



# Township of St. Clair

## Minutes

Regular Council Meeting

Monday, September 16, 2024 @ 6:00 PM

Council Chambers

### 1. CALL TO ORDER

### 2. LAND ACKNOWLEDGEMENTS

### 3. DECLARATION OF PECUNIARY INTEREST

### 4. ADOPTION OF MINUTES

#### 4.1. Minutes of Council Meetings

[DRAFT - Regular Council - 3 September 2024 - Minutes](#)

#### 4.2. Minutes of Township Committees:

[Moore Community and Recreational Foundation Minutes](#)

[Moore Museum Minutes and Reports](#)

### 5. DELEGATIONS/PRESENTATIONS

#### 5.1. 6:05 pm - Moore Community and Recreational Foundation - Jane Marsh - Cheque Presentation

#### 5.2. 6:15 pm - Water Master Plan - Aecom [Town of St Clair - Water Master Plan Study](#)

#### 5.3. 6:30 pm - Lambton Area Water Supply System - Clinton Harper [MSC PC Presentation](#) [Stakeholder's Information Report-memo](#)

### 6. CORRESPONDENCE ITEMS

#### 6.1. Royal Canadian Legion - Poppy Week - October 25 to November 11 [Poppy Week - Oct 25 - Nov 11](#)

#### 6.2. Sarnia-Lambton Sports Hall of Fame - Program Advertisement [Program Advertisement Costs](#)

### 7. INFORMATION ITEMS

#### 7.1. Lambton County Council Highlights - September 4, 2024 [Lambton County Council Highlights](#)

### 8. REPORTS OF COMMITTEES AND STAFF

#### 8.1. [Treasurer Report](#) - 2025 Capital and Operating Budget Timelines

[2025 Capital and Operating Budget Dates](#)

- 8.2. [Treasurer Report - 2024 Investment Options - September Update](#)  
[2024 Investment Options Report Signed](#)
- 8.3. [Senior Tax Clerk Report - 2024 Taxation Write Offs](#)  
[2024 Taxation Write Offs](#)

**9. BY-LAWS**

- 9.1. By-Law 44 of 2024 - Road Dedication - MacDonald Street, Mooretown  
[B-L 44 of 2024 - Road Dedication - MacDonald Street, Mooretown](#)

**10. COUNCILLORS' REPORTS**

**11. NOTICES OF MOTION**

11.1. **Councillor Pat Brown**

That the open ditch along the north side of Hill Street behind Brooktree Subdivision be filled in by installing a drainpipe and grading the ditch to complete the subdivision development, and that the work be completed sharing costs with Lambton County and the residential developer.

**12. UPCOMING MEETINGS**

- 12.1. Regular Meeting - Session 16 - Monday October 7, 2024 at 3:00 pm
- 12.2. Regular Meeting - Session 17 - Monday October 21, 2024 at 6:00 pm
- 12.3. Regular Meeting - Session 18 - Monday November 4, 2024 at 3:00 pm

**13. ADJOURNMENT**



# MINUTES

## Regular Council Meeting

6:00 PM - Monday, September 16, 2024  
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, September 16, 2024, at 6:00 PM, in the Council Chambers, with the following members present:

**PRESENT:** Councillor Bill Myers, Councillor Brad Langstaff, Councillor Cathy Langis, Mayor Jeff Agar, Councillor Pat Brown, Deputy Mayor Steve Miller, CAO John Rodey, and Clerk Jeff Baranek

**EXCUSED:** Councillor Holly Foster

### 1. CALL TO ORDER

This meeting is being streamed live through the St. Clair Township Website. By attending a public meeting of Council you are consenting to your image, voice and comments being recorded and published to the Township website.

Anyone who is invited to speak will be recorded and their voice, image and comments will form part of the live stream and public record.

### 2. LAND ACKNOWLEDGEMENTS

We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa, and Potawatomi peoples, referred to collectively as the Anishinaabeg. It is through the connection of the Anishinaabeg with the spirit of the land, water and air that we recognize their unique cultures, traditions, and values. Together as treaty people, we have a shared responsibility to act with respect for the environment that sustains all life, protecting the future for those generations to come.

### 3. DECLARATION OF PECUNIARY INTEREST

None to declare.

### 4. ADOPTION OF MINUTES

#### 4.1 Minutes of Council Meetings

##### Motion 1

Cathy Langis made a motion - Be it resolved that the minutes of the following meeting of Council be received and approved:

- Regular Council – September 3, 2024
- Bill Myers seconded the motion. CARRIED.

#### 4.2 Minutes of Township Committees:

##### Motion 2

Steve Miller made a motion - Be it resolved that the minutes of the following committees be accepted and approved:

- Moore Community and Recreational Foundation Minutes
  - Moore Museum Minutes and Reports
- Brad Langstaff seconded the motion. CARRIED.

