

## **Finance, Administration & Operations Committee**

Tuesday, September 20, 2016, 4:15 pm  
City Hall, Council Chambers

### ***COMMITTEE MINUTES***

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#### **Committee Members:**

Councillor J. Baker (5:05 pm)  
Councillor T. Blanchard  
Mayor D. Henderson, Ex-Officio

#### **Absent:**

Councillor J. Earle  
Councillor J. Fullarton

#### **Other Councillors:**

Councillor L. Bursey  
Councillor P. Deery

#### **Staff:**

Ms. V. Baker, Clerk's Secretary (Recording Secretary)  
Mr. B. Caskenette, Chief Building Official  
Mr. C. Cosgrove, Director of Operations  
Mr. D. Dick, Director of Corporate Services  
Ms. S. MacDonald, City Clerk  
Mr. P. Raabe, Director of Environmental Services

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The Chair called the meeting to order at 4:17 pm.

### **DISCLOSURE OF INTEREST**

Councillor Blanchard declared a conflict with report 2016-126-09, Request for Building Permit Fee Reduction, Wall Street Village as he is under contract with Marguerita Residence Corp.

### **DELEGATION(S) AND PRESENTATION(S)**

1. Landfill Site  
Mr. Todd Stafford, Brockville Public Liaison Monitoring Group (PLMG)

Mr. Stafford stated that the PLMG does not support the request to amend the City's former landfill site to remove the area of the former sludge lagoons from the total site area which is included in the Environmental Compliance Approval.

### **CORRESPONDENCE**

1. Team Canada Dance  
Chloe-Faith White

Moved by: Mayor Henderson

THAT the correspondence dated August 8, 2016 from Chloe-Faith White, Team Dance Canada concerning sponsorship to attend the World Hip Hop Championships in Graz, Austria, be received.

CARRIED

### **STAFF REPORTS**

1. 2016-125-09  
Request to Amend Landfill  
Environmental Compliance Approval

Moved by: Mayor Henderson

THAT Council authorize the Director of Environmental Services to submit a request to amend the City's former landfill site Environmental Compliance Approval (A440101) to remove the area of the former sludge lagoons from the total site area (41.86 hectares) included in the landfill's Environmental Compliance Approval.

CARRIED

Mayor Henderson asked Mr. Raabe to summarize the report.

Mr. Raabe also stated that the Ministry of the Environment official will allow the City to go beyond the deadline of December 31, 2017 for the completion of the passive recreational component.

2. 2016-128-09  
Brockville Braves Lease

Moved by: Mayor Henderson

THAT Council approve a new lease with the Brockville Braves, to include the Brockville Tikis and the TISS- Braves High Performance Hockey Academy, with a term that extends to April 30, 2019.

CARRIED

Mr. Cosgrove spoke to the report.

3. 2016-129-09  
Ontario Municipal Cycling  
Infrastructure Program

Moved by: Mayor Henderson

THAT Council authorize the Mayor and City Clerk to enter into a Transfer Payment Agreement with Her Majesty the Queen in Right of Ontario as represented by the Minister of Transportation for infrastructure funding in accordance with Ontario Municipal Cycling Infrastructure Program, with the provincial contribution of \$325,000 to be matched by the City's contribution of \$280,000 from the 2016 and 2017 Capital Budgets and \$345,000 in grants and fundraising through the Brock Trail Committee.

CARRIED

4. 2016-124-09  
Adjustment to Sewer Rates

Moved by: Mayor Henderson

THAT By-law 247-92, Schedule A, a by-law to adopt an appeal/adjustment procedure with respect to sewer rates, be updated to reflect the following:

- Where on the basis of a documented third party engineering study, that where sanitary sewer discharge is equal to or less than 80% of

water consumed, a 20% rate reduction be applied to the wastewater surcharge.

- All applications for rate reductions be updated every five years with an appropriate third party engineering review.
- The third party engineering review for each application period be for a duration of three consecutive months.

CARRIED

Mr. Dick spoke to the report.

6. 2016-127-09  
Lease of 80 Henry Street

Moved by: Mayor Henderson

THAT Council hereby authorize the Mayor and City Clerk to execute a lease agreement (Schedule 1) with Brockville Landings Inc. for the former Way Fare property with address 80 Henry Street for purposes of public parking as per the terms outlined in Report 2016-127-09.

CARRIED

Mr. Cosgrove spoke to the report.

### **NEW BUSINESS**

1. Change to Hiring Policy  
Councillor Bursey

Moved by: Mayor Henderson

WHEREAS it is a common policy in many public institutions, including the province of Ontario; and

WHEREAS the precedent set by a public sector employee collecting a full pension while work in on contract can make future labour negotiations challenging;

THEREFORE be it resolved that the Corporation of the City of Brockville adjust our hiring policies to indicate that a retiring employee has to be away

for a minimum of one calendar year before they can be rehired as a consultant.

CARRIED, AS AMENDED ON A LATER VOTE

Amendment to Motion

Moved by: Mayor Henderson

THAT "as a consultant" in the third paragraph be replaced with "under contract".

CARRIED

The vote on the original motion, as amended, was now taken and the motion, as amended, was carried.

