

**THE SECOND MEETING OF THE ONE HUNDRED AND FORTY-FIFTH
COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS**

**January 27, 2025, 5:00 P.M.
COUNCIL CHAMBERS/ZOOM**

Members	J. Preston, L. Baldwin-Sands, G. Clarke, R. Gibson, J. Herbert, T. McCaulley, S. Peters, S. Wookey
Absent	J. Kohler
Officials	M. Konefal, City Clerk, J. Bray, Director, Parks and Recreation, K. De Leebeeck, Director, Environmental Services, D. Gregory, Fire Chief, J. Lawrence, Executive Director, Industrial Development, L. Pompilii, Director, Planning & Building Services, S. Schulz, Director, Human Resources, D. Sheridan, Director of Finance and City Treasurer, H. Sheridan, Director, Social Services, M. Smale, Legislative Services Coordinator
Others:	D. Arndt, Airport Manager, D. Nielson, Manager of Housing Stability Services

The meeting convened.

1. DISCLOSURES OF INTEREST

Nil.

2. MINUTES

Moved by: Councillor Herbert
Seconded by: Councillor Gibson

THAT: The minutes of the meeting held on January, 13th, 2025 be confirmed.

Carried.

3. DEPUTATIONS

3.a Southwestern Public Health - Appendix "A"

Cynthia St. John, Chief Executive Officer, and Carolyn Richards, Manager, Foundation Standards, Southwestern Public Health made a power point presentation outlining services and initiatives undertaken by the organization.

The members indicated interest in further information regarding youth mental health, the dental program, and the mechanisms that are in place to prevent funding requests to Council once it has set the budget.

Ms. St. John advised that updates would be provided to Council at a later date.

4. COMMITTEE OF THE WHOLE

Council resolved itself into Committee of the Whole to deal with the following business.

5. STRATEGIC DIRECTION AND DEVELOPMENT

6. UNFINISHED BUSINESS

7. NEW BUSINESS

7.a YWCA St. Thomas-Elgin Municipal Contribution Agreement for Project Tiny Hope - Appendix "B"

The members inquired about occupancy of existing units and construction of new units.

Lindsay Rice, Executive Director, YWCA St. Thomas-Elgin advised that construction is dependent upon the weather and that housing units are expected to be complete by July 2026.

The members inquired about funding for the project.

Ms. Rice advised that funding for the construction is funded and that fundraising efforts are currently being undertaken for furnishings.

Moved by: Councillor Peters

Seconded by: Councillor Baldwin-Sands

THAT: Report SESS-02-25 relating to the YWCA St. Thomas-Elgin Municipal Contribution Agreement for Project Tiny Hope be received for information; and further,

THAT: A by-law be prepared authorizing the Mayor and Clerk to execute the Municipal Contribution Agreement attached to report SESS-02-25, which outlines the obligations of both the City of St. Thomas and the YWCA St. Thomas - Elgin as it relates to the municipal contribution of \$3,000,000 to support the creation of 40 units of affordable and supportive housing.

Carried.

8. BUSINESS CONCLUDED

9. COMMUNITY ENGAGEMENT AND SERVICES

10. UNFINISHED BUSINESS

11. NEW BUSINESS

11.a Use of St. Thomas Municipal Airport - YMCA of Southwestern Ontario – June 13th, 2025 - Appendix "C"

The members inquired whether other sites had been suggested for this event, as some commercial tenants had voiced concerns.

Mayor Preston advised that the Run the Runway event takes place at various airports in other communities.

The Airport Manager advised that there was some opportunity for promotion through YMCA and that tenants supported the charity, itself.

Moved by: Councillor Wookey

Seconded by: Councillor Gibson

THAT: Report CC-03-25 relating to the use of the St. Thomas Municipal Airport by the YMCA of Southwestern Ontario on June 13th, 2025 be received for information; and further,

THAT: Council authorize the closure of Apron 1, Taxiway Alpha, Runway 09/27, and Runway 03/21 for a duration of 4 hours on June 13th, 2025 for the Jordan's Run the Runway event subject to approval from the Special Events Committee and submission of a safety plan to the satisfaction of the Airport Manager.

Carried.

