

**COMMITTEE OF THE WHOLE  
PUBLIC WORKS & OPERATIONS COMMITTEE  
FINANCE & ADMINISTRATION COMMITTEE**

St. Clair Civic Centre  
Committee Room 1  
December 8, 2008  
6:00 p.m.

The meeting of the Committee of the Whole was held Monday December 8, 2008 with the following people present:

J. Agar,	Chairperson, Public Works and Operations
D. Randell,	Chairperson, Finance & Administration
S. Arnold,	Mayor
P. Gilliland	Deputy Mayor
P. Brown,	“
P. Carswell-Alexander,	“
Staff J. Rodey,	CAO
J. DeMars,	Director of Administration/Clerk
C. Quenneville,	Director of Finance/Treasurer
L. Burnham	Director of Public Works, Operations & Engineering
G. Hackett	Director of Community Services
Absent: S. Miller	Councillor

**FINANCE AND ADMINISTRATION**

**AGENDA:**

6:00 pm LHIN – Gary Switzer, Ralph Ganter and Zoja Holman

6:30 pm Brenda Petro – MPAC

**1. DECLARATION OF PECUNIARY INTEREST:**

**2. GENERAL ACCOUNTS:** Month ending November, 2008

**3. STATEMENT OF FINANCIAL POSITION:** for period ending November 30,2008

**4. TREASURER’S REPORT:**

- A1 Market change and phase – in import study
- A2 MPAC~OPG – Briefing note
- A3 MTE – Paralegal report ~OPG
- A4 Proposed 2010 capital budget

**5. BUILDING INSPECTOR’S REPORT:**

B-1 - Building Permit Reports for the month Ending November 2008

**6. DIRECTOR OF COMMUNITY SERVICES REPORT:**

Monthly report dated November 28, 2008

**6. CLERK’S REPORTS:**

**7. C.A.O.’S REPORTS:**

**8. NEW BUSINESS:**

Letter re: Cathcart Park upgrade

**9. ADJOURNMENT:**

Chairperson Randell called the meeting to order and asked members to declare any conflict of interest at the appropriate time.

**CONFLICT OF INTEREST:**

None declared.

Chairman Randell welcomed Mr. Gary Switzer, CEO and Ralph Ganter, Planner for the Erie St. Clair Local Health Integration Network. Mr. Switzer proceeded to detail to the Committee the history and the mandate of the Erie St. Clair LHIN. The Committee was advised that the group annually administers an annual budget of \$910 million dollars for hospital funding, community health centers and other health related functions. It was pointed out that the LHIN does not fund physicians, provincial drug plans, and laboratory or ambulance services. The LHIN board consists of non-elected members and the LHIN encompasses the three Southwestern Ontario Counties. The LHIN has an accountability agreement with the Province and has mandated twelve performance indicators. Mr. Switzer detailed general health statistics for Lambton County, then called upon Mr. Ganter who explained the LHIN role in small emergency rooms study. Mr. Ganter advised that the goal of the LHIN was to look at all emergency rooms to determine the best practices with a goal to reduce wait times. At the conclusion of his presentation, Mr. Ganter advised that the second draft of the small emergency room report is being reviewed by staff with the goal to present the completed report to the Board in January of 2009. He also stressed that when the report is available, public input and dialogue will be an important part of the process. Mayor Arnold explained to the two representatives the Township's frustration in the inability to attract physicians and health facilities into the Township. Mayor Arnold also pointed out initiatives being taken by the Township to support the medical community. At the conclusion of the presentation, Chairman Randell on behalf of the Committee thanked Mr. Switzer and Mr. Ganter for their informative presentation.

