

Minutes of a Regular Meeting of Council of the
Corporation of the Township of Pelee
held at the Royal Canadian Legion Hall
on November 3, 2014

Present:

Mayor: Richard Masse
Councillors: Darlene Wiper
Dayne Malloch
Peter Letkeman

Staff: Wayne Miller – CAO/Clerk/Treasurer
Katrina DiGiovanni-Deputy Clerk

The Mayor called the meeting to order at 7:00 p.m.

The Mayor presented the agenda for the Regular Meeting of Council of November 3, 2014, with additions under New Business, being:

6. a) OPP Billing Model Response
- b) Windsor Essex County Health Unit Signage
- c) ERCA Source Protection Plan

Moved by: *Darlene Wiper*

Seconded by: *Dayne Malloch*

Carried.

2.) Minutes

a.) The minutes for the Regular Meeting of Council held on October 20, 2014 were presented with a spelling correction made under section 10. d.

Moved by: *Darlene Wiper*

Seconded by: *Dayne Malloch*

Carried.

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3.) Disclosure of Pecuniary Interest

Mayor Masse addressed Council and asked if there were any pecuniary interests to declare. Councillor Wiper declared a conflict under Disbursements cheque 11340 being a cheque written to Troy Wiper. No other conflicts were declared.

4.) Petitions and Delegations

a) Mark Jubenville

Mayor Masse introduced Mr. Jubenville's request to place a trailer on his lot. Mr. Jubenville began by stating that he had owned his land now for some time and wanted to begin constructing a cottage on the property, but in order to *do* this he would need to place a storage trailer and live in trailer on the lot during construction. He also stated that he wanted to begin by putting in a driveway and that construction may take up to 5 years.

Mayor Masse stated that typically these allowances were granted if construction was to start with one year, but the by-law has not been fully enforced to date and needed to be reviewed. He also stated that it may be inappropriate to grant permission at this time before changes can be made to the by-law.

Mr. Jubenville stated that he did plan on beginning construction within one year.

Councillor Wiper asked if the new by-law could incorporate having trailers on lots during construction of residences.

The CAO commented that a temporary use by-law could be applied for along with the building permit separate from the current trailer by-law.

Further discussion ensued regarding permits and requirements for lot clearing and placement of a driveway as well as building permit procedures.

Mayor Masse suggested to Mr. Jubenville that he go to the Municipal Office to get guidance on what authorities had to be contacted before he proceeded.

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5.) Old Business

a) Riggs Engineering

The CAO began by giving a summary of the previous discussion on dock replacement at Scudder Marina, stating that the East dock is not useable and the centre dock will need repairs and replacing in 2-3 years.

He went on to state that Riggs Engineering gave three options of replacement and work to be done. Option 1 being replace existing structures, Option 2 being to increase the length of the east dock to 36 slips and the centre dock by 4 slips and Option 3 being to extend the east dock slightly by 4 slips and having 2 gingers placed on the centre dock to add 8 slips.

The CAO further stated that both he and the Marina Manager agreed that Option 2 would have the best outcome. He went on to state that when all costs are taken into consideration the increase in revenue with the additional slips would be significant. The CAO commented that the east dock should be completed for next year, but did not recommend doing work on the east and centre dock at the same time to control costs. The CAO's recommendation was to have Riggs Engineering do the work under Option 2 and to apply for the Fisheries and Ocean grant for 2015 for the east dock and apply for further grants for the rest of the work in 2016-2017.

Councillor Wiper stated a concern with the east dock extending further out that wind speeds may be an issue. The CAO stated that the Marina Manager and Engineer did not see that as an issue.

Councillor Malloch stated that the centre dock did require repairs, and the CAO responded that it would take about \$10,000 to do the necessary repairs for the time being.

Further discussion continued regarding dredging and the tendering process. Councillor Letkeman stated that there may be high costs of dock removal. The CAO stated that costs could be reduced with a local vendor.

Councillor Letkeman suggested moving forward with Option 2, replacing the east finger.

Councillor Malloch asked about the possibility of Small Craft Harbors downloading the Marina to the Township.

The CAO stated that the federal government was intending to close down usage of their portion of the North Dock from traffic and pedestrians with some allowances for drawing water.

Councillor Letkeman suggested taking over that dock and monitoring it for needed repairs.

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Mayor Masse proceeded to give some background history about the agreement and usage of the federal dock. He stated that the federal government would not share the latest engineer reports on the state of the dock. Mayor Masse continued by stating that if the dock was downloaded to the Township the issues would have to be paid for by the Township.

