

Municipality of Strathroy-Caradoc
Regular Council Session
Minutes

Monday, November 20, 2023
6:00 p.m.

Hybrid Meeting (Virtual and In-Person)

Present: Mayor Colin Grantham
Deputy Mayor Mike McGuire
Councillor John Brennan
Councillor Brian Derbyshire
Councillor Sandi Hipple
Councillor Frank Kennes
Councillor Donna Pammer
Councillor Steve Pelkman
Councillor Greg Willsie

Also Present: Trisha McKibbin, Chief Administrative Officer
Jennifer Pereira, Deputy Clerk/Lottery Licensing Officer
(Acting Clerk)
Brianna Hammer-Keidel, Deputy Clerk/Communications
Co-ordinator (Recorder)
Bill Dakin, Director of Financial Services/Treasurer
Rob Lilbourne, Director of Community Services
Jennifer Huff, Director of Building and Planning
Jake Straus, Director of Engineering & Public Works

Others Present: Stephen Beasley, Deputy Chief of Fire, Prevention & Training
Chief Joe Miskokomon, Chippewas of the Thames First Nation
Kodi Chrisjohn-Deleary, Chippewas of the Thames First Nation
Keith Sandor, Nexus Renewables
Rick McCracken, Brenair Farms Inc.
Brad Morrison
Darryl Boersma, Tulip Acres Inc.

1. Roll Call

The Acting Clerk confirmed Council attendance.

2. Call to Order/Approve Agenda

Moved by Councillor Kennes

Seconded by Deputy Mayor McGuire

THAT: the November 20, 2023 Regular Council Meeting Agenda be approved as circulated.

Carried

3. Declaration of Pecuniary Interest

None.

4. Presentations/Delegations/Petitions

4.1 Chippewas of the Thames First Nation

Chief Joe Miskokomon, Chippewas of the Thames First Nation, was present to speak to the desire to develop First Nation-led solutions to the federal Additions to Reserve policy.

Moved by Councillor Brennan

Seconded by Councillor Derbyshire

THAT: the presentation from Chippewas of the Thames First Nation be received for information.

Carried

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: further consideration of the request be deferred until such a time that a staff report with additional information return to Council.

Carried

4.2 Nexus Renewables

Keith Sandor, Nexus Renewables, was present to request municipal support for the re-powerment of an energy storage facility located at 131 English Street, Strathroy.

An initial motion was moved and seconded:

Moved: Deputy Mayor McGuire

Seconded: Councillor Kennes

THAT: the Municipality support the Strathroy BESS Project proposed for 131 English Street, and further;

THAT: the Municipality complete the Prescribed Form.

After further discussion an amended resolution was adopted by Members.

Moved by Councillor Kennes

Seconded by Councillor Pelkman

THAT: the presentation from Nexus Renewables be received for information.

Carried

Moved by Councillor Derbyshire

Seconded by Councillor Hipple

THAT: the motion be amended to defer further consideration of the request until the next meeting to receive additional information regarding financial benefit to the Municipality.

Carried

5. Approval of Minutes

5.1 Regular Council Meeting Minutes – November 6, 2023

Moved by Councillor Kennes

Seconded by Councillor Pelkman

THAT: the Regular Council Meeting minutes of November 6, 2023 be approved as written.

Carried

6. Notice of Motion

6.1 Deputy Mayor Mike McGuire - To Be Voted On

After a brief discussion, minor friendly amendments were made to the original Notice of Motion that was circulated by the Deputy Mayor and the motions were finalized as follows.

Moved by Councillor Kennes

Seconded by Councillor Hipple

THAT: Council authorize staff and the Mayor to take all steps necessary to establish The Strathroy-Caradoc Fire Services Advisory Board.