Chairman Randell welcomed Brenda Petro, Dave Douglas and Judy Bourseau of the Municipal Property Assessment Corporation, present to discuss with the Committee the impacts of the recent reassessment on all property classes in St. Clair Township. Also Mr. Douglas, manager of MPAC Linear and Industrial Assessment branch was present to respond to Committee's questions relative to the reduction in the assessment of the Lambton Generating Station. Ms. Petro presented to the Committee details on the percentage increase in assessment in St. Clair Township and advised that the increase in assessment would be phased in over a four year period and responded to numerous questions posed by the Committee. At the conclusion of this presentation, she called upon Mr. Douglas to make a presentation and respond to Council's questions regarding the assessment reduction for the Lambton Generating Station. Mr. Douglas advised that a relatively new protocol for MPAC was to assess for taxation purposes, the water intakes for the OPG facilities. In the case of the Lambton Generating Stations, the intake was assumed to be more sophisticated than was the case and the assessment was reduced accordingly by \$11 million dollars. Mr. Douglas also explained to the Committee his rationale for the reduction and assessment of approximately \$11 million due to the obsolescence of the facility. Mr. Douglas stated that the main aim of determining a fair assessment is to determine what the property is worth with a sale by a willing seller to a willing buyer. It was his opinion that with the Provincial mandate that coal generation will no longer be legal after December 31, 2014. It was determined that theoretically, if OPG offered for sale, the LGS value would be significantly decreased due to the fact that a willing buyer would only have a relatively short time to generate a return on his investment. In response to the Committee's questions, Mr. Douglas advised that MPAC would revisit its position relative to the assessment if the plant does not in fact close at the end of 2014 or if the biomass burning experiment is successful. The Committee discussed with the MPAC representatives in general terms a possible reassessment to develop a current base line perhaps to capture new buildings and facilities that may have been built without the benefit of a building permit. At the conclusion of the presentation, Chairman Randell thanked the MPAC representatives for their attendance at this meeting.

**GENERAL ACCOUNTS: Month of November 08**

The Committee reviewed the list of General Accounts

Moved by S. Arnold

Seconded by P. Brown

**Motion #1:** That this Committee recommend to Council that General Accounts for the new accounting system starting with supplier number 131002 to YEL001, totaling, \$2,818,208.31 be approved for the month of November 2008.

**CARRIED**

**STATEMENT OF FINANCIAL POSITION:**

The Committee reviewed the Treasurers Statement on the Financial Position of the municipality for the period ending November, 2008.

Moved by P. Brown

Seconded by J. Agar

**Motion #2:** That it be recommended to Council that the Treasurer's Report on the Statement of Financial Position of the Municipality as of November 2008 be accepted.

**CARRIED**

**TREASURER'S REPORT:**

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

**Motion #3:** That it be recommended to Council that the Treasurer's Report identified as A-1, dated November 26, 2008 recommending that the MTE Preliminary 2009 Market Change and Phase In Impact Study be received as information.

**CARRIED**

Moved by J. Agar

Seconded by S. Arnold

**Motion #4:** That this Committee recommend to Council that the report identified as A-2 dated November 24, 2008 submitted by the Treasurer regarding an update on the OPG hearing be received as information.

**CARRIED**

Moved by P. Carswell-Alexander

Seconded by P. Brown

**Motion #5:** That this Committee recommend to Council that the report identified as A-3 dated December 1, 2008 submitted by the Treasurer regarding the MTE Paralegal report on the OPG be received as information.

**CARRIED**

Moved by S. Arnold

Seconded by P. Carswell-Alexander

**Motion #6:** That this Committee recommend to Council that the report identified as A-4 dated December 2, 2008 submitted by the Treasurer regarding the St. Clair Proposed 2010 Capital Budget be tabled until the January 12<sup>th</sup> 2009 Finance and Administration meeting.

**CARRIED**

**BUILDING INSPECTOR'S REPORT:**

Moved by S. Arnold

Seconded by P. Carswell-Alexander

**Motion #7:** That it be recommended to Council that the Building Inspector's report for the month of November 2008 be accepted and received.

**CARRIED**

**DIRECTOR OF COMMUNITY SERVICES REPORT:**

Moved by J. Agar

Seconded by P. Gilliland

**Motion #8:** That this Committee recommend to Council that the monthly report submitted by the Director of Community Services dated November 28, 2008 be received and the recommendations within be accepted.

