

**COMMITTEE MINUTES**

The Council of the Municipality of North Middlesex met on July 9, 2001 for a committee meeting held in the Council Chambers, at 7:30 p.m.

Those present were: MAYOR CHUCK HALL  
DEPUTY MAYOR IAN BREBNER  
COUNCILLOR MARYSIA COUTTS-WARD 1  
COUNCILLOR KEN JOHNSTON-WARD 2  
COUNCILLOR MICHAEL CONLIN-WARD 3  
COUNCILLOR LAWRENCE McLACHLAN-WARD 4  
ADMINISTRATOR CLERK-SHIRLEY SCOTT  
PUBLIC WORKS SUPERINTENDENT-JOE ADAMS

**RENTAL AGREEMENT**

The document for shared facilities lease agreement with Middlesex Power Distribution Corporation was reviewed. Council agreed with the contents of the agreement, and the following recommendation was made.

McLACHLAN-COUTTS: BE IT RECOMMENDED THAT the rental agreement between Middlesex Power and the Municipality of North Middlesex be accepted as written.

CARRIED.

**DELEGATION: FRED AND JEFF FURSMAN**

Fred and Jeff Fursman from ANF Manufacturing then entered the meeting. They reviewed with Council the problems that the present road conditions were creating for their place of business – being dust and mud. They are requesting that the McLean Road be paved.

The road dust creates problems with their painting quality. (Field dust only lasts for four days and can be controlled with a special filter) A lot of money has been put into a filtering system, but the customers are still concerned with the dust they see when they come to the plant. Over the last couple of years, there has been a loss of some large contracts due to these conditions. The automotive industries likes ANF finish products, but are unhappy with the conditions that the work is done in. Twelve new jobs have been contracted with General Motors, but the conditions must improve in order to maintain a steady flow of contracts. 70% of the work comes from GM, but they also deal with Ford, Tonka and Chrysler. In order to meet the contracts, a new shift will be added, and approximately twelve new employees hired, for now.

There is approximately one truck per hour in or out of this facility. The weight of the product is light, so the trucks are big, but light weight (approximately 3,000 pounds). The heaviest trucks in and out are the propane trucks, and they fill the facility about twice a week. Mr. Fursman advised that several dollars have been put into shop improvements in order to accommodate these new contracts.

Public Works Superintendent then reviewed costs of the project, and advised that Councils primary consideration was timing. Paving had to be complete before September 1, and approximately 5-6 weeks would be required to prepare the site for paving. Our own men and equipment would be used. The pros and cons of paving versus tar and chip were discussed.

Mr. Fursman advised that he would be willing to contribute one third of the costs of paving the road. It was questioned when the payment would have to be

made. It was suggested that it would have to be paid before the end of the year, at least.

The delegation then left.

Other projects that were required in the former McGillivray were discussed. After considering all aspects, the following recommendation was made.

CONLIN-McLACHLAN: BE IT RECOMMENDED THAT the paving of McLean Road be considered, subject to:

- a) Donation of \$115,000 from ANF – payable in 2001; and
- b) Priority project for 2002 be Clandeboye Road to Neil Road and first block of Lieury Road.

CARRIED.

It was clarified that this would require pavement, and that a legal agreement to guarantee payment is to be drawn up.

### **OTHER CAPITAL ROAD PROJECTS**

Other road projects for 2001 were considered, as follows:

**Sylvan Road** – former West Williams – hard top surface, topcoat - monies from reserve

**Creamery Road from Ausable Drive to McGillivray Drive**—former McGillivray-continuation of McLean Road paving project – debenture if necessary

**Poplar Hill Road** – former East Williams-drainage and gravel

**New Ontario Road** – former East Williams – later

**Carlisle** – former East Williams – decision pending Fernhill Bridge

**Former West Williams** – culvert extension

**McLeod Street** – former Parkhill – hardtop surface

**Leonard Street** (Catholic School) – former Parkhill – hardtop surface

**Arena and Community Centre** – former Parkhill – hardtop surface

**Centre and Duke Street-former Parkhill** – decision to be made on surface to be used.

**John Street Extension** – former Ailsa Craig – gravel only due to easement at the back.

**Some street repair** – Former Ailsa Craig – required in 2002

**Queen Street** – former Parkhill – decision later in the year – big job.

Various stop sign erection was discussed. Whether to place before surfacing roads, or after was discussed. No conclusion was drawn.

