



**MINUTES**  
**MUNICIPALITY OF THAMES CENTRE**  
**REGULAR MEETING**

**December 9, 2024, 5:00 P.M.**  
**Hybrid Council Meeting (Virtual and In-Person)**  
**Municipal Office - Council Chambers**  
**4305 Hamilton Road Dorchester, ON**

Members Present: Mayor McMillan  
Deputy Mayor Smibert  
Councillor Heeman  
Councillor Crockett  
Councillor Lockie

Staff Present: D. Barrick, Chief Administrative Officer  
J. Craven, Director of Public Works  
N. Dorken, Director of Fire & Emergency Services/Fire Chief  
S. MacDonald, Director of Community Services & Facilities  
J. Nethercott, Director of Legislative Services/Clerk  
E. Fairhurst, Director of Financial Services/Treasurer  
A. Storrey, Director of Planning and Development Services  
M. Ramnanan, Communications Manager  
S. Henshaw, Deputy Clerk

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**1. CALL TO ORDER**

Mayor McMillan called the meeting to order at 5:00 p.m.

**2. ADDITIONS TO AGENDA**

No additions to the agenda.

**3. APPROVE AGENDA**

**Resolution: 356-2024**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**THAT** the December 9, 2024 Regular Council Meeting **BE APPROVED** as circulated.

**Carried.**

4. **DISCLOSURE OF PECUNIARY INTEREST**

4.1 **D. Lockie - Thorndale Industrial Drain (Agenda Item 10.3)**

Reason for Declaration: I am a Director for one of the businesses impacted.

5. **ANNOUNCEMENTS**

There were no announcements.

6. **PUBLIC MEETING - DRAINAGE**

6.1 **Meeting to Consider - O'Reilly Drain**

Mike DeVos, Engineer, was in attendance and provided an overview of the work required, by presenting the Engineering Report for the O'Reilly Drain 2024, dated October 16, 2024.

Pete McClary, an affected landowner, was in attendance but had no questions.

There were no additions or removal of names to the petition.

There were no questions or comments from Members of Council.

**Resolution: 357-2024**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Report No. DR-011-24 prepared by the Drainage Superintendent, dated December 9, 2024, concerning a meeting to consider the O'Reilly Drain 2024, **BE RECEIVED** for information;

**AND THAT** the Drainage Report for the O'Reilly Drain 2024, as prepared by Spriet Associates, dated October 16, 2024, **BE RECEIVED AND ADOPTED**;

**AND THAT** the first sitting of the Court of Revision on behalf of the O'Reilly Drain 2024, **BE SCHEDULED** for January 13, 2025.

**Carried.**

7. **PRESENTATIONS/DELEGATIONS**

7.1 **Corporate Benchmarking Report - 2023 Energy and Greenhouse Gas Emissions Summary**

Elisa Tomljanovic and Richard Hepp, of eMission Software, were in attendance to present the Corporate Benchmarking Report - 2023 Energy and Greenhouse Gas Emissions Summary for the Municipality of Thames Centre, as appended to the agenda.

Council inquired about replacing light bulbs with LED's or if there were alternate options, and consolidating energy bills to get preferred rates.

Council discussed the potential for solar panel installations, the timeframe required to pay it off, financial funding opportunities for solar installation and the life span for solar panels and how they are disposed of.

Council inquired about existing programs for capping the landfill.

**Resolution: 358-2024**

**Moved by:** D. Lockie

**Seconded by:** M. Smibert

**THAT** the Municipality of Thames Centre Corporate Benchmarking Report - 2023 Energy and Greenhouse Gas Emissions Summary, as presented by Elisa Tomljanovic and Richard Hepp of eMission Software, **BE RECEIVED** for information.