**CARRIED**

Mr. Hackett discussed with the Committee the portion of his report pertaining to oversized trailers. The general consensus after the discussion was that Mr. Hackett should develop a

policy where relatively large park model trailers would be permitted on newly developed larger lots in the Township's three campgrounds. Mr. Hackett also advised of attendance at a recent meeting with the CAO, Mayor and Clerk with the Lambton Group Police Services Board at which time the Board agreed to pay the cost for the specialized equipment to be placed in the Township's Community Services Building to facilitate the facilities used by the OPP. The Committee was also advised that the Lambton Group Police Services Board indicated their apparent willingness to finance several additional cost items for the OPP portion of the facilities once these costs are identified. The Mayor requested Mr. Hackett to obtain a contact for the Farm Credit Corporation Grant Funding Program. Also the letter under the New Business portion on the agenda regarding possible Cathcart Park upgrades was referred to Mr. Hackett for his review and comment.

### CAO'S REPORT:

Mr. Rodey advised of an item of information on a legal issue he wished to share with the Committee and suggested an in-camera session.

Seconded by P. Carswell-Alexander

**Motion #9:** That the meeting enter an in-camera session to discuss a legal matter.

**CARRIED**

The meeting returned to order.

Seconded by P. brown

**Motion #10:** That the meeting of the Finance and Administration Committee do hereby adjourn.

**CARRIED**

The meeting adjourned at 8:35 p.m.

J. DeMars  
Secretary

## PUBLIC WORKS & OPERATIONS

**AGENDA:**

**1. DECLARATION OF PECUNIARY INTEREST:**

## 2. DIRECTOR OF PUBLIC WORKS & ENGINEERING REPORT:

- Proposed dock – 1590 St. Clair Parkway
- Sewage capacity – Fane and Colborne subdivisions

### 3. COORDINATOR OF OPERATIONS (WORKS) REPORT:

- Monthly Report dated December 3, 2008

#### 4. COORDINATOR OF OPERATIONS (WATER/WASTEWATER) REPORT:

- Monthly Report dated December 3, 2008

### 5. COORDINATOR OF ENGINEERING:

- Monthly report dated December 3, 2008

## 6. COORDINATOR OF PLANNING:

- Roger's Wireless Tower – 2371 Courtright Line

**6. DRAINAGE SUPERINTENDENT:**

- Monthly Report dated December 3, 2008

**7. CLERK'S REPORT:**

**9. CAO'S REPORT:**

**10. NEW BUSINESS:**

**11. ADJOURNMENT:**

Chairperson Agar called the meeting to order at 8:40 p.m. and asked members to declare any conflict of interest at the appropriate time.

**DECLARATION OF CONFLICT OF INTEREST:**

Mayor Arnold declared a conflict of interest prior to the discussion of the Director of Public Works and Operations report on the dock request received from the owner of property known as 1590 St. Clair Parkway, Courtright as a future owner in the condominium and left the Committee Room.

**DIRECTOR OF PUBLIC WORKS & OPERATIONS & ENGINEERING REPORT:**

Prior to the discussion of Mr. Burnham's report on the request received from the owner of 1590 St. Clair Parkway, Mayor Arnold declared a conflict of interest as a future owner of the property and left Council Chambers.

Moved by P. Gilliland

Seconded by D. Randell

**Motion #1:** That this Committee recommend to Council that the report of the Director of Operations and Engineering's report dated December 3, 2008 recommending that it be permitted to Mr. Beaubien to proceed with a dock at 1590 St. Clair Parkway with the following conditions:

- 1) Require the proponent to sign an agreement prepared by the Township's lawyer absolving the Township from any liability (as per the attached letter from D'Arcy Bell of GMSB).
- 2) Require the dock be designed by a consulting engineering firm in the Province of Ontario for Township approval.
- 3) Require the existing cable guide rail system not be interrupted (cut).
- 4) Require the proponent to obtain required permits from the appropriate agencies.

be received and accepted.

**CARRIED**

The Committee asked the Clerk to be mindful in his discussion with the Township solicitor to give consideration to the length of the agreement and a provision for the recovery of the Municipality's costs of entering into this agreement. The Mayor returned to the meeting.

Moved by P. Carswell-Alexander

Seconded by P. Gilliland

**Motion #2:** That this Committee recommend to Council that the report of the Director of Operations and Engineering dated December 4, 2008 regarding the sewage capacity for the proposed subdivision at Fane and Colborne Streets be received and accepted.