Amended Motion

Moved by: Mayor Henderson

WHEREAS it is common policy in many public institutions, including the province of Ontario; and

WHEREAS the precedent set by a public sector employee collecting a full pension while working on contract can make future labour negotiations challenging;

THEREFORE be it resolved that the Corporation of the City of Brockville adjust our hiring policies to indicate that a retiring employee has to be away for a minimum of one calendar year before they can be rehired under contract.

CARRIED, AS AMENDED

*The meeting recessed at 5:01 pm.*

*The meeting reconvened at 5:06 pm.*

*Councillor Baker entered the meeting at 5:05 pm.*

*Councillor Blanchard stepped down as chair and Councillor Baker assumed the chair.*

## **STAFF REPORTS**

1. 2016-126-09  
Request for Building Permit Fee Reduction  
Wall Street Village Project  
Owner: Marguerita Residence Corp.

Moved by: Councillor

THAT Council authorize a forgivable loan to Marguerita Residence Corp. with terms that it be repaid by September 30, 2021, in the amount of \$90,000 to offset the building permit fees payable for the Wall Street Village Project.

CARRIED

Mr. Bruce Hynds, Marguerita Residence Corp., stated that the concessions outlined in the staff report are available to other property owners and are not specific grants and fees to Wall Street Village.

Councillor Baker stated that it checks a lot of boxes for what the City is trying to do and the project fills in development downtown and he supports the request.

Mayor Henderson and Councillor Baker stated that this project merits the City's further assistance.

## **FAO - CONSENT AGENDA**

THAT the following items be placed on the Consent Agenda:

1. Team Canada Dance  
Chloe-Faith White
2. 2016-126-09  
Request for Building Permit Fee Reduction  
Wall Street Village  
Owner: Marguerita Residence Corp.
3. 2016-125-09  
Request to Amend Landfill  
Environmental Compliance Approval

4. 2016-128-09  
Brockville Braves Lease
5. 2016-129-09  
Ontario Municipal Cycling  
Infrastructure Program
6. 2016-124-09  
Adjustment to Sewer Rates
7. 2016-127-09  
Lease of 80 Henry Street
8. Change to Hiring Policy  
Councillor Bursey

**ADJOURNMENT**

Moved by: Mayor Henderson

THAT the Finance, Administration and Operations Committee adjourn its meeting until the next regular meeting scheduled for October 18, 2016.

CARRIED

The meeting adjourned at 5:28 pm.

The members of the PLMG and CPH solicit the committee members to carefully examine the issues before approving the separation of the lagoon area from the landfill CofA which is pre-mature at this time. The following is an expansion to the objections submitted previously:

**1/-** Golder Associates commented in their review in support of the elimination of the D-4 Buffer Zone, Page 4, June 30, 2016 , last paragraph includes the former sludge lagoons in the lands within 500 metres of the Landfill Site. Further on page 5. "Despite the low likelihood of the presence of dangerous levels of methane in the subsurface of the proposed development land, it would be prudent to investigate methane gas concentrations during any geotechnical investigations associated with site development in close proximity ( 40 metres) of the gas pipeline, and take appropriate actions if methane was to be detected at significant concentrations. This recommendation does not consider possible effects of the gas pipeline itself; additional precautions may be necessary in this regard."

*Note: This is in regard to the distance - approx 200 meters - the pipeline runs between the lagoon area and the landfill fill area.*

**2/-** Wilf Ruland, PLMG's hydrogeologist: "While they were in operation, the former sludge lagoons received sludges and contaminated liquids. Although the lagoons were decommissioned in 2002, there is no reason to believe that all soil/groundwater contamination was eliminated at that time - either from the immediate area of the lagoons or from elsewhere on the parcel of land in question.

But this is not something that should be rushed into. To my mind there are several steps which should be carried out first: - Phase 1 and 2 Environmental Site Assessments.

Assessment of role parcel plays in local groundwater recharge, to ensure that there will be no impacts of development on neighbouring residential properties with domestic wells (this would include drilling of several wells and a pumping test, with observations made on the nearest residential wells).

The PLMG recommends that a Phase 1 and Phase 2 Environmental Site Assessment of the parcel of land be carried out for the City by an independent consulting firm prior to any further discussions or decisions about the fate of the parcel."

**3/-** One of the key elements in the EIS Phase 1 assessment is the site's suitability for the proposed land use/development including the natural heritage features. At present portions of the lagoon area has endangered /threatened species habitat as well as wildlife corridors.

**4/-** As the City of Brockville is acting as the industrial park's developer, this 2012 Official Plan item should be respected and applied to the lagoon area.

#### Section - 3.7.2 HUMAN-MADE HAZARDS

Item 7. When considering applications for development which include sites, either known to be, or suspected of being, contaminated, the City may require a Phase 1 Environmental Site Assessment (ESA) for such sites. This study, which is the responsibility of the applicant, shall be in accordance with the *Environmental Protection Act*.

Item 8. For sites, either known to be, or suspected of being, contaminated, the City shall require that a Phase 2 ESA be undertaken by the applicant where a Phase 1 ESA indicates the potential presence of contamination.

The Phase 2 ESA, undertaken in accordance with the *Environmental Protection Act*, will be expected to address the following: identify the nature and extent of soil or groundwater contamination or absence thereof;