

The Corporation of the Village of Oil Springs
Regular Meeting Minutes

Date: Tuesday, June 5, 2018
Time: 7:00 p.m.
Location: Village of Oil Springs Council Chambers
4591 Oil Springs Line, Oil Springs, ON

In Attendance

Council Members: Mayor Ian Veen
Councillor Andrea Burns-Antoine
Councillor Rick Powell
Councillor Matt Strangway
Councillor Larry Wagner

Staff Member: Erkki Pohjolainen, Clerk-Treasurer
Karen Cook, Deputy Clerk-Treasurer
Darren Morningstar, Superintendent Public Works
Ezio Nadalin, Planner

Delegation Tom Sinclair and Stephen Heisler with Donna Mathewson
Francis Veilleux, President, Bluewater Recycling Association

Call to Order

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

Declaration of Pecuniary Interest/Conflict of Interest

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

Delegation

Mayor Veen welcomed Tom Sinclair, Stephen Heisler and Donna Mathewson to discuss possibilities for development at 4497 Oil Springs Line. Ms Mathewson distributed photographs as samples of the type of housing development they propose for the site. She also distributed information sheets regarding recent house sales in Oil Springs and lease/sale information on commercial properties in the area.

**** Planner Ezio Nadalin entered Council Chambers at 7:03 p.m. ****

Ms Mathewson said there is little interest for commercial development on the property which Mid County Ford previously used for parking. She said Messrs. Sinclair and Heisler propose to build four homes on the property, one at a time and sell them. Ms Mathewson noted that residential development on the corner could spur development elsewhere in the village.

She said a good commercial use for the property could be an auto repair shop, but there is one just a few minutes north at Oil City and others nearby in Petrolia.

Councillor Wagner noted that the matter was discussed at the last regular meeting of Council and a concern was raised then that residential lots accessed from Oil Heritage Road, a County highway, may not be a good fit at the intersection. Ms Mathewson noted there are other residential properties nearby that are accessed off the highway.

Mayor Veen noted that Mid County Ford only recently sold the property and that Council has not yet had time to digest the matter and consequently, he is not comfortable giving up the Highway Commercial Zoning on the site for Residential. He suggested commercial development with a residential apartment component above might be a good fit there, with houses on the adjacent portion of the lot.

Mr. Nadalin explained the allowable uses for Highway Commercial property.

Ms Mathewson said the development of the site could include some commercial mixed with residential uses and asked if they could return to Council with a conceptualization for the property's development with a mix of uses and access to the residential development off Oil Springs Line.

Mayor Veen said Council could be amiable to such development noting that he would like to see commercial development there with an adjacent house or two.

Ms Mathewson noted, an apartment component would address the need for affordable housing in the community, along with the need for more county-wide housing stock.

Mr. Sinclair said there is nothing of commercial significance that wants to move in there. That's why they propose to build a house, sell it, build the next and sell it, and so forth until the four lots are built. They want to subdivide the property into four lots with 71-foot frontages.

**** Mr. Francis Veilleux entered Council Chambers at 7:20 p.m. ****

Mayor Veen said he would like to see a portion of the property retained for Highway Commercial uses and suggested they could return to Council with a plan that incorporates both residential and commercial uses. He thanked the delegation for their presentation.

**** Mr. Sinclair, Mr. Heisler and Ms Mathewson left the meeting at 7:25 p.m. ****

**** Mr. Nadalin left the meeting at 7:26 p.m. ****

MOTION No. 1 Moved by Councillor Powell
 Seconded by Councillor Wagner
 THAT the presentation by Tom Sinclair, Stephen
 Heisler and Donna Mathewson be received and
 deferred for further consideration.

CARRIED

Mayor Veen welcomed Mr. Veilleux to discuss the prospect of implementing automated waste and recycling collection in the Village of Oil Springs.

Mr. Veilleux presented Councillors with an information package and stated that Oil Springs is the sole municipality in Lambton County not using the automated system. He noted that the Village has been on the co-collection program with Bluewater since 1997 and regardless of Council's decision about the use of wheelie bins, Bluewater will continue serving the municipality. Of the Association's 45 collection vehicles, only two are non-automated for collection pick-up. They were purchased in 2012 and have a 10-year service life-span.