**CARRIED**

**COORDINATOR OF OPERATIONS (WORKS) REPORT:**

Moved by P. Brown

Seconded by P. Carswell-Alexander

**Motion #3:** That this Committee recommend to Council that the monthly report of the Coordinator of Operations (Works) dated December 3, 2008, be received and accepted.

**CARRIED**

**COORDINATOR OF OPERATIONS (WATER/WASTEWATER) REPORT:**

Moved by P. Carswell-Alexander

Seconded by P. Brown

**Motion #4:** That this Committee recommend to Council that the monthly report of the Coordinator of Operations (Water/Wastewater) dated December 3, 2008, be received and accepted.

**CARRIED**

**CORRDINATOR OF ENGINEERING REPORT:**

Moved by P. Brown

Seconded by P. Gilliland

**Motion #5:** That this Committee recommend to Council that the monthly report of the Director of Engineering Services dated December 3, 2008 be received and accepted.

**CARRIED**

**COORDINATOR OF PLANNING REPORT:**

Moved by D. Randell

Seconded by P. Gilliland

**Motion #6:** That this Committee recommend to Council that the report dated December 3, 2008 from the Coordinator of Planning recommending that the minutes of the public information sessions and the information received from Rogers Wireless in response to the public meeting, including comments in general to alternative sites be received and accepted. And also recommends that the Committee consider recommending to Council that they enter into a site plan undertaking/agreement with Rogers Wireless Inc. for a 100 meter high telecommunications tower on Part Lot 7 Concession 4 accessed of Brigden Road be received and accepted.

**CARRIED**

**DRAINAGE SUPERINTENDENT REPORT:**

Moved by P. Carswell-Alexander

Seconded by D. Randell

**Motion #7:** That this Committee recommend to Council that the monthly report of the Drainage Superintendent dated December 3, 2008, be accepted and the recommendations contained therein be approved.

**CARRIED**

**CLERK'S REPORT:**

The Clerk offered the Committee a verbal report on the scheduling of a Planning public hearing at the regular Council meeting on December 15<sup>th</sup> at 7:30pm. In view of the scheduling conflict, it was;

Moved by P. Gilliland

Seconded by P. Carswell-Alexander

**Motion #8:** That it be recommended to Council that the meeting schedule for the regular meeting of Council Monday December 15, 2008 return to its normal schedule and further that the meeting of the Finance and Administration Committee and the Public Works and Operations Committee scheduled for Monday January 12, 2009 be scheduled to commence at 4pm.

**CARRIED**

**NEW BUSINESS:**

The Committee requested Mr. Burnham to send a letter of information to the Boswell Street residents affected by this year's street reconstruction and the Mayor requested Mr. Burnham contact Catherine McKenna regarding an issue related to the Colborne Street reconstruction project. Councillor Brown questioned Mr. Burnham when the Clairwood Street extension street lights will be activated. Mr. Burnham advised that the installation has been inspected by Ontario Hydro and it is anticipated that the lights will be in service in the very new future. Mayor Arnold offered to the Committee information he received regarding the County's Best Start Program and led the Committee into the discussion of road paving techniques and material that the Township should investigate using the Marthaville Sideroad as an example of a high quality rural road. The Director of Public Works and Operations discussed with the

Committee, two issues regarding bridges. One being a report on the Booth Creek Bridge and the second issue being the need for bridge inspections.

Moved by P. Gilliland

Seconded by P. Brown

**Motion #9:** That it be recommended to Council that the balance of our structure will be re-inspected in December of this year, with invoicing in early January of 2009. Since the total quote is \$15,375 and \$7,500 is to be paid now, the balance to be paid next January will be \$7,875.

**CARRIED**

Moved by P. Carswell-Alexander

Seconded by P. Brown

**Motion #10:** That it be recommended to Council that the Director of Public Works report on the Booth Creek/ McCallum Road Bridge be received as information.

**CARRIED**

Hearing no further business, it was;

Moved by D. Randell

Seconded by P. Gilliland

**Motion #11:** That this meeting of the Public Works and Operations Committee do hereby adjourn.

**CARRIED**

The meeting adjourned at 9:20 p.m.

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J. Agar,  
Chairperson

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J. DeMars  
Secretary