**Carried.**

**8. ADOPTION OF MINUTES**

**Resolution: 359-2024**

**Moved by:** M. Smibert

**Seconded by:** C. Crockett

**THAT** the minutes of the regular meeting of Council, held on November 18, 2024 **BE APPROVED** as circulated.

**Carried.**

**9. CONSENT AGENDA**

**Resolution: 360-2024**

**Moved by:** D. Lockie

**Seconded by:** C. Crockett

**THAT** Consent Agenda Items 9.1 to 9.6 **BE RECEIVED** as information.

**Carried.**

**9.1 Middlesex County Council Meeting Highlights - November 26, 2024**

**9.2 Ministry of Municipal Affairs and Housing - Minister's Letter on ARU's**

**9.3 Western Ontario Warden's Caucus - Support Ontario Big City Mayors Caucus, Solve the Crisis Campaign**

**9.4 Township of Russell - Redistribution of Provincial Land Transfer Tax and GST**

**9.5 Township of Terrace Bay - Ambulance Shortages and Healthcare System Issues**

**9.6 Municipality of Val Rita-Harty - Support for Good Roads Association**

**10. REPORTS OF DEPARTMENTS**

**10.1 Dundas Street Drain – Petition for Drainage Works**

**Resolution: 361-2024**

**Moved by:** M. Smibert

**Seconded by:** T. Heeman

**THAT** Report No. PW-DR-012-24 of the Drainage Superintendent, dated December 9, 2024, concerning a petition for new drainage works, **BE RECEIVED** for information;

**AND THAT** the petition submitted, under Section 4 of the *Drainage Act, R.S.O. 1990*, for new drainage works, in relation to the property located at CON 2 PT LOT 1 RP 33R7466 PT PART 1 RP 33R15646 PART 3 (former

township of West Nissouri) **BE RECEIVED AND ADOPTED** and added to the previous petitions.

**Carried.**

### **10.2 Newell Drain Branch – Petition for Drainage Works**

**Resolution: 362-2024**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Report No. PW-DR-013-24 of the Drainage Superintendent, dated December 9, 2024, concerning a request received for new drainage works, **BE RECEIVED** for information;

**AND THAT** the petition submitted, under Section 4 of the *Drainage Act, R.S.O. 1990*, for new drainage works, in relation to properties located inside CON 5 SRT N PT LOTS 5 & 6 (former township of North Dorchester) **BE RECEIVED AND ADOPTED**;

**AND THAT** Mr. M. P. Devos, of Spriet Associates, **BE APPOINTED** the Engineer to investigate and prepare the necessary drainage report.

**Carried.**

### **10.3 Thorndale Industrial Drain**

*D. Lockie declared a conflict on this item.*

Council inquired if this would include underground drainage and/or ponding options.

Council inquired about the impact on the 2025 Budget.

**Resolution: 363-2024**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Report No. PW-DR-011-24 Thorndale Industrial Drain - information **BE RECEIVED** for information;

**AND THAT** Council **ENDORSE** an application to the Middlesex County Loan Program to assist in funding the Thorndale Industrial Drain Project, as outlined in this report;

**AND THAT** staff **BE DIRECTED** to prepare a By-law, for Council to consider, under Part 12, *Municipal Act, 2001*, for charging future developed lands within the Thorndale Industrial Lands to become part of the existing stormwater management system;

**AND THAT** staff **REPORT BACK** to Council upon the confirmation of its County Loan application status.

**Carried.**

#### **10.4 2024 Stormwater Rate Study**

Nancy Neale of Watson & Associates Economists Ltd. was in attendance and presented the Stormwater Rate Study for the Municipality of Thames Centre, as appended to the agenda.

J. Craven, Director of Public Works, presented Report No. PW-ES-008-24.

Council inquired about the number of properties that would be financially impacted and if those properties would be using infrastructure within the urban boundary.

Council inquired if there was any consideration to non-permeable land in non-residential rates.

**Resolution: 364-2024**

**Moved by:** T. Heeman

**Seconded by:** M. Smibert

**THAT** Report No. PW-ES-008-24 **BE RECEIVED** for information;  
**AND THAT** the 2024 Stormwater Rate Study prepared by Watson & Associates Economists Ltd. dated November 29, 2024, **BE APPROVED**.

**Carried.**

#### **10.5 Request for Proposal – Municipal Financial Audit Services**

Council inquired about the length of the contract and the responsibilities of the Auditor.

**Resolution: 365-2024**

**Moved by:** D. Lockie

**Seconded by:** T. Heeman

**THAT** Report No. F-011-24 **BE RECEIVED** for information;

**AND THAT** Council **AUTHORIZES** staff to award RFP TC-018-24 for Municipal Financial Audit Services to KPMG LLP at a total cost of \$257,000 (plus HST) for a contract term of 2024 to 2028.