Carried

Moved by Councillor Pelkman

Seconded by Deputy Mayor McGuire

THAT: Council authorize the Strathroy-Caradoc Fire Services Advisory Board to consist of three members appointed from Council, and two citizen members appointed from the Municipality of Strathroy-Caradoc representing one from Ward 1 and one from Ward 2; and further,

THAT: Council authorize a Terms of Reference for the Strathroy-Caradoc Fire Services Advisory Board, to be approved by Council prior to the establishment of the Board, which may include, but is not limited to, the following:

- a. The Strathroy-Caradoc Fire Services Advisory Board is an advisory board to the Chief of the Strathroy-Caradoc Fire Service and holds no authority over the Chief in operations or administration.
- b. The Chief shall continue to report directly to Council.
- c. The Strathroy-Caradoc Fire Services Advisory Board shall meet a minimum of 10 times per calendar year.
- d. Minutes of the Board meetings shall be presented to Council per established policy of the Municipality.
- e. The Strathroy-Caradoc Fire Services Advisory Board sits at the discretion of the Council and may be terminated at any time by resolution of Council.

- f. The term for Board members shall be consistent with the term of Council.
- g. A chair of the Board shall be elected by the Board members at their initial meeting in each term.
- h. The mission of the Strathroy-Caradoc Fire Services Advisory Board is to provide community input to the Fire Chief for consideration during the development Fire services.

Carried

7. Drainage Matters - Court of Revision

7.1 Resolution to Open Court of Revision

Moved by Deputy Mayor McGuire

Seconded by Councillor Willsie

THAT: the Court of Revision to consider Boersma-Burwell Road Drain 2023 and Carruthers-Hetzel Drain 2023 be hereby opened.

Carried

7.2 Boersma-Burwell Road Drain 2023 - EPW-2023-63

7.2.1 Appeals (if any) for Boersma-Burwell Road Drain 2023.

None.

7.2.2 Questions from Members.

None.

7.2.3 Decision

Moved by Councillor Hipple

Seconded by Councillor Derbyshire

THAT: Subject to any appeals, provisional By-law No. 75-23 be referred to the Consideration of By-laws section of the agenda for third and final reading.

Carried

7.3 Carruthers-Hetzel Drain 2023 - EPW-2023-65

7.3.1 Appeals (if any) for Carruthers-Hetzel Drain 2023

None.

7.3.2 Questions from Members

None.

7.3.3 Decision

Moved by Councillor Kennes

Seconded by Councillor Derbyshire

THAT: Subject to any appeals, provisional By-law No. 73-23 be referred to the Consideration of By-laws section of the agenda for third and final reading.

Carried

7.4 Resolution to Close Court of Revision

Moved by Councillor Willsie

Seconded by Deputy Mayor McGuire

THAT: the Court of Revision to consider Boersma-Burwell Road Drain 2023 and Carruthers-Hetzel Drain be hereby closed.

Carried

8. Communications

Moved by Councillor Kennes

Seconded by Councillor Willsie

THAT: Council receive the communication items for information.

Carried

8.1 Schedule of Proposed 2024 Council Meeting Dates

Moved by Councillor Hipple

Seconded by Councillor Willsie

THAT: Council approve the proposed 2024 Schedule of Council Meeting dates with the understanding that there will be alternate locations.

Carried

8.2 Resident Letter Regarding Request to Sell Alcohol at Tri-Township Arena

8.3 Town of Aurora - Resolution Regarding Cannabis Retail Applications

8.4 Municipality of Shuniah - Resolution Regarding Unnecessary Noise (Engine Brakes)

9. Reports from Departments

9.1 Financial Services

The Director of Financial Services & IT/Treasurer was present to speak to the reports and answer inquiries from Members.

9.1.1 Section 357 Application-21890 Muncey Rd. - FIN-2023-46

Moved by Councillor Kennes

Seconded by Councillor Derbyshire

THAT: report FIN-2023-46 be received for information, and further;

THAT: Council approve the application regarding 21890 Muncey Road for processing.

Carried

9.1.2 Loan Application to Infrastructure Ontario - Fire Apparatus – Pumper - Tanker - FIN-2023-47

An initial motion was moved and seconded:

Moved: Councillor Pelkman

Seconded: Councillor Kennes

THAT: Council adopts the by-law to authorize borrowing for the purchase of the Fire Apparatus – Pumper-Tanker, and further;

THAT: By-law 95-23 be referred to the Consideration of By-laws for approval.

After a brief discussion an amended resolution was adopted by Members.