Further discussion ensued about use of the dock and liability.

The CAO stated that there was a report released in 2008 listing extensive repairs and one in 2013 that had not yet been released. He also stated that he would be meeting with the Department of Fisheries and Oceans this month.

Mayor Masse suggested getting copies of the reports and providing them to Council so they could better understand the issues.

Discussion continued on downloading the federal dock, safety and past grant programs.

Councillor Letkeman moved to have Riggs Engineering move forward with option 2 to design the east docks.

The following resolution was passed:

Resolution 2014-125:

Moved by:

Peter Letkeman

Seconded by:

Dayne Malloch

“Resolved that the Council of the Corporation of the Township of Pelee hereby agrees to implement Option #2 from Riggs Engineering for design of east dock replacements at Scudder Marina”.

Carried.

b) Telecom Savings Update

The CAO stated that he expected to save \$1000 per month but the savings have been a bit higher, he also stated that savings per quarter on the debit and credit machine was about \$525 per quarter.

The following resolution was passed:

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Resolution 2014-126:

Moved by:

Darlene Wiper

Seconded by:

Peter Letkeman

“Resolved that the Council of the Corporation of the Township of Pelee hereby agrees to accept the CAO’s update report on Telecom Savings”.

Carried.

c) RFP for Audit Services

The CAO recommended that BDO LLP be appointed as the new auditors.

The following resolution was passed:

Resolution 2014-127:

Moved by:

Dayne Malloch

Seconded by:

Peter Letkeman

“Resolved that the Council of the Corporation of the Township of Pelee hereby agrees to accept the CAO’s recommendation for audit services and further that BDO LLP be appointed for the 2014 audit, and 2015-2016 pending satisfactory performance.

Carried.

6.) New Business

a) OPP Billing Model Response

The CAO reviewed the previous meeting of council regarding increasing OPP costs. He stated that a letter was sent to the Superintendent highlighting concerns with a request to review the formula to help reduce costs or get full-time policing.

Councillor Wiper suggested pushing for full time policing.

The CAO suggested pushing for reduced costs.

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Councillor Letkeman asked if the Inspector could come to the Island to review the current coverage and concerns of the Island. He suggested have the Inspector here to talk to the public.

Councillor Wiper stated that enforcements has strengthened because they have let things slide previously.

Mayor Masse stated that the township could submit concerns and asked the CAO to see if a meeting could be arranged with the Inspector. Mayor Masse also stated that communication should be ongoing with the Ministry of Municipal Affairs and Housing when bills arrive.

The CAO commented that MMAH was aware of the issue and the Deputy Minister had reviewed the concerns.

Mayor Masse stated that he wrote to the Minister and noted the concerns about OPP pricing and that this new model further hurts the Islands sustainability.

The following resolution was passed:

Resolution 2014-128:

Moved By:

Darlene Wiper

Seconded By:

Dayne Malloch

“Resolved that the Council of the Corporation of the Township of Pelee hereby receives the OPP response letter and further that the issue continue to be looked into”.

Carried.

b.) Windsor Essex Health Unit Signage

Mayor Masse stated that the Health unit had provided notices to post in the event of another blue green algae advisory. The Mayor further stated that the township will have to set trigger points for advisory levels and that the World Health Organization levels are good guidelines. The Mayor went on to state that the levels on the Island were below the WHO guidelines and that warnings should be posted at 10 parts per billion for those with health or skin concerns.

The following resolution was passed:

Resolution 2014-129:

Moved By:

Dayne Malloch

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Seconded By:

Peter Letkeman

“Resolved that the Council of the Corporation of the Township of Pelee hereby accepts the Windsor Essex Health Unit signage for Blue Green Algae Warnings”.

Carried.

c.) ERCA Source Protection Plan

The CAO stated that this plan would be reviewed with the Environmental Services Manager but did not require any action at this time.

The following resolution was passed:

Resolution 2014-130:

Moved By:

Darlene Wiper

Seconded By:

Dayne Malloch

“Resolved that the Council of the Corporation of the Township of Pelee hereby agrees to accept the Source Water Protection Plan from ERCA”.

Carried.

7.) Correspondence

None.

8.) Disbursements

Mayor Masse presented disbursements for approval, there were no comments.