12. BUSINESS CONCLUDED

13. INFRASTRUCTURE AND CIVIC OPERATIONS

14. UNFINISHED BUSINESS

15. NEW BUSINESS

15.a Snowplow Truck and Sidewalk Machines Award - Appendix "D"

The members inquired whether the snowplow and sidewalk machines are additions to the fleet.

The Director, Environmental Services advised that these are replacement assets included as part of the 2025 Capital Budget program. He further advised that additional fleet to service growth is usually funded through development charges and that a Development Charges study is underway.

Moved by: Councillor Wookey

Seconded by: Councillor Herbert

THAT: Report ES-01-25 relating to the Snowplow Truck and Sidewalk Machines Award be received for information; and further,

THAT: Council accepts the tender submitted by Work Equipment Ltd. in the amount of \$347,560.00 (excluding HST) for the purchase of two sidewalk machines as specified in their tender 2024-064 submission; and further,

THAT: Council accepts the submission from Premier Truck Group in the amount of \$367,587.00 (excluding HST) for the purchase of a 5-ton Snowplow Truck with winter control equipment as specified in their submission through the Local Authority Service (LAS) municipal group buying program.

Carried.

15.b Technology Trail Construction – Tender Award - Appendix "E"

Moved by: Councillor Wookey

Seconded by: Councillor McCaulley

THAT: Report ID-01-25 relating to Technology Trail Construction – Tender Award be received for information; and further,

THAT: Council award the Technology Trail Construction to Amico Infrastructures Inc. in the amount of \$6,929,109.28, excluding HST; and further,

THAT: The construction administration and inspection workplan submitted by Arcadis Professional Services Canada Inc., in the amount of \$2,910,091.80, excluding HST, be accepted.

Carried.

15.c St. Thomas Animal Control Shelter Tender Award - Appendix "F"

The members inquired about the construction start and end date.

The Director, Parks, Recreation and Facilities advised that a preconstruction meeting has been scheduled for the following week and that the project should be completed by year end.

The members inquired about ongoing updates to the community.

The Director, Parks, Recreation and Facilities advised that updates will take place through social media and that fundraising efforts would be continuing.

The members inquired about the existing shelter.

The Director, Parks, Recreation and Facilities advised that there are no plans for the building at this time.

Moved by: Councillor Gibson

Seconded by: Councillor Clarke

THAT: Report PRF-02-25 relating to the St. Thomas Animal Control Shelter Tender Award be received for information; and further,

THAT: Council approve the award of the St. Thomas Animal Control Shelter contract to Tonda Construction Limited in the amount of \$4,066,000, excluding HST.

Carried.

15.d Centennial and South Edgeware – Legislative Updates - Appendix "G"

The members inquired about the potential for cost recovery on this parcel of land.

The Executive Director, Industrial Development advised that this parcel has been sold and that there is potential for other parts shown on the reference plan to be sold in the future.

Moved by: Councillor Wookey

Seconded by: Councillor Clarke

THAT: Report ID-02-25 relating to Centennial and South Edgeware – Legislative updates, be received for information; and further,

THAT: Council direct that a by-law be prepared for its consideration to close Part 3 on Plan 11R-11239 as a right of way.

Carried.

15.e Noise By-Law Complaint Process

The members inquired about the noise complaint process at private residences.

The Director, Environmental Services advised that the by-law to control noise does not specify a decibel level for unwanted noise and that an excessive noise complaint is investigated by by-law enforcement officers or police officers. He further advised that the first step of enforcement is education with further steps including the potential for fines.

The members inquired whether the City has sound measuring equipment.

The Director, Environmental Services advised the City has a sound measuring device and staff trained to operate the equipment.

16. BUSINESS CONCLUDED

17. CORPORATE GOVERNANCE AND ADMINISTRATION

18. UNFINISHED BUSINESS

19. NEW BUSINESS

19.a Community Grants for January 2025 - Appendix "H"

The members discussed the community grant applications outlined in the report.

Moved by: Councillor Gibson

Seconded by: Councillor Clarke

THAT: Report TR-04-25 relating to Community Grants for January 2025 be received for information; and further,

THAT: Council approves the Community Grant request for the Senior's Picnic in the Park for \$3,500; and further,

THAT: Council approves the Community Grant request for the St Thomas Skating Club for \$2,900.

Carried.

20. BUSINESS CONCLUDED

21. REPORTS PENDING

22. COUNCIL

Council reconvened into regular session.