Moved by Councillor Pelkman
Seconded by Councillor Derbyshire

THAT: further consideration be deferred pending a recommendation regarding the idea of repaying the reserve through a payment plan, and further;

THAT: the multi-year borrowing discussion be postponed to budget meetings.

Carried

9.1.3 Updated Purchasing Policy - FIN-2023-48

An initial motion was moved and seconded:

Moved: Councillor Kennes
Seconded: Councillor Pelkman

THAT: Council adopts the updated Purchasing Policy, and further;

THAT: the enacting by-law be referred to the December 4, 2023 Council meeting for approval.

After further discussion, an amended resolution was adopted by Members.

Moved by Councillor Brennan
Seconded by Councillor Pelkman

THAT: Council receives report FIN 2023-48 - Updated Purchasing Policy for information.

Carried

Moved by Councillor Willsie
Seconded by Councillor Derbyshire

THAT: further discussion of the draft purchasing policy be deferred to a Special Meeting of Council to permit time for an in-depth review.

Carried

9.2 Building and Planning

The Director of Building and Planning was present to speak to the reports and answer inquiries from Members.

9.2.1 Condominium Agreement – 430 Head St North – 39T-SC-CDM-2001 - BBP-2023-133

Moved by Deputy Mayor McGuire

Seconded by Councillor Kennes

THAT: Council receive report BBP-2023-133 for information.

Carried

Moved by Councillor Pelkman

Seconded by Councillor Kennes

THAT: Council enter into a condominium agreement with Mitre Corporation regarding a 21 unit condominium agreement at 430 Head St North, Strathroy, and further;

THAT: By-law 90-23 which authorizes the Municipality to enter into a condominium agreement with Mitre Corporation be referred to the Consideration of By-laws section of the agenda for approval.

Carried

9.2.2 Application for Part Lot Control Exemption – Parts 1 to 10 33R-21124, Strathroy - BBP-2023-135

Submitted by: Strathroy-Caradoc, on Behalf in Part by 2518153 ONTARIO INC.

The Director noted that the recommendation in the staff report referenced Parts 5-10 when it is actually Parts 1-10. This clerical error will be updated.

Deputy Mayor McGuire declared indirect pecuniary interest in regards to the application as he is a member of the Strathroy Middlesex General Hospital Foundation Board of Directors, and removed himself from discussion regarding the decision to approve.

Moved by Deputy Mayor McGuire
Seconded by Councillor Pelkman

THAT: Report BBP-2023-135 regarding PLC 2-2023 be received by Council for information.

Carried

Moved by Councillor Kennes
Seconded by Councillor Hipple

THAT: Council pass By-law No. 93-23 regarding Part Lot Control Exemption with respect to the subject lands Parts 1 to 10 33R-21124, Strathroy, as generally illustrated in Attachment 2, and to expire two (2) years following passing by Council, and further;

THAT: the By-law be forwarded to the County of Middlesex for approval.

Carried

9.3 Community Services

The Director of Community Services was present to speak to the reports and answer inquiries from Members.

9.3.1 Indoor Air Quality Report – Strathroy-Caradoc Fire Stations - CS-2023-31

Moved by Councillor Willsie
Seconded by Councillor Pammer

THAT: Council receive report CS-2023-31 titled Indoor Air Quality (IAQ) Report – Strathroy-Caradoc Fire Stations for information, and further;

THAT: staff prepare a future report in regards to the recommendation chart found on page 5 of the report.

Carried

9.3.2 Tri Township Arena Request for Alteration to the Municipal Alcohol Policy - CS-2023-33

Moved by Councillor Brennan

Seconded by Deputy Mayor McGuire

THAT: Council receive report CS-2023-33 for information.

Carried

Moved by Councillor Hipple

Seconded by Councillor Kennes

THAT: Council approves the amended Municipal Alcohol Policy (MAP) as requested by the Tri-Township Arena (TTA) Board and the Hometown Festival, and further;

THAT: By-law 97-23 be referred to the Consideration of By-laws for approval.

Carried

9.4 Engineering and Public Works

The Director of Engineering and Public Works was present to speak to the reports and answer inquiries from Members.