## 5. DELEGATIONS/PRESENTATIONS

### 5.1 6:05 pm - Moore Community and Recreational Foundation - Jane Marsh - Cheque Presentation

At the appointed time of 6:05 p.m., Mayor Agar welcomed Mary Jane Marsh, Chairperson of the Moore Community and Recreational Foundation to make her presentations.

The Moore Community and Recreational Foundation annually awards grants to community groups for projects that benefit the community's residents. For 2024, the following groups received grants towards their projects:

- Moore Agricultural Foundation (\$5000) - used the funds for roof repairs on the Exhibition Hall at the Brigden Fairgrounds.

- Brigden Decorating Committee (\$1500) - used the funds towards flowers and maintenance in the downtown; and established the Fast Growers Garden Club on land donated by St. Clair Mechanical.

- Sombra Museum (\$5000) - used the money towards a new storyboard and the installation of a barrier-free sidewalk leading to some outdoor exhibits.

- Optimist Club of Moore - is using donated funds to improve the Christmas decorations at the Corunna clocktower.

- Moore Museum (\$1500) - used their funds towards a barrier free sidewalk and a covered picnic area.

### 5.2 6:15 pm - Water Master Plan - AECOM

At the appointed time of 6:15 p.m., Mayor Agar welcomed Benny Wan of AECOM to present the findings of the Water Master Plan.

The demand projected for St. Clair Township in the coming years far exceeds that of a recent projection undertaken by LAWSS. Despite that, the storage for necessary water in the system is plentiful to accommodate the increased demand.

The projected pumping capacity for St. Clair will continue to inflate over the coming years, and will begin to threaten the capacity offered by the LAWSS system. Increased redundancies will provide improved system remaining capacity and there are options to consider including the installation of a new storage tower, or the twinning of the main distribution line through St. Clair Township - which remains a project on LAWSS horizon, subject to funding. AECOM proposed two sites for a potential new storage silo - which would need to be authorized and approved by Council, and included as part of the Capital Budget item in the coming years.

The presentation also includes potential sites for Long Term Flow Monitoring Locations.

Director of Public Works Brian Black advised this is the first such plan for the Township and an assumption was made that an additional major industry will come online and draw considerable water, noting without any such industry establishing, there is ample capacity for other potential users. Mr. Black also noted staff will likely begin recommending the installation of one flow monitoring station per year for the next five years.

### **5.3 6:30 pm - Lambton Area Water Supply System - Clinton Harper**

At the appointed time of 6:30 p.m., Mayor Agar welcomed Clinton Harper, the General Manager of LAWSS, and board-members Bev Hand, Mayor of the Village of Point Edward, and Gary Atkinson, Mayor of Plympton-Wyoming, to make their presentation.

As it stands now, LAWSS does not have legal status according to the Municipal Act; as such, they do not qualify for grant programs thereby tying their hands when planning for infrastructure improvement projects. In response to that, LAWSS is approaching all member municipalities - including St. Clair - to authorize them to become a Municipal Services Corporation which would provide them status according to the Municipal Act allowing them to apply for Provincial Grants, but would also create requirements for more rigorous asset management planning, and enhanced organizational transparency.

If agreeable, the Township would be required to transfer the ownership of the assets that make up LAWSS as it exists today, to the newly formed corporation and the establishment of a clear delineation between LAWSS and its Members.

A consequence of transferring the ownership of assets of the LAWSS distribution system is that it could limit the borrowing capacity of the Township, but these assets have not historically been used to access loaned funds at any time.

Councillor Langstaff suggested the weighting for votes at the Board level should be adjusted to consider the demand of all the heavy industrial users within the Township.

#### **Motion 3**

Brad Langstaff made a motion - Be it resolved that St. Clair Township support the undertaking of further investigation of a restructuring of the Lambton Area Water Supply System (LAWSS) Board as a Municipal Service Corporation; AND THAT the General Manager of LAWSS be directed to 10 report back findings of the restructuring investigation at a future Council Meeting. Steve Miller seconded the motion. CARRIED.

## **6. CORRESPONDENCE ITEMS**

### **6.1 Royal Canadian Legion - Poppy Week - October 25 to November 11**

#### **Motion 4**

Cathy Langis made a motion - Be it resolved that the following item of correspondence be accepted as per Council's direction:

6.1 - Royal Canadian Legion - Poppy Week - October 25 to November 11, 2024

6.2 - Sarnia Lambton Sports Hall of Fame - Program Advertisement  
Pat Brown seconded the motion. CARRIED.

#### **Motion 5**

Steve Miller made a motion - Be it resolved that the Remembrance Day/Poppy Weeks activities as proposed by Royal Canadian Legion Branch 447, including the use of the clock tower property in Corunna at 10:40 a.m. on November 11, 2024, be approved, and that Mayor Agar represent the Township to lay a wreath. Bill Myers seconded the motion. CARRIED.