23. REPORT OF COMMITTEE OF THE WHOLE

Strategic Direction and Development

Community Engagement and Services

Infrastructure and Civic Operations

Corporate Governance and Administration

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor McCaulley

THAT: The recommendations, directions and actions of Council in Committee of the Whole as recorded in the minutes of this date be confirmed, ratified and adopted.

Carried.

24. REPORTS OF COMMITTEES

25. PETITIONS AND COMMUNICATIONS

25.a "Congenital Heart Disease Awareness Week" - February 7th to 14th, 2025 - Proclamation and Jumbo Lighting

Moved by: Councillor Wookey

Seconded by: Councillor Gibson

THAT: Council of the City of St. Thomas proclaim February 7th to 14th, 2025 as "Congenital Heart Disease Awareness Week" in the City of St. Thomas; and further,

THAT: The Jumbo monument be lit in Red from February 7th to 14th, 2025.

Carried.

25.b Railway City Music and Arts Festival - Municipally Significant Event Request

Moved by: Councillor Wookey

Seconded by: Councillor McCaulley

THAT: Council of the City of St. Thomas declare The Railway City and Arts Festival 4 day event in Pinafore Park, from August 14th to 17th, 2025 a municipally significant event.

Carried.

25.c Veterans Memorial Garden - Maintenance

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

THAT: The letter received from Allan Weatherall, Veterans Memorial Initiative Committee regarding maintenance at the Veterans Memorial Garden be referred to the Parks, Recreation and Facilities Department for a report.

Carried.

25.d Veterans' Memorial Crosswalk

The members requested that the Legion and the Elgin Regiment be consulted and support the design.

The members discussed the potential for more than one crosswalk location.

Moved by: Councillor Wookey

Seconded by: Councillor McCaulley

THAT: The letters received regarding the installation of a crosswalk honouring the veterans in the City be referred to the Environmental Services and Parks, Recreation and Facilities Departments for a report.

Carried.

25.e City of Woodstock - Funding for Children's Aid Societies and Child Welfare Agencies

A copy of a letter addressed to the Honourable Doug Ford, Premier and the Honourable Michael Parsa, Minister of Children, Community and Social Services was received from Jerry Acchione, Mayor, City of Woodstock regarding Provincial funding of Children's Aid Societies and child welfare agencies.

25.f Kettle Creek Conservation Authority - 2025 Draft Budget and Levy Apportionment

A notice was received from Elizabeth VanHooren, General Manager/Secretary Treasurer, Kettle Creek Conservation Authority regarding the Authority's 2025 draft budget and levy apportionment.

25.g The Court House (Pickleball Facility) - 115 Dennis Road, Unit 1 - Application for Liquor Licence

Application was made to the Alcohol and Gaming Commission of Ontario by the Court House (Pickleball Facility) for a liquor licence for its indoor area at 115 Dennis Road, Unit 1. Council may make representation to the Commission concerning the application.

25.h Parks and Recreation Master Plan Update & Community and Aquatic Centre Feasibility Study

The members were advised that the City of St. Thomas is seeking input for the Parks and Recreation Master Plan Update Study and a Community and Aquatic Centre Feasibility Study and that the deadline to complete the survey located on the City's website is February 28, 2025.

The members inquired about the survey submissions and how St. Thomas residents could be differentiated from non-city residents.

The Director, Parks, Recreation, and Facilities advised that over 200 submissions were received within the first 24 hours and that IP addresses from electronically submitted surveys can be checked for location and could prevent stacking of surveys. He further advised that paper copies of the survey are available at various locations.

The members discussed the fact that letters of support had been received from outside groups and municipalities and that offers of financial support have not yet been received.

25.i Municipal Property Assessment Corporation - 2024 Municipal Partnership Report

Correspondence was received from Mary Dawson-Cole, Director, Municipal Property Assessment Corporation regarding the Corporation's 2024 Municipal Partnership Report available at <https://news.mpac.ca/2024-municipal-partnerships-report>.

26. UNFINISHED BUSINESS

27. NEW BUSINESS

27.a 2025 Provincial Budget Consultation

The members were advised that Mayor Preston would be participating in the 2025 Provincial Budget consultations.

27.b Groundhog Day Event - Westlake-Evans Park

The members were advised that an informal Groundhog Day event would take place at 7:08 a.m. on February 2nd, 2025 at Westlake-Evans Park.