9.4.1 2024 Water and Wastewater Rates - EPW-2023-55

Moved by Councillor Brennan

Seconded by Councillor Pelkman

THAT: Council receive Report EPW 2023-55 regarding the 2024 Water and Wastewater Rates.

Carried

Moved by Councillor Willsie

Seconded by Councillor Derbyshire

THAT: the Water and Waste Water Rates be sent back to the Department of Engineering for review, taking into account increased costs of capital in line with inflation and increasing Lake Huron water rates.

Loss

Moved by Deputy Mayor McGuire
Seconded by Councillor Pammer

THAT: Council approve updates to fees and charges in schedules A through F for the 2024 Water and Wastewater rates effective February 1, 2024, and further;

THAT: Bylaw 74-23 be referred to the Consideration of By-laws for approval.

Carried

9.4.2 Mt. Brydges WWTF Insulation - EPW-2023-61

Following voting on the previous matter, Mayor Grantham called for a brief recess at 8:21 p.m. The meeting resumed at 8:31 p.m. with the consideration of the Mount Brydges Waste Water Treatment Facility Insulation report.

Councillor Derbyshire presented a three-clause motion regarding the Mount Brydges Waste Water Treatment Facility. The first clause was separated and became the initial motion that was moved and seconded for consideration:

Moved: Councillor Derbyshire

Seconded: Councillor Willsie

THAT: Staff be directed to engage immediately River Birch Biodisk, to undertake a final third party independent review (identify/reaffirm all required repairs and upgrades), implement all required works and provide ongoing consultation to the municipal staff for the Mount Brydges WWTP (RBC) updates and performance for this WWTP to address the following: a) the winter RBC WWTP performance conditions and compliance; and b) an interim (2-3 years) efficient RBC system performance that will meet the community needs and will ensure compliance with MECP

requirements. All cost of the repairs and upgrade is subject to Council approval.

After further discussion, amended resolutions were considered by Members.

Moved by Councillor Brennan
Seconded by Councillor Kennes

THAT: Council receive report EPW-2023-61 Mt. Brydges WWTF Insulation for information.

Carried

Moved by Councillor Derbyshire
Seconded by Councillor Willsie

THAT: further consideration of Councillor Derbyshire's motions be deferred to a future special meeting of Council regarding the Mount Brydges Waste Water Treatment Facility.

Carried

Moved by Councillor Pelkman
Seconded by Deputy Mayor McGuire

THAT: that insulation work proceed on the RBCs, and further;

THAT: Council waive the requirements of the procurement policy.

Loss

9.4.3 Traffic Committee Q3 Update - EPW-2023-66

Moved by Councillor Pammer
Seconded by Councillor Pelkman

THAT: Council receive report EPW-2023-66 Traffic Committee Q3 Update for information.

Carried

9.4.4 Thorne Drive Extension – Engineering Services Award - EPW-2023-62

Moved by Councillor Kennes

Seconded by Councillor Brennan

THAT: Council receive report EPW-2023-62 Thorne Drive Extension – Engineering Services Award.

Carried

Moved by Councillor Kennes

Seconded by Councillor Pammer

THAT: Council award the Engineering Services to Spriet Associates London Limited in the amount of \$222,552.00 (excluding HST), and further;

THAT: Council approve \$50,000 for HST and Contingency Allowance.

Carried

9.4.5 Train Whistle Cessation Feasibility - EPW-2023-72

Moved by Councillor Kennes

Seconded by Deputy Mayor McGuire

THAT: Council receive report EPW-2023-72 for information.

Carried

Moved by Councillor Pelkman

Seconded by Councillor Brennan

THAT: further consideration be deferred pending a staff report regarding whether or not the existing partial ban would be at risk if deficiencies are found as part of the engineering review, and further;

THAT: staff report back on the advisability of citizen engagement.

Carried

9.4.6 540 Albert Street Servicing Request - EPW-2023-73

Moved by Councillor Brennan

Seconded by Councillor Kennes

THAT: Council receive report EPW-2023-73 for information; and further,

THAT: Council require the applicants to work on providing a servicing solution that complies with the existing standards and by-laws in coordination with Municipal Staff.

