

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

i. Kingsid

CAO

J. Rodey J. Baranek

Clerk

AGENDA:

Staff:

- 1 CALL TO ORDER
- 2 DECLARATION OF PECUNIARY INTEREST
- 3. ADOPTION OF MINUTES
 - 3.1 Regular Council Meeting Session #3 February 16, 2021
- 4 <u>DELEGATIONS/PRESENTATIONS</u>
 - **4.1** <u>3:15 p.m.</u> 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** <u>Deputy Clerk's Report</u> Request for Temporary Modular Buildings Enbridge Gas Inc. 457 Rokeby Line
- 7.3 <u>Deputy Clerk's Report</u> Request for Temporary Modular Buildings Ontario Power Generation Lambton Site 1886 St. Clair Parkway
- **7.4** <u>Treasurer's Report</u> CIBC Investor Edge Discount Broker Account for Donation Transfer
- 7.5 <u>Director of Public Works' Report</u> Sale of Township Property Containing Gravel Laneway at Courtright Line
- 7.6 <u>Director of Public Works' Report</u> 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

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

<u>Motion 1</u> 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 <u>3:15 p.m.</u> – 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.

CONTRACTOR SERVICES	2009	2015	2019
Revenues	\$ 463,278	\$ 441,943	\$ 467,892
Operating Costs	\$ (509,847)	\$ (662,659)	\$ (750,037)
Net	\$ (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

<u>Motion 2</u> 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

<u>Motion 3</u> 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

<u>Motion 5</u> 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

<u>Motion 6</u> 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

6.4 Lambton County – 2021 Draft Budget Presentation

CARRIED

7. REPORTS OF COMMITTEES AND STAFF

7.1 Moved by T. Kingston Seconded by P. Brown

Motion 8 Be it resolved that the Alley Closure Request - St. Clair Parkway to

Pulteney Street report submitted by Clerk - Jeff Baranek be received and that the following recommendations be approved:

1. That the alley between St. Clair Parkway and Pulteney Streets, south of 1186 St. Clair Parkway, be declared surplus.

- 2. That half the width of the alley be offered to abutting landowners at the appraised value (with the entire width being offered where opposite landowner denies interest).
- 3. If all the land is confirmed to be of interest to be conveyed, that the Township waive the requirement for an appraiser and offer the sales for the total of all legal and survey costs plus one dollar.
- 4. That the Township have a survey completed and interested parties split the cost and be responsible to have deeds prepared to finalize the conveyances.
- 5. If any fraction of the alley is not of interest to either abutting owner, all conveyances are void (to ensure no landlocked parcels are created).

CARRIED

7.2 Moved by S. Miller Seconded by J. De Gurse

Motion 9 Be it resolved that the report by Carlie McClemens - Deputy Clerk/
Coordinator of Planning dated February 22, 2021 be received as information and that the following by-law be considered for approval:

By-Law No. 12 of 2021 being a By-law to Authorize an Agreement with Enbridge Gas Inc. for the temporary use of six (6) modular buildings at 457 Rokeby Line.

CARRIED

7.3 Moved by R. Atkins

Seconded by P. Brown

Motion 10 Be it resolved that the report by Carlie McClemens - Deputy Clerk/
Coordinator of Planning dated February 18, 2021 be received as information and that the following by-law be considered for approval:

By-Law No. 11 of 2021 being a By-law to Authorize an Agreement with Ontario Power Generation Inc. for the temporary use of eight (8) modular buildings at 1886 St. Clair Parkway.

CARRIED

7.4 Moved by B. Myers

Motion 11 Be it resolved that the CIBC Investor Edge Discount Broker report as submitted by Treasurer - Charlie Quenneville be received and that approval be given for the opening of a CIBC discount broker account - Investor Edge - and that the Mayor and Treasurer be authorized to sign the necessary documents.

CARRIED

- 7.5 Moved by S. Miller

 Seconded by T. Kingston

 Motion 12 Be it resolved that the Sale of Township Property Containing Gravel

 Laneway at Courtright Line report submitted by Director of Public Works Brian

 Black be received and that the following recommendations be approved by Mayor
 and Council:
 - 1. The property subject to this report be deemed surplus;
 - 2. That the policy to offer half the width of the subject land parcel to each abutting landowner be waived;

- 3. That Enbridge be offered the land at the cost of \$1 (plus legal and survey costs) subject to them improving the contained laneway;
- 4. That an easement be approved to provide access to the 250mm watermain owned by the Township within the subject lands.

[Mayor Arnold requested a Recorded Vote]

Councillor Atkins	Aye
Councillor Brown	Aye
Councillor De Gurse	Aye
Councillor Kingston	Aye
Councillor Myers	Nay
Deputy Mayor Miller	Aye
Mayor Arnold	Nay

CARRIED

7.6 Moved by B. Myers

Motion 13 Be it resolved that the Municipal Modernization Program Second Intake report submitted by Director of Public Works - Brian Black be received and that the Council of St. Clair Township direct staff to apply for the Municipal Modernization Program Funding (second intake) and to complete the implementation of the upgrade of the Township's Pump Station SCADA and Communication System to achieve the efficiencies and cost savings identified in the Study completed as part of the first intake; and be it further resolved that St. Clair Township commits \$325,000.00 from its budget toward the cost of this system upgrade project.

CARRIED

7.7 Moved by P. Brown Seconded by T. Kingston

Motion 14 Be it resolved that the Monthly Report submitted by Coordinator of Operations (Water) - Chris Westbrook be received as information.

CARRIED

7.8 Moved by T. Kingston

Motion 15 Be it resolved that the St. Clair Township SCADA Upgrades report as submitted by Coordinator of Operations (Water) - Chris Westbrook be received as information and that Council waive the procurement requirements and allow staff to send invite only Request for Proposals to our 3 recommended SCADA providers.

CARRIED

7.9 Moved by P. Brown Seconded by B. Myers

Motion 16 Be it resolved that the 2020 Water Annual Report and 2020 Water

Annual Summary Report as submitted by Water/Wastewater Specialist - Nova

VanderSlagt be received as information.

CARRIED

7.10 Moved by S. Miller

Seconded by R. Atkins

Motion 17 Be it resolved that the Information Report submitted by Director of Community Services - Kendall Lindsay be received as information.

CARRIED

7.11 Moved by T. Kingston

Motion 18 Be it resolved that the St. Clair Township Grass Cutting Tenders report submitted by Coordinator of Facilities and Parks - Sue Knight be received as information and that Council approves the tendered price of \$72,712.50 HST included as submitted by HHS Contracting Inc.

CARRIED

7. 12 Moved by R. Atkins Seconded by T. Kingston

Motion 19 Be it resolved that the Wilkesport Community Hall Fire Panel report be

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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

<u>Motion 22</u> 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

<u>Motion 23</u> 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

<u>Motion 24</u> 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 inwater 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

<u>Motion 25</u> 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

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

Mayor - Steve Arnold

Clerk - Jen Baranek