

Council Chambers  
Pembroke, ON

August 23, 2005

A Committee meeting, combining all City Committees, was held this evening with Councillor White presiding and all members of Council in attendance with the exception of Deputy-Mayor Scott. Also present were T. Lapierre, Chief Administrative Officer, and L. Eckford, Treasurer, C. Sauriol, Manager of Planning & Building, D. Unrau, Manager of Works/Utilities/Engineering and S. Ellis, Co-ordinator of Economic Development & Recreation.

MINUTES:

On motion of Councillor Lowe, seconded by Councillor Severin, the minutes of the Combined Committee meeting of August 2, 2005 were approved, as presented. CARRIED.

1. OFFICIAL PLAN/ZONING AMENDMENTS, 901 RIVER ROAD

Councillor O'Neill noted that the Public Meeting for this property had just been addressed this evening. He pointed out, once again, that the Planning Advisory Committee had given their approval to allowing for an Official Plan redesignation from "Residential" to "Highway Commercial" and the rezoning of the property from "Residential Type 2" to "Residential Type 2 - 26". He noted that the lot will remain as one lot. There will be limited uses as authorized and listed in the proposed zoning by-law and the small building on the property will be allowed to remain there. No dumpsters will be allowed on the property nor will an insurance restoration business be allowed to locate there. He advised that approval of a site plan for any business locating there will be necessary.

The Committee approved the applications and directed that the proposed by-laws be placed before Council this evening.

2. ENCROACHMENT REQUEST - 202 EVERETT STREET

Councillor O'Neill advised that the City has received a request to allow the encroachment of part of an entrance roof and eaves at the property municipally known as 202 Everett Street and located at the south-east corner of Gourley Street.

The Planner advised that the roof of the property protrudes on to City property by 2.58 feet. In speaking with

the Works Department, she advised that they did not have any concerns. The roof had been there for many years and no problems had arisen. The agreement will state that the roof overhang will be maintained in a good state of repair and that the City will not be held 'harmless' for any damage or legal concerns.

**MOTION:** Moved by Councillor Henderson,  
Seconded by Councillor Lowe,  
THAT the Planner be directed to bring forward to  
Council an encroachment by-law for the property  
municipally known as 202 Everett Street. CARRIED.

### 3. ASSUMPTION OF SWEEZEY COURT

The Planner advised that all works relating to Sweezy Court have been completed and she was recommending the City now assume it. With the assumption of the roadway, she noted, garbage pickup, snow removal and regular maintenance will now be the responsibility of the City.

**MOTION:** Moved by Councillor Lafreniere,  
Seconded by Councillor Severin,  
THAT the Planner be directed to bring forward to  
Council an assumption by-law for Sweezy Court.  
CARRIED.

### 4. BEREAVED FAMILIES OF ONTARIO SIGN REQUEST

The Planner advised that the Bereaved Families organization is proposing the installation of banners on a Bell Canada pole adjacent to the roadway. They would be 72" in length and 24" wide and would be located 8' above ground. Visibility and vandalism should not be a concern, she added, as it will be well off the ground. She noted that Council's approval would, of course, be conditional upon Bell Canada providing written evidence to the City of their agreement to the installation by Bereaved Families. She noted that to date, Bell Canada has not provided the letter.

**MOTION:** Moved by Councillor Lafreniere,  
Seconded by Councillor Lowe,  
THAT approval be given to Bereaved Families of  
Ontario to install a banner on a Bell Canada pole  
located adjacent to the Memory Garden on Mary Street  
conditional upon a written letter of approval being  
provided by Bell Canada to the City. CARRIED.

5. 1255 PEMBROKE ST. WEST SIGN REQUEST

The Planner advised that the City has received a request from the French Catholic School on Pembroke Street West to erect a ground sign on the north-west corner of the intersection on Pembroke Street West. She noted that the Sign By-law allows for a ground sign in an "Institutional" zone provided it does not exceed an area of 21.5 square feet and is erected totally on private property. The proposed size of the sign is 36 square feet and it will be located completely on their property. The sign will be set back 41 feet from the intersection and will not pose any visibility issues to motorists or pedestrians.

**MOTION:** Moved by Councillor Levasseur,  
Seconded by Councillor Henderson,  
THAT the request from Conseil des Ecoles Catholiques de Langues Française du Centre est to erect a 36 square feet ground sign on their property at the north-west corner of Pembroke Street West and Blakely Street be approved. CARRIED.

At this time the City Planner left the meeting.

6. PROPERTIES FOR TAX SALE

The Treasurer advised this is an information item. The City will be proceeding with the tax sale of six properties in September. These combined properties have close to \$400,000. owing in property taxes. She noted that they had been registered for sale previously but extensions were given to the owners upon an agreement being reached for payment. However, those agreements have since been breached.

Responding to Councillor Lafreniere's question, the Treasurer advised that once an ad is placed in the local newspaper and the process has started the City can place a bid on the properties if they wish. However, the land must only be used for municipal purposes. It cannot be purchased and then resold at a later date.

Councillor Levasseur noted that all City taxpayers are having to carry the burden of these outstanding taxes. The budget has had to be increased to cover these losses. The owners have been given every chance to come up with the money but have not.

7. BOUNDARY ROAD SEWER AND REQUEST TO CONSIDER FINANCING

The Treasurer advised that a request had been received asking the City to consider financing the hook-up costs to the new sewer line being installed on Boundary Road West. This would be accomplished by simply adding it to the resident's property taxes. She pointed out that there are approximately 6 residences and two commercial businesses on the street. It will cost approximately \$3,000. to \$5,000. to install a line from the City's line on Boundary Road to the property owners home or business.