The following resolution was passed:

Resolution 2014-131:

Moved By:

Dayne Malloch

Seconded By:

Peter Letkeman

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“Resolved that the Council of the Corporation of the Township of Pelee hereby resolves to pay disbursements as presented and attached in the amount of \$133,445.06”.

Carried.

9.) Boards and Committees

There were no presentations from any boards or committees.

10.) Councillor Reports

a) Economic Report

Mayor Masse stated that Katie Omstead, who is running for MPP in the Chatham Kent riding for the Liberal party asked for a letter outlining the economic situation on Pelee. He stated that her request was for a report on the economy of the Island for the federal government and that it was important to create a relationship.

b) International Joint Commission

Mayor Masse stated that he was offered the opportunity to speak to the International Joint Commission in Leamington about the effects of Blue Green Algae on our community. He further stated that he also had an interview on Detroit PBS about the same topic.

c) Shore Protection

Mayor Masse commented that the shore protection rocks at the Leamington Marina may be removed and it could be beneficial to get some of the armor rock and bring it to the Island, but a letter of interest would have to be submitted. Mayor Masse addressed administration to write the letter.

The following resolution was passed:

Resolution 2014-132:

Moved by:

Dayne Malloch

Seconded by:

Darlene Wiper

“Resolved that the Council of the Corporation of the Township of Pelee hereby moves to send a letter to Aecom regarding being considered for any leftover armor stone from the removal of the break wall at Leamington Marina”.

Carried

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d) Hunt Number Update

Councillor Malloch asked for an update on this year's hunt numbers. The CAO stated that hunt 1 was up by 31 hunters, hunt 2 was down by about 75 and that overall numbers would be down from 2013. Councillor Malloch asked for further clarification on the 2015 hunt proposal, the CAO provided clarification.

e) Water Plant Tender

Councillor Letkeman asked when the water plant upgrades would be going up for tender. The CAO responded that the full tender would be posted in two weeks and due in January. The CAO further stated that at the first council meeting in January the tender will be decided on.

f) Capital Borrowing

The CAO reviewed the August 25th meeting of Council where he was authorized to borrow money from Infrastructure Ontario for capital expenses. He stated that all applications were filed but have not yet been approved. The CAO further stated that the township could borrow from LIBRO but that Infrastructure Ontario has a lower interest rate. The CAO stated that he needed approval to borrow from LIBRO for capital expenses due to delay in approval from Infrastructure Ontario.

The CAO stated that costs would be \$950 higher per year with LIBRO, however after a 5 year term the loan can be paid off or renewed. The CAO further stated that if we wait for Infrastructure Ontario it will continue to tie up cash flow and the term of repayment was 20 years.

The following resolution was passed:

Resolution 2014-133:

Moved by:

Dayne Malloch

Seconded by:

Darlene Wiper

“Resolved that the Council of the Corporation of the Township of Pelee hereby authorizes the CAO to borrow up to \$330,000 from LIBRO Credit Union and further that Council supports the borrowing option from LIBRO”.

Carried.

g) Introduction Meeting for Council

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The CAO stated that during the week of November 17th there should be an introductory meeting for Council to speak about committees and how council would like to move forward in 2015. The meeting was agreed to take place on November 18th from 6:00 pm-9:00pm. The inaugural meeting of Council will take place on December 1st, 2014.

h) AGCO Update

The CAO stated that he had contacted the AGCO to inquire about resubmitting the township's letter of concern regarding Scudder Beach Bar & Grill. He further stated that he was still waiting to hear back from a lawyer at AGCO.

11.) In Camera

No In-Camera items.

12.) By-Laws

- a) Mayor Masse brought forward By-Law 2014-35 being a by-law confirm proceedings of the November 3, 2014 meeting of Council.

The following resolution was passed:

Resolution 2014-134:

Moved by:

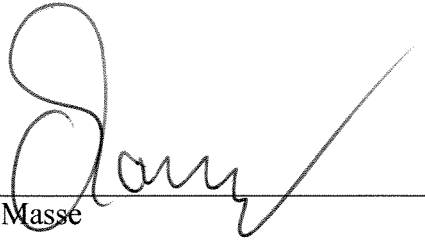
Dayne Malloch

Seconded by:


Peter Letkeman

“Resolved that the Council of the Corporation of the Township of Pelee hereby agrees to pass By-Law 2014-35 being a by-law to confirm proceedings from this November 3, 2014 meeting of council”.

Carried.



Rick Masse
Mayor



Wayne Miller
Chief Administrative Officer