Carried

9.5 Chief Administrative Officer

9.5.1 Hiring Report - Public Works Operator & Communications Assistant - HR-2023-17

The HR Generalist was present to speak to the Hiring Report and answer inquiries from Members.

Moved by Councillor Pammer

Seconded by Councillor Pelkman

THAT: Report HR-2023-17, Hiring Report – Public Works Operator & Communications Assistant, be received for information.

Carried

Moved by Councillor Willsie

Seconded by Councillor Derbyshire

THAT: The CAO report to Council on resignations and terminations.

Loss

10. Reports from Boards and Committees

Moved by Councillor Brennan

Seconded by Deputy Mayor McGuire

THAT: the reports from boards and committees be received for information.

Carried

10.1 Museum Advisory Committee Meeting Minutes - June 20, 2023

10.2 Committee of Adjustment Meeting Minutes - October 5, 2023

10.3 Downtown Strathroy BIA Executive Meeting Minutes - September 12, 2023

11. County Council Report

11.1 Middlesex County Council Meeting Highlights - November 7, 2023

12. Enquiries or Comments by Members

Councillor Willsie appreciated the debate that took place and the sharing of information.

Councillor Hipple received an inquiry regarding the multiple Christmas activities that took place in both Strathroy and Mount Brydges over the past weekend and the possibility of better co-ordinating the timing of the events next year. Staff confirmed that organizers have already connected to determine scheduling for next year.

Councillor Pammer encouraged everyone to attend the Downtown Christmas Market and BIA events in Downtown Strathroy this coming Friday.

Deputy Mayor McGuire congratulated Paul Van Dyke of the Middlesex-London Paramedic Service on receiving his 35-year exemplary service medal. The Deputy Mayor also participated in the Strathroy Lions Club Santa Claus Parade.

Mayor Grantham and the Deputy Mayor attended the Warden's Dinner hosted by Warden Cathy Burghardt-Jesson. The next Warden will be elected at County Council on November 28, 2023.

13. Schedule of Meetings

- Strategic Planning Session - Monday, November 27, 2023 @ 5:00 p.m.
- Regular Council - Monday, December 4, 2023 @ 6:00 p.m.
- Finance Committee - Tuesday, December 12, 2023 @ 5:00 p.m.
- Regular Council - Monday, December 18, 2023 @ 6:00 p.m.

14. Consideration of By-laws

14.1 By-law No. 73-23

Moved by Councillor Hipple

Seconded by Councillor Kennes

THAT: By-law No. 73-23 receive third and final reading.

Carried

14.2 By-law No. 74-23

Moved by Councillor Pelkman

Seconded by Councillor Brennan

THAT: By-law No. 74-23 receive first, second and third and final reading.

Carried

14.3 By-law No. 75-23

Moved by Councillor Hipple

Seconded by Deputy Mayor McGuire

THAT: By-law No. 75-23 receive third and final reading.

Carried

14.4 By-law 90-23

Moved by Councillor Pelkman

Seconded by Councillor Pammer

THAT: By-law 90-23 receive first, second, and third and final reading.

Carried

14.5 By-law No. 93-23

Deputy Mayor McGuire referenced his earlier declared pecuniary interest and abstained from voting on this motion.

Moved by Councillor Pelkman

Seconded by Councillor Kennes

THAT: By-law 93-23 receive first, second, and third and final reading.

Carried

14.6 By-law No. 95-23

This item was deferred and removed from Consideration of By-laws.

14.7 By-law No. 97-23

Moved by Councillor Kennes

Seconded by Councillor Pammer

THAT: By-law 97-23 receive first, second and third and final reading.

Carried

14.8 By-law No. 94-23

Moved by Councillor Pelkman

Seconded by Deputy Mayor McGuire

THAT: By-law 94-23 receive first, second and third and final reading.

Carried

15. Adjournment

Moved by Councillor Kennes

Seconded by Councillor Derbyshire

THAT: the November 20, 2023 Regular Council Meeting adjourn at 9:53 p.m.

Carried

Mayor

Acting Clerk