**6.2 Sarnia-Lambton Sports Hall of Fame - Program Advertisement**

**Motion 6**

Cathy Langis made a motion - Be it resolved that the Township purchase a full-page advertisement at the cost of \$150 to be included in the program for the Sarnia-Lambton Sports Hall of Fame event; and that the advertisement commend the two local inductees: Derek Drouin and Maggie Mullen. Brad Langstaff seconded the motion. CARRIED.

**7. INFORMATION ITEMS**

**7.1 Lambton County Council Highlights - September 4, 2024**

**Motion 7**

Cathy Langis made a motion - Be it resolved the following items be received as information:

7.1 - Lambton County Council Highlights - September 4, 2024  
Steve Miller seconded the motion. CARRIED.

**8. REPORTS OF COMMITTEES AND STAFF**

**8.1 Treasurer Report - 2025 Capital and Operating Budget Timelines**

**Motion 8**

Steve Miller made a motion - Be it resolved that the 2025 Capital and Operating Budget Timetable report submitted by Treasurer George Lozon, be received and that the proposed dates contained therein be approved. Pat Brown seconded the motion. CARRIED.

**8.2 Treasurer Report - 2024 Investment Options - September Update**

**Motion 9**

Bill Myers made a motion - Be it resolved that the 2024 Investment Options – September Updates report submitted by Treasurer George Lozon be received as information and that the Treasurer and Director of Community Services be directed to proceed with a loan from Infrastructure Ontario for the golf course clubhouse project once all expenses are determined. Cathy Langis seconded the motion. CARRIED.

**8.3 Senior Tax Clerk Report - 2024 Taxation Write Offs**

**Motion 10**

Steve Miller made a motion - Be it resolved that the Taxation Write Offs Report as submitted by Senior Tax Clerk Debbie Churchill be received and in accordance with the provisions of Sections 357 and 358 of the Municipal Act, staff be authorized to write off property taxes for the year of 2024 as identified in "Appendix A". Brad Langstaff seconded the motion. CARRIED.

**9. BY-LAWS**

**9.1 By-Law 44 of 2024 - Road Dedication - MacDonald Street, Mooretown**

**Motion 11**

Cathy Langis made a motion - Be it resolved that the following by-law receive all three readings and be thereby passed and that the Mayor and Clerk be authorized to execute the by-law and any agreements thereto:

8.1 - By-Law 44 of 2024 - Road Dedication - MacDonald Street, Mooretown  
Brad Langstaff seconded the motion. CARRIED.

## **10. COUNCILLORS' REPORTS**

### **COUNCILLOR BROWN**

Councillor Brown extended his condolences to the Degurse family on the passing of past Councillor Jim Degurse.

### **COUNCILLOR LANGIS**

Councillor Langis attended the Moore Museum Craft Sale and helped prepare a meal for the attendees of the memorial service for the late Jim Degurse.

### **COUNCILLOR LANGSTAFF**

Councillor Langstaff attended the Moore Museum Committee meeting.

### **COUNCILOR MYERS**

Councillor Myers extended his condolences to the Degurse family on the passing of past Councillor Jim Degurse. Councillor Myers has been assisting the Moore Agricultural Society with the setup for the 2024 Brigden Fair.

### **DEPUTY MAYOR MILLER**

Deputy Mayor Miller had nothing to report.

### **MAYOR AGAR**

Mayor Agar attended the County Council meeting; dropped the puck at the Mooretown Flags Season Opener; and attended the Drumhead Ceremony at the Corunna Legion.

Mayor Agar closed his report by sending his condolences to the Degurse family on the passing of past Councillor Jim Degurse.

## **11. NOTICES OF MOTION**

### **COUNCILLOR BROWN**

#### **11.1 Councillor Pat Brown**

##### **Motion 12**

Pat Brown made a motion - Be it resolved that staff be directed to produce a report considering the open ditch along the north side of Hill Street behind Brooktree Subdivision being filled in by installing a drainpipe and grading the ditch to complete the subdivision development, and that the work be completed sharing costs with Lambton County and the residential developer. Cathy Langis seconded the motion. CARRIED.

## **12. UPCOMING MEETINGS**

**12.1** Regular Meeting - Session 16 - Monday October 7, 2024 at 3:00 pm

**12.2** Regular Meeting - Session 17 - Monday October 21, 2024 at 6:00 pm


**12.3** Regular Meeting - Session 18 - Monday November 4, 2024 at 3:00 pm

## **13. ADJOURNMENT**

**13.1** The meeting was adjourned at 7:15 pm.

**Motion 13**

Steve Miller made a motion - Be it resolved that the meeting do hereby adjourn. Bill Myers seconded the motion. CARRIED.

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Mayor - Jeff Agar 

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Clerk - Jeff Baranek 