27.c The Court House Pickleball Facility

The members were advised that The Court House Pickleball facility was now open and that there may be an opportunity for the City to partner with the facility during winter months.

27.d Councillor McCaulley - Notice of Resignation

Councillor McCaulley announced her resignation, effective January 28, 2025, due to work commitments.

The members expressed their appreciation for Councillor McCaulley's service.

27.e Heart and Stroke Association - Soup's On Event - February 6, 2025

Councillor Gibson advised that the "Soup's On" event in support of the Heart and Stroke Foundation would be held on February 6, 2025 at the St. Anne's Community Centre.

28. BY-LAWS

28.a First Reading

Moved by: Councillor Peters
Seconded by: Councillor Baldwin-Sands

THAT: Leave be granted to bring in the following by-laws:

1. A by-law to confirm the proceedings of the Council meeting held on January 27, 2025.
2. A by-law to stop up and close part of Centennial Avenue designated as Part 3 on Reference Plan 11R-11239.
3. A by-law to appoint a Building Inspector, By-law Officer and Noise Control Officer. (Rafi Kareem)

Carried.

28.b Second Reading

Moved by: Councillor Peters
Seconded by: Councillor Baldwin-Sands

THAT: The by-laws be now read a first time, referred to Council in Committee of the Whole and read a second time.

Carried.

28.c Third Reading

Councillor Clarke was appointed Chair of Council in Committee of the Whole and conducted the second reading of the by-laws.

On motion duly moved and seconded, the Chair was ordered to report on the passing of the by-laws. The Chair reported as ordered and the Mayor resumed the Chair.

Moved by: Councillor Peters

Seconded by: Councillor Baldwin-Sands

THAT: The report of Council in Committee of the Whole on the following by-laws be received and adopted, the same be read a third time, engrossed, signed by the Mayor and Clerk, sealed and numbered.

1. A by-law to confirm the proceedings of the Council meeting held on January 27, 2025. (B/L 7-2025)
2. A by-law to stop up and close part of Centennial Avenue designated as Part 3 on Reference Plan 11R-11239. (B/L 8-2025)
3. A by-law to appoint a Building Inspector, By-law Officer and Noise Control Officer. (Rafi Kareem) (B/L 9-2025)

Carried.

29. PUBLIC NOTICE

30. NOTICES OF MOTION

31. CLOSED SESSION

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

THAT: This meeting be closed to deal with two matters of a proposed or pending disposition of land, and a matter of information explicitly supplied in confidence to the municipality by the Province of Ontario at 6:10 p.m.

Carried.

31.a Section 239 2(h)

31.b Section 239 2(c)

31.c Section 239 2(c)

32. OPEN SESSION

Moved by: Councillor Herbert

Seconded by: Councillor McCaulley

THAT: Council now rise from Closed Session (6:41 p.m.)

Carried.

33. BY-LAWS

33.a First Reading

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

THAT: Leave be granted to bring in the following by-laws:

4. A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and the Dutton & District Lions Non-Profit Housing Inc. (Canada-Ontario Community Housing Initiative - Service Manager Contribution Agreement)

Carried.

33.b Second Reading

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

THAT: The by-laws be now read a first time, referred to Council in Committee of the Whole and read a second time.

Carried.

33.c Third Reading

Councillor Clarke was appointed Chair of Council in Committee of the Whole and conducted the second reading of the by-laws.

On motion duly moved and seconded, the Chair was ordered to report on the passing of the by-laws. The Chair reported as ordered and the Mayor resumed the Chair.

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor Gibson

THAT: The report of Council in Committee of the Whole on the following by-laws be received and adopted, the same be read a third time, engrossed, signed by the Mayor and Clerk, sealed and numbered.

A by-law to authorize the Mayor and Clerk to execute and affix the Seal of the Corporation to a certain agreement between the Corporation of the City of St. Thomas and the Dutton & District Lions Non-Profit Housing Inc. (Canada-Ontario Community Housing Initiative - Service Manager Contribution Agreement) (B/L 10-2025) (A/G 3-2025)

Carried.

34. ADJOURNMENT

Moved by: Councillor Baldwin-Sands

Seconded by: Councillor McCaulley

THAT: We do now adjourn (6:43 p.m.)

Carried.

Mayor

City Clerk