Mr. Veilleux explained that the cost of the wheelie bins are covered under the service provision agreement and municipalities generally offset that cost through user fees for the service. The bins remain the property of the association.

Deputy Clerk-Treasurer Karen Cook noted that tax bills currently include a special fee of \$65 for the service, with additional funds raised through the sale of garbage tags. The municipality pays \$113 per household for the service.

Mr. Veilleux said the waste collection bins come in three sizes and households are charged according to their bin size. He cited another municipality's fee structure as typical, which ranges from \$110 for the smallest 35-gallon bin to \$270 for the largest, 95-gallon bin. He noted that 90 per cent of households use the smallest bins. The blue bins for recycling are in two sizes and provided for free.

Suggesting a bi-weekly collection, he said the cost of service would be about the same as presently charged, while a weekly service would cost more.

Mayor Veen thanked Mr. Veilleux for his presentation, noting that the person collecting in Oil Springs is doing a good job.

**** Mr. Veilleux left the meeting at 7:51 p.m. ****

MOTION No. 2 Moved by Councillor Burns-Antoine
 Seconded by Councillor Strangway
THAT the presentation by Francis Veilleux,
 President, Bluewater Recycling Association, be
 received.

CARRIED

Adoption of Council Meeting Minutes

MOTION No. 3 Moved by Councillor Burns-Antoine
 Seconded by Councillor Powell
THAT the following minutes be adopted by Council
 and that those confidential minutes of the closed
 session of Council remain confidential and
 restricted from public disclosure in accordance with
 the exemption provided in the *Municipal Freedom of
 Information and Protection of Privacy Act*:

- Planning Meeting of Council, May 8, 2018
- Regular Meeting of Council, May 8, 2018
- Closed Meeting of Council, May 8, 2018
- Special Meeting of Council, May 28, 2018

CARRIED

Business Arising from Previous Meetings Minutes

Councillor Wagner questioned the approval of the budget during the Special Meeting. Mayor Veen replied that the approved budget will be passed with a By-law later this meeting.

Public Works Department

Public Works Superintendent Darren Morningstar presented his written report and spoke to matters therein.

MOTION No. 4 Moved by Councillor Burns-Antoine
 Seconded by Councillor Strangway
THAT the Public Works Written Report, reviewed by
 Mr. Darren Morningstar, Superintendent of Public
 Works, be approved as presented.

CARRIED

**** Mr. Morningstar left the meeting at 8:11 p.m. ****

Staff Reports

CH2M, Water Distribution System Monthly Operations Report for April 2018.

CH2M, Wastewater Treatment System Monthly Report for April 2018.

- Councillor Burns-Antoine encouraged staff to monitor the monthly reports for anomalies in light of the company now operating under a new name.

MOTION No. 5 Moved by Councillor Wagner
 Seconded by Councillor Powell
THAT the April CH2M Water Distribution System and Wastewater Treatment reports be approved.

CARRIED

Councillors' Reports

None

Committee Meeting Minutes and Reports

Council reviewed the Oil Springs Electricity Holdings Incorporated written resolutions for Bluewater Power Distribution Shareholders Annual General.

MOTION No. 6 Moved by Councillor Wagner
 Seconded by Councillor Powell
THAT the balance sheet of Oil Springs Electricity Holdings Incorporated (the Corporation) showing the financial position of the Corporation as at December 31, 2017, and the statement of earnings for the Corporation's financial year ended December 31, 2017 and the Corporation's statement of cash flows for the year ended December 31, 2017 are hereby accepted;

THAT all acts, intentions and undertakings of the Board and the Officers of the Corporation, including the declaration of dividends evidenced in the financial statements set out above, are confirmed and approved;

THAT KPMG LLP Chartered Accountants be appointed as auditors of the subsidiaries to the Corporation but the shareholder waives the requirement for an audit of the Corporation;

