

The Corporation of the Village of Oil Springs Regular Meeting Minutes

Date: Tuesday, February 7, 2017
Time: 7:00 p.m.
Location: Village of Oil Springs Council Chambers
4591 Oil Springs Line, Oil Springs, ON

Council Members Present: Ian Veen, Mayor
Rick Powell
Matt Strangway
Larry Wagner

Council Member Absent: Andrea Burns-Antoine

Staff Member Present: Jennifer Turk, Clerk-Treasurer
Darren Morningstar, Superintendent of Public Works

Call to Order

Mayor Veen opened the meeting at 7:00 p.m.

Declaration of Pecuniary Interest/Conflict of Interest

No declaration was made by any one member of Council at this time. Mayor Veen requested Council members to make the appropriate declaration if necessary throughout the business of the meeting.

Delegations

7:00 p.m. – Charlie Fairbank, Property Owner, 2558 Duryee Street

Mr. Fairbank gave Council an update pertaining to the UNESCO application that was submitted to Parks Canada for the Oil Museum of Canada and his oil properties to be included on the nomination list for the UNESCO designation. Applications were due January 27 with letters of support due in April.

At this time Mr. Fairbank requested that maintenance/repair be done to Gum Bed Line where he has tanker trucks load from his oil property.

Discussions took place regarding the Gurd Drain that runs along the ditch where Mr. Fairbank wants to install a culvert of approximately 80 feet. Mayor Veen indicated to Mr. Fairbank that because there is a municipal drain where the culvert is to be installed, the Village would have to follow the Drainage Act, and the appointed Drainage Superintendent for the municipality, Ray Dobbin, would have to be involved. Mr. Fairbank indicated that he did not want to go through the Drainage Act due to the expense. Mayor Veen indicated that he would contact the Drainage Superintendent to have a meeting on site to review Mr. Fairbank's proposal, however couldn't promise that it wouldn't go through the Drainage Act, that municipalities are regulated to follow procedures that are put in place by the Ministries.

Discussions took place regarding changing the loading site at Mr. Fairbank's oil property. Mr. Fairbank indicated that it was not possible.

At 7:07 p.m., Ms. Pam Wright, from The Independent, made her entrance into Council chambers.

Mr. Fairbank thanked Council for their time to hear his request and update on UNESCO. Mayor Veen thanked Mr. Fairbank for coming. At 7:10 p.m., Mr. Fairbank made his exit from Council chambers.

7:10 p.m. – Tracy Pringle, MPAC, Account Manager

Ms. Pringle reviewed with Council the 2016 Assessment Update and the Local Assessment Summary for the Village of Oil Springs.

Discussions took place regarding the concerns from some residents who own oil properties with a high assessment. Ms. Pringle indicated that as long as the oil property was producing oil, the property would be assessed at 100%. If the property owner wants to appeal their assessment, they have until March 28, 2017 to fill out a Request for Reconsideration. Proof of the oil well not producing oil would be needed in order for the property assessment to be lowered by 90%.

Questions from Council:

1. On a commercial property - How is a covered garage (tarped) is assessed. Ms. Pringle indicated that the structure had to be a permanent structure, by means of a cement pad would constitute as a permanent structure
2. How are accessory buildings assessed? By the amount of what the accessory building cost to construct? Ms. Pringle indicated that there is a cost per square meter that is across the board for all accessory buildings using value grids and models created by MPAC.

At 7:28 p.m., Ms. Pringle was thanked by Council for her attendance and answering questions regarding the most recent assessment notices that were mailed out. At this time, Ms. Pringle made her exit from Council chambers.

Adoption of Council Meeting Minutes

Motion #1 – Powell/Wagner: *That the minutes be adopted by Council and that those confidential minutes of the closed sessions of Council remain confidential and restricted from public disclosure in accordance with the exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act:*

- Regular Council Meeting, January 10, 2017
- Closed Council Meeting, January 10, 2017

Carried.

Business Arising from Previous Meetings Minutes

None.

Opening Tenders/Requests for Proposals

Oil Springs Library

Discussions took place regarding the quotes received for the request from the Oil Springs Library to have new carpet installed and new paint within the library.

Motion #2 – Wagner/Strangway: *That the quotes received for painting at the Oil Springs Library be noted as received and that the quotes be deferred to 2017 budget deliberations.*

Carried.

Motion #3 – Wagner/Strangway: *That the quotes received for carpet installation at the Oil Springs Library be noted as received and that the quotes be deferred to 2017 budget deliberations.*

Carried.

Public Works Department

At 7:30 p.m., Superintendent of Public Works, Darren Morningstar joined Council at this time.