**Carried.**

### **11. REPORTS OF COMMITTEES**

**Resolution: 366-2024**

**Moved by:** C. Crockett

**Seconded by:** T. Heeman

**THAT** Reports of Committees Agenda Items 11.1 and 11.2 **BE APPROVED** as presented.

**Carried.**

#### **11.1 Thames Centre Sports Wall of Fame Committee Meeting Minutes - November 19, 2024**

**Moved by:** J. Maudsley

**Seconded by:** D. Robinson

**THAT** the criteria and guidelines presented by staff to move forward with communication to respective associations regarding the sports recognition wall, **BE APPROVED**.

**Carried.**

**Moved by:** D. Robinson  
**Seconded by:** T. Heeman

**THAT** the proposed changes to the eligibility and nomination criteria in the Thames Centre Sports Wall of Fame application, **BE APPROVED**.

**Carried.**

**11.2 Thames Centre Environmental Advisory Committee Meeting Minutes - December 2, 2024**

**Moved by:** T. Heeman  
**Seconded by:** J. Rule

**THAT** the Environmental Advisory Committee **RECOMMEND** that an additional \$5,000 be allocated to the committee budget for 2025 to provide funding for additional initiatives.

**Carried.**

**12. MAYOR'S REPORT/COUNTY COUNCIL REPORT**

Mayor McMillan provided an update of activities since her last report on November 4, 2024.

**13. UNFINISHED BUSINESS**

No items.

**14. NOTICE OF MOTION**

No items.

**15. NEW BUSINESS**

No items.

**16. BY-LAWS**

**Resolution: 367-2024**  
**Moved by:** M. Smibert  
**Seconded by:** T. Heeman

**THAT** By-law No. 69-2024 (Elliot Drain Branch A) **BE GIVEN THIRD** and **FINAL** reading;  
**AND THAT** By-law No. 84-2024 (O'Reilly Drain 2024) **BE GIVEN FIRST** and **SECOND** reading.

**Carried.**

**16.1 By-law 69-2024 - Elliot Drain Branch A By-law**

**THIRD AND FINAL READING**

Being a By-law to provide for drainage works in the Municipality of Thames Centre and the County of Middlesex for the borrowing on the credit of the Municipality of Thames Centre, the sum of \$49,700 being the amount to be contributed for the completion of the same.

**16.2 By-law 84-2024 - O'Reilly Drain 2024**

**FIRST AND SECOND READING ONLY**

Being a By-law to provide for drainage works in the Municipality of Thames Centre and the County of Middlesex for the borrowing on the credit of the Municipality of Thames Centre, the sum of \$589,800.00 being the amount to be contributed for the completion of the same.

**17. CLOSED SESSION**

**Resolution: 368-2024**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**RESOLVED THAT** Council adjourn to closed session at 6:10 p.m. pursuant to Section 239 (2)(b & k) of the *Municipal Act, 2001* in order for:

- a. Council to consider personal matters about an identifiable individual, including municipal or local board employees; and
- b. Council to consider a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality; and
- c. Council to consider a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

**Carried.**

**18. RISE AND REPORT**

Mayor McMillan reported at 7:26 p.m. that Council provided direction to staff regarding an identifiable individual, including municipal or local board employees and instructions to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

**Resolution: 369-2024**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** Council **AUTHORIZE** the payment of expenses related to the Thames Centre Police Services Board.

**Carried.**

**19. CONFIRMATORY BY-LAW**

**19.1 By-law 85-2024 - Confirmatory By-law**

Being a By-law to adopt, confirm and ratify matters dealt with by resolution of the Municipality of Thames Centre

**Resolution: 370-2024**

**Moved by:** M. Smibert

**Seconded by:** D. Lockie

**THAT** By-law No. 85-2024, being the Confirmatory By-law, **BE ADOPTED** as presented.

**Carried.**

**20. MEETING SCHEDULE**

Monday, January 13, 2025 at 5:00 p.m.  
Monday, January 27, 2025 at 5:00 p.m.

**21. ADJOURNMENT**

**Resolution: 371-2024**

**Moved by: C. Crockett**

**Seconded by: D. Lockie**

**RESOLVED THAT** the meeting adjourn at 7:28 p.m.

**Carried.**

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S. McMillan, Mayor

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J. Nethercott, Clerk