THAT Ian Veen and Erkki Pohjolainen are elected as directors of the Corporation to hold office until the next annual meeting of the Corporation or until his or her successor has been duly elected or appointed, subject to the provisions of the Corporation's bylaws;

THAT Brad Goodhill is elected as director of the affiliates to the Corporation ("Affiliates") to hold office until the next annual meeting of the Corporations, namely Bluewater Power Corporation, Bluewater Power Distribution Corporation, Bluewater Power Services Corporation, Bluewater Power Renewable Energy Inc., Electek Power Services Inc., Unconquered Sun Solar Technologies Inc. and Bluewater Regional Networks Inc. or until his or her successor has been duly elected or appointed, subject to the provisions of the Affiliates' bylaws; and

FURTHER, THAT the directors of the Corporation are authorized to execute such further documentation as may be required to further this resolution.

CARRIED

Correspondence—Action Required Items

Albert's Generator, received May 14, 2018, regarding TSSA Regulation compliance.

MOTION No. 7 Moved by Councillor Burns-Antoine
Seconded by Councillor Strangway
THAT Council for the Village of Oil Springs engage the qualified contractor Mid-West Energy, as recommended by Albert's Generator, to verify the Village's generators are TSSA compliant and issue certification to that effect.

CARRIED

Correspondence-Information items

Town of Oakville, May 11, 2018, regarding CN Intermodal Update and corresponding resolution.

St. Clair Region Conservation Authority, April 11, 2018 Meeting Highlights.

City of Hamilton, May 24, 2018, cc of letter to Premier Kathleen Wynn, Mr. Doug Ford and Ms Andrea Horwath concerning the right to approve landfill developments.

Municipality of Killarney, Resolution No. 18-159, regarding support for Ernie Hardeman, MPP Oxford: Pertaining to municipal authority in respect of locating landfill sites.

Bluewater Recycling Association's Quarterly Co-collection Report for the period ending Dec. 31, 2017.

MOTION No. 8 Moved by Councillor Wagner
Seconded by Councillor Powell
THAT correspondence from: the Town of Oakville, May 11, 2018; the St. Clair Region Conservation Authority, April 11, 2018 Meeting Highlights; Municipality of Killarney's Resolution No. 18-15; and the Bluewater Recycling Association's Quarterly Co-collection Report be received and filed.

CARRIED

New Business

- Deputy Clerk-Treasurer Karen Cook reported on a meeting she and Clerk-Treasurer Erkki Pohjolainen had with Anthony Pizans, Senior Relationship Manager with Infrastructure Ontario pertaining to the loan/debenture program.

MOTION No. 9 Moved by Councillor Strangway
Seconded by Councillor Burns-Antoine
THAT the Corporation of the Village of Oil Springs will utilize a Construction Loan through Infrastructure Ontario until the road project is completed, at which time will convert it to a debenture, which will be at a fixed rate.

CARRIED

Other Matters brought forward by Council:

- Councillor Burns-Antoine said the municipality should undertake the creation of a policy regarding the use of marijuana by its employees.
 - Mayor Veen noted that the County is working on such a policy and that the Village can piggy back off of it.
- Councillor Wagner said he knows the roads need to be done, but suggested as *just-a-thought* that Council only use the funds in hand to repair the roads, while waiting to see what programs a new provincial government may unveil next year.
 - Mayor Veen noted that Council has sat for many years not able to decide on the roads, committing \$50,000-\$60,000 a year on repairs. He said Council can still do the other part of Oil Springs Line next year.
 - Councillor Wagner said he doesn't want to see the Village go deeper in debt.
 - Mayor Veen said that the Village has been staying out of debt, to the point that people cannot drive on the roads.
- Mayor Veen, speaking on the matter presented by the first delegation of the evening, said he would not want to see the Village give up the Highway Commercial designation on the entire property.
 - Councillor Burns-Antoine said she could agree with residential development there if they kept part of the property zoned Highway Commercial. She noted that Council left it in the owners' hands to come back with a plan for development of the property.
 - Councillor Wagner agreed that he has no problem with residential development as long as part of the property remains Highway Commercial.
 - Councillor Burns-Antoine suggested the owners might develop a commercial space with apartments on top, along with two houses on the remainder of the land.
 - Councillor Powell said he would be agreeable to commercial development and two houses.
- Councillor Wagner suggested Council should poll the residents to determine if wheelie bins are wanted for automated waste and recycling collection.
- Mayor Veen said he is upset by the damage to the flagpole at the cemetery.