Work required on Fernhill Bridge was discussed. Until a discussion is had with the County and Middlesex Centre, no conclusion can be drawn. These parties have an obligation to this project. Spriet has drawn a design, and their engineering costs to date are \$2,500. Roadwork required is for ditching and raising the road. The municipal drain outlet issue has also to be addressed.

Shirley Scott asked that Council consider how to finance each project – capital budget, reserves or debenturing.

### **NORMAN SISTERS AGREEMENT**

Public Works Superintendent, Joe Adams reviewed the history of the agreement developed with Norman Sisters. In year 2000, the Town of Parkhill developed a cost sharing agreement, which stated that any other hookups would give the Normans the right to collect back on their investment. The Certificate of Approval was issued to the Town.

Earlier this year, the Dixon property was hooked to the sewer. When the Normans questioned this and legal advice was sought, and the municipality was left with a choice to reconnect, or pay the Normans for hook up. Therefore a decision was made, and the line was capped, and the Dixon sewer hookup was relocated.

Legal interpretation of the agreement suggested that the Normans would not only have the right to charge any rate for hookup, but would have the right to charge interest, therefore, the matter was discussed with Engineer, W. Boussey. He calculated any possible hookups, considered the cost and created a cost per lot. If Council accepts this calculation, it will be discussed with Norman Sisters.

After careful consideration, the following recommendation was made.

McLACHLAN-BREBNER: BE IT RECOMMENDED THAT Council direct Public Works Superintendent Joe Adams to renegotiate sewer agreement with Norman Sisters.

CARRIED.

### **CRF FUNDING**

Administrator Shirley Scott reviewed a draft letter from County Administrator, Bill Rayburn, with Council, regarding comments on the current Community Reinvestment Fund and alternatives to the current formula. After consideration, the following motion was made.

COUTTS-BREBNER: BE IT RECOMMENDED THAT this Council does recommend that we support Mr. Bill Rayburns' letter regarding CRF Funding.

CARRIED.

### **WATER/SEWER RATES**

Public Works Superintendent, Joe Adams, advised that KMK Consultant Tom Montgomery has finalized the sewer project report. A letter has been forwarded to MOE – Ian Nesjack regarding this matter. There has also been direction given for a meeting to be held in regard to the sewage plans for the future. Fred Lewis is proceeding on his own behalf. Mr. Boussey is working on an appeal.

There has been no infrastructure news. Indications are that no area has been advised of any support, to date.

The rate for rural water has been well accepted. There has been a survey of Ontario water rates published. It was discussed how to regulate the rates in North Middlesex.

The sewer rate in Parkhill was discussed, and determined that is lower than normal. In view of the new Nutrient Management Act, future use of the lagoons is in jeopardy. Whether to extend the life as long as possible was discussed.

More information will be gathered for further decisions.

### **OTHER MATTERS**

Council agreed that the annual Boot Drive to raise money for Muscular Dystrophy could be conducted on Queen Street. Permission would have to be sought from the County in regard to Main Street.

**IN CAMERA**

BREBNER-McLACHLAN: BE IT RESOLVED THAT Council move into camera for a legal matter at 10:10 p.m.

CARRIED.

CONLIN-COUTTS: BE IT RESOLVED THAT Council close in-camera session at 10:25 p.m. and re-enter regular meeting.

CARRIED.

The following recommendation was made.

CONLIN-COUTTS: BE IT RECOMMENDED THAT Council authorize the Mayor and Clerk to sign proper documents to finalize the transaction with Robert and Angela Robinson.

CARRIED.

BREBNER-McLACHLAN: BE IT RESOLVED THAT the meeting adjourn at 10:30

CARRIED.

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MAYOR

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ADMINISTRATOR