The Superintendent of Public Works gave Council an update of the following items:

- 1 ton plow truck has signal lights and 4-ways. Repaired at LaSalle Auto.
- Oil change performed on the tractor

- Received a load of salt on February 1. May be last load for the winter season.
- Public Works Employee keeping busy with filling potholes throughout the Village and clearing catch basin of debris.
- Cemetery – wheel was purchased for the gates. Need to purchase another one. Webster’s Farm Supply and Van Tuyl & Fairbank have them in stock.
- Community Hall – Upgrade of emergency exit lights are needed upstairs. Council deferred this item to 2017 Budget. Staff was asked to get quotes.
- The accessible door at the post office was adjusted to open and close more freely by the contractor
- light fixture was replaced at the Youth Centre
- Stove at the Youth Centre had repair work performed on it. Safety Valve replaced as well as there was a gas line leak. All repaired by Barnes Ltd. Also noted was one of the legs needed welding work to be safe. Leg was taken to machine shop for welding.
- Downtown Business District Signs – Site meeting with County of Lambton regarding placement as requested by Oil Springs Growth Committee. County suggested to use the signage that the kiosk information is on, however the County needs to contact Sarnia-Lambton Tourism regarding the current kiosk that is there.
- Cope Construction had a site meeting for roadwork to be completed. MSO was in for tar and chip roads to be done with their slurry mix if Council approves quote. Huron Paving contacted for quotes, however Huron Paving will not give quote unless road work is in a FRP format. To repave Oil Springs Line from Oil Heritage Road to Elizabeth Street, \$250,000 won’t cover the costs. Council directed Darren to ask the County of Lambton who they use for their road work.
- Wyoming Tree Service was on stand by while 1 ton plow truck was down due to light failure. Cost was \$271 for stand-by. Mayor Veen expressed the importance of maintaining the vehicles so the Village eliminates as much down time as possible.
- Councillor Strangway noted that there is a lot of gravel on Richmond Street at the hill. Darren informed Council that this was due from dragging the road and snow plowing.
- Discussions took place regarding an earlier topic of the requested maintenance from Mr. Charlie Fairbank on Gum Bed Line. Mayor Veen indicated to Council that he would contact the Drainage Superintendent, Ray Dobbin and see what options there were to assist Mr. Fairbank’s request.

At 7:50 p.m., Mr. Morningstar made his exit from Council chambers.

Planning/Zoning

County of Lambton Draft Official Plan

Discussions took place regarding the said plan and the written submissions that were submitted by concerned landowners. Mayor Veen indicated that this was being handled at the County level.

Motion #4 – Powell/Strangway: That the County of Lambton Draft Official Plan including written submissions from concerned landowners be noted as received and filed accordingly.
Carried.

Staff Reports

Motion #5 –Wagner/Powell: That Staff Report #9.1 regarding training courses from Lambton Fire Academy be noted as received and that the Deputy Clerk-Treasurer/Alternate CEMC, Karen Cook, be approved for taking the IMS 200 training on March 14 & 15, 2017. That the course be noted as a mandate from the province for the Village of Oil Springs to be compliant for 2017 Emergency Management.
Carried.

Motion #6 – Strangway/Wagner: That Staff Report #9.2 from Ministry of Environment regarding the Water Distribution System Inspection for 2016 be noted as received and filed accordingly.
Carried.

Motion #7 – Strangway/Powell: That Staff Report #9.3 from CH2M Hill OMI regarding December 2016 Monthly Operating Report be noted as received and filed accordingly.
Carried.

Motion #8 – Wagner/Powell: That Staff Report #9.4 from Clerk-Treasurer, Jennifer Turk regarding OCIF Formula Funding be noted as received and that the \$50,000 for 2017 be considered for roadways. That at the April Council meeting, staff will supply Council with quotes to decide where the \$50,000 will be spent for 2017.
Carried.

Councillors' Reports

Mayor Veen indicated to Council that during the ROMA Conference he and other delegates met with Ministry of Tourism, Culture and Sport regarding the steps moving forward with UNESCO designation for Oil Museum of Canada and Fairbank Oil Ltd.

Committee Meeting Minutes and Reports

Motion #9 – Wagner/Powell: That the following Committee Meeting Minutes and Reports be noted as received and filed accordingly:

- 11.1 SCRCA – 2017 Levy Assessment
- 11.2 Bluewater Recycling – January 19 Minutes
- 11.3 Oil Springs heritage Advisory Committee – Jan 17 Minutes
- 11.5 Lambton Group Police Services Board – Jan 26 Agenda Carried.

Motion #10 – Strangway/Powell: That Committee meeting Minutes and Reports #11.4 from Garden & Trail Committee member, Gord Perry, be noted as received and Council of the Village of Oil Springs supports the collaboration with Lambton County Arbour Week Committee. That all costs associated with the said project are to be approved by the Parks & Recreation Committee prior to paying.
Carried.

By-laws

None.

Correspondence – Action Required Items

Motion #11 – Wagner/Powell: That Action Required Correspondence Item #13.1 requested by Mrs. Wagner for the placement of a storage container on Orchardview Drive (Wagner's property) be noted as received. That the said request be approved by Oil Springs Council with the following conditions:

1. A storage container be brought on site during construction and removed prior to occupancy of the new dwelling.
2. Any and all damage sustained to Village infrastructure (roads, sidewalks, easements, etc.) during the moving of the storage container on or off the property be at the cost of the property owner.
3. That the storage container be placed the property owned by Wagner's on Orchardview Drive and not interfere with neighbouring properties, or Village roadways and easements. Carried

Motion #12 – Wagner/Strangway: That the following Action Required items be noted as received and filed accordingly:

- 13.2 Prince Edward County – Resolution PARG
- 13.3 Town of Bancroft – Resolution – Revenue Tools
- 13.5 Fort Frances – Resolution – Property Taxation on Railway ROW
- 13.7 OMAFRA – Rural Economic Development Program
- 13.8 Township of Montague – Resolution – Internet Connectivity in libraries Carried.