Accounts

Village of Oil Springs General Pay List – May 9, 2018 to June 5, 2018.

MOTION NO. 10 Moved by Councillor Wagner

Seconded by Councillor Strangway

THAT the accounts as listed be approved by the Village of Oil Springs Council for payment:

- Village of Oil Springs General Pay List, May 9, 2018 to June 5, 2018.

CARRIED

Closed Meeting

The Mayor requested that Council go In Camera to discuss personal matters about an identifiable individual, including municipal or local board employees – property owners.

MOTION NO. 11 Moved by Councillor Powell
Seconded by Councillor Burns-Antoine
THAT the time being 8:59 p.m. Council for the Village of Oil Springs 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 matters about an identifiable individual, including municipal or local board employees – property owners.

CARRIED

MOTION NO. 12 Moved by Councillor Burns-Antoine
Seconded by Councillor Powell
THAT the time being 9:06 p.m. Council for the Village of Oil Springs reconvene its open Regular Meeting of Council.

CARRIED

MOTION NO. 13 Moved by Councillor Burns-Antoine
Seconded by Councillor Wagner
THAT Council for the Village of Oil Springs accept the recommendations presented by staff during Closed session.

CARRIED

By-Laws

By-Law No. 798 of 2018 – A By-law to authorize the execution of an agreement between the County of Lambton and the Village of Oil Springs (Building Service Agreement).

MOTION NO. 14 Moved by Councillor Powell
Seconded by Councillor Burns-Antoine
THAT By-Law No. 798 of 2018 – A By-law to authorize the execution of a of an Agreement between the County of Lambton and the Village of Oil Springs (Building Services Agreement) be taken as read a First, Second and Third Time and Finally passed this 5th day of June, 2018 and that the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

By-Law No. 799 of 2018, being a By-law to Adopt the Estimates of all sums required for the year 2018 for general and specific purposes by the Corporation of the Village of Oil Springs.

MOTION NO. 15 Moved by Councillor Strangway
Seconded by Councillor Burns-Antoine
THAT By-Law No. 799 of 2018 – being a By-law to Adopt the Estimates of all sums required for the year 2018 for general and specific purposes by the Corporation of the Village of Oil Springs be taken as read a First, Second and Third Time and Finally passed this 5th day of June, 2018 and that the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

By-Law No. 800 of 2018 – A By-law to levy taxes for the year 2018.

MOTION NO. 16 Moved by Councillor Burns-Antoine
Seconded by Councillor Powell

THAT By-Law No. 800 of 2018 – being a By-law to levy taxes for the year 2018, be taken as read a First, Second and Third Time and Finally passed this 5th day of June, 2018 and that the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

By-Law No. 801 of 2018 – being a By-Law to confirm all Resolutions of the Council Meeting held on June 5, 2018.

MOTION NO. 17 Moved by Councillor Wagner
Seconded by Councillor Burns-Antoine
THAT By-Law No. 801 of 2018 – being a By-Law to confirm all Resolutions of the Council Meeting held on June 5, 2018 be taken as read a First, Second and Third Time and Finally passed this 5th day of June, 2018 and that the Mayor and Clerk be authorized to sign the said By-Law.

CARRIED

Adjournment

MOTION NO. 16 Moved by Councillor Wagner
Seconded by Councillor Powell
THAT the time being 9:14 p.m., this Regular Meeting of Council be adjourned; and
THAT the next Regular Meeting of Council be held Tuesday, July 10, 2018 at 7:00 p.m.

CARRIED



Ian Veen, Mayor



Erkki Pohjolainen, Clerk