold reported that he has participated in many meetings representing the Township including a Mayor's meeting related to the LGPSB contribution increase noting that local MPP Bob Bailey was seeking funding from the Province.

Mayor Arnold reported he has received numerous phone calls including some about the condition of the causeway to the former Sombra Ferry where he has asked the St. Clair Region Conservation Authority (SCRCA) to confirm any in-water work was being done according to terms of valid permits.

Mayor Arnold concluded his report by reaffirming the importance of Council members to be aware of all conveyances within the Township noting that they should be distributed in-camera.

**11. UPCOMING MEETINGS**

11.1 Regular Council Meeting – Monday, March 15, 2021 at 3:00 p.m.

11.2 Regular Council Meeting – Monday, April 5, 2021 at 3:00 p.m.

11.3 Regular Council Meeting – Monday, April 19, 2021 at 3:00 p.m.

**12. IN-CAMERA**

Moved by J. De Gurse

Seconded by P. Brown

**Motion 25** Be it resolved the meeting enter an in-camera session to discuss a Project Management contract at the Moore Sports Complex that contains trade secrets which could impact the contractor's future endeavours under Section 239 (2) (i).

**CARRIED**

Mayor Arnold declared the meeting back into open-session and asked for any forthcoming motions. No motions were moved.

**13. ADJOURNMENT**

Seeing no other business to conduct, it was thereby moved:

Moved by P. Brown

Seconded by T. Kingston

**Motion 26** Be it resolved that the meeting do hereby adjourn.

**CARRIED**



The meeting was adjourned at 4:45 p.m.

  
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Mayor – Steve Arnold

  
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Clerk – Jeff Baranek