Motion #13 – Wagner/Powell: That Action Required Item #13.4 from Central Lambton Family Health Team requesting a donation of \$300 be noted as received and Council approve the said request. The funds are to be taken out from the 2017 Budget. Carried.

Motion #14 – Wagner/Powell: That Action Required item #13.6 from Owen Sound regarding the provincial government to review the current gas tax funding formula be noted as received and that the Council of Oil Springs support the said resolution. Carried.

Correspondence – Recommended Reading

Motion #15 –Wagner/Strangway: That the Correspondence relating to “Recommended Reading” not otherwise addressed by resolution, be noted as received by the Village of Oil Springs Council, and filed accordingly.

14.1 AMO Watchfile – January 12, 19, 26, February 2, 2017

14.2 AMO – 2017-18 Strategic Objectives

14.3 MIG – Expansion of Services

14.4 St. Clair Township – Notice of Public Meeting

14.5 CPAA/ACMPA – Postal Banking

14.6 Patrick Brown MPP – Natural Gas Expansion

Carried.

Closed Meeting Session

At 8:23 p.m., Council moved into Closed Session.

Motion #16 – Wagner/powell: That Council move into an In-Camera Meeting of Council pursuant to Section 239 of the Municipal Act, 2001, as amended, for the following reasons:

- a) personal matter about an identifiable individual, including municipal or local board employees
 - Actions taken by Staff
 - Property Tax Arrears (third year)

Carried.

Council reconvened to their open session of the agenda at 8:45 p.m.

Motion #17 – Powell/Wagner: That the Closed Session be adjourned.

Carried

Motions Made out of In-Camera Session

Motion #18 –Wagner/Powell: That the two (2) properties 3818 000 010 12000 0000 and 3818 000 010 21200 0000 be noted for staff to proceed with the tax sale as both properties are eligible with third years of tax arrears as directed by Council. Carried.

New Business

Oil Springs Outdoor Concert

Discussions took place regarding the said event that is taking place Saturday, July 15, 2017 at the Oil Springs ball diamond. Ontario 150 Community Celebration grant application was not successfully obtained by the Village. The Village did apply for Canada 150 for fireworks and is still waiting to hear the outcome on that grant.

It was noted that St. Clair Township did not receive funding on any of the Ontario 150 grants as well. Municipalities are up against not-for-profit agencies as well vying for funds from the same pot. It was noted that Sarnia and Petrolia received funds, however the Clerk clarified those funds were through the Ontario 150 Community Capital grants for maintenance to each of their arenas.

It was noted that the outdoor concert may have to be scaled back. Mayor Veen is working with his son for booking bands. The Clerk informed Council that she sent an email to Alphie’s Food Truck asking for their participation in the event.

Lambton College – 50th Anniversary Trees

Discussions took place regarding the request of planting ten (10) trees in the municipality. The Clerk met with two (2) representatives from Lambton College to discuss the logistics of the grove of trees being donated by Lambton College.

Motion #19 – Powell/Wagner: *That Council approve the Lambton College 50th Anniversary Project to be planted at the East End Park with support from Oil Springs council to fulfill the requests from the College for Oil Springs staff involvement as needed. That the purchase of the trees come from Windover Nurseries.* *Carried.*

Accounts

Discussions took place regarding the invoice received from Vozza for a sewer repair and water valve repair. Council directed staff to no longer use Vozza as they are too expensive for repair work.

Motion #20 –Strangway/Wagner: *That the Accounts as listed be approved by the Village of Oil Springs Council for payment with the exception of the invoice from Vozza, as information is still pending:*

- 17.1 *Village of Oil Springs General Pay List – January 11 – February 7, 2017*
- 17.2 *OMTRA – 2017 Membership* *Carried.*

Motion #21 – Powell/Wagner: *That the invoices for Concrete Systems in the amount of \$52,999.25, R. Dobbin Engineering in the amount of \$7,408.28, and Jo Electric in the amount of \$534.68 for the construction of the community hall ramp project be approved for payment from Village Council.* *Carried.*

Approval of Confirming By-law

Motion #22 –Wagner/Powell: *That By-law No. 739 of 2017, being a By-law to confirm all resolutions of the Council Meeting held February 7, 2017 be taken as read a first, second, third reading and finally passed and the Mayor and Clerk be authorized to sign the said by-law accordingly.* *Carried.*

Adjournment

Adjournment of the Regular Council Meeting took place at 9:20 p.m.

Motion# 23 – Wagner/Strangway: *That the Regular Council Meeting be adjourned until the next Regular Meeting, to be held on Tuesday, March 7, 2017, commencing at 7:00 p.m.* *Carried.*

Mayor

Clerk