Councillor O'Neill expressed his concern with the proposal and stated that he could not support it. He did not feel the City should be acting as a financial lender and competing with private enterprise.

Councillor Levasseur noted that there has been problems with the septic tanks in this area for years and he felt the City does have a certain interest in getting everyone's properties hooked up to the sewer system. He felt there is somewhat of a health concern to be considered.

Councillor White also expressed her concern about the City becoming the financier. She pointed out that if the property owner has a mortgage the monies can usually be added to their mortgage, noting that mortgage rates are presently at about 4%. There is also the possibility of obtaining a line of credit which is around 5 to 6% right now. The City's rate of 7.65% is not that good a deal.

Councillor Lafreniere noted that there really were not very many properties involved and with financing actually being a better deal elsewhere, she did not feel the City would have very many coming to them for financing. She questioned whether a special agreement would be entered into with each individual property owner?

Mayor Jacyno reminded the group that these same property owners will also be responsible for decommissioning their old septic systems which will also have a cost to it.

The Manager of Works/Utilities/Engineering pointed out that he had only ever been approached by one person who had stated that he was the spokesman for all property owners on Boundary Road West. He pointed out that he had never had any other inquiry.

Councillor O'Neill pointed out that it was the residents of Boundary Road that had pushed for the installation of water and sewer. It never occurred to him, he said, that there would be some who did not want to hook up to these services. He pointed out, as well, that should the City agree to interim financing of the cost to hook-up to the line, they could be setting a precedent for other financing requests when sewer lines break, etc.

The Chief Administrative Officer advised that he had had an opportunity to speak with a representative at the Health Unit who had advised that decommissioning of the septic system involved the pumping out of the system, if it is a plastic holding tank it can be removed, if it is a cement tank it can be broken apart and left in the ground, and then it would just be a matter of backfilling. The Health Unit had pointed out, he said, that the Ministry of the Environment may have a requirement that if a sewer line is available all property owners must be hooked up to it, although they were not certain.

The Manager of Works/Utilities/Engineering stated that he will be contacting the Ministry of the Environment to determine if everyone *'must'* hook up to the new line.

Councillor Henderson did not feel that there was any danger of *'setting a precedent'*. This is a special circumstance, he felt, and it is beneficial for everyone involved to be hooked up to the sewer line. He did not want to see someone who could not afford it, not able to be hooked up.

**MOTION:** Moved by Councillor Levasseur,  
Seconded by Councillor Henderson,  
THAT the City treat the cost of each installation as  
an "addition to taxes" and apply an interest rate of  
7.65% or higher, along with an administration charge  
of \$50. plus legal expenses for each account.

CARRIED.

In conclusion it was agreed that any person making a  
request for special financing would be advised first of their  
other options. City financing would be considered their last  
option.

#### 8. COMRIF APPLICATION

The Manager of Works/Utilities/Engineering advised  
that the City had not been successful in its' bid for  
consideration of the Christie Street reconstruction project  
under Round One of the Infrastructure Program. Round Two is now  
underway with the deadline for submissions set for September  
30<sup>th</sup>, 2005 at 5:00 p.m. He advised that he had been told that  
the City's ranking for that project was fairly high at 73 out of  
100. He asked Council for direction as to whether they wished  
to resubmit the Christie Street project or consider another  
project like the Mary Street bridge or the Biosolids storage  
facility. He pointed out that should they wish to submit a new  
project, however, time lines would be tight and engineering  
reports would have to be prepared quickly in order to meet the  
deadline.

The Committee agreed and gave direction to submit the  
Christie Street bridge and roadway reconstruction project for  
Round 2 of the Infrastructure Program.

It was noted that a resolution of support will be  
presented at the next meeting of Council.

#### 9. ROADS & FLEET

##### (i) Isabella Street Sidewalk

The Manager of W/U/E advised Council that the  
reconstruction of Isabella Street from Moffat Street westerly to

Doran Street and begun. He noted that he required direction regarding the replacement or removal of the sidewalk on the north side of the street. He pointed out that although this section of Isabella Street does have sidewalks on both sides of the street, the section from Doran Street westerly to the Isabella/Renfrew St. intersection does not.

Responding to a question from Councillor Levasseur, the Manager of W/U/E advised that drainage was not a concern on the roadway portion but there could be difficulty with drainage from private property as land on that side of the road was higher.

It was Councillor Levasseur's opinion that this section of the City was one of the oldest and had a heritage flair to it. He felt that there should be sidewalks on both sides of the road. Councillor O'Neill agreed, pointing out that there were schools just east of the Moffat Street intersection.

**MOTION:** Moved by Councillor Henderson,  
Seconded by Councillor Lafreniere,  
THAT direction be given to proceed with Option 3, the removal of the sidewalk on the north side and an asphalt sidewalk be installed in its' place.  
DEFEATED.

**MOTION:** Moved by Councillor Levasseur,  
Seconded by Councillor O'Neill,  
THAT direction be given to proceed with Option 5, the removal of the sidewalk on the north side and a concrete sidewalk be reinstatd.  
CARRIED.

(ii) Mary St. Bridge & Pembroke St. West Bridge Study

The Manager of W/U/E advised that Ministry of Transportation regulations now require all bridge structures be inspected every two years. The last study was done in 2001. The City was able to utilize the expertise at the County of Renfrew and a study of the eight structures took place this year. Two of the eight structures had been identified as requiring further inspection. Harmer Podolak Consultant Inc.

undertook these further studies and have now made the following recommendations for the Mary Street bridge:

1. Immediately post a load restriction of 3 tonne;
2. Prepare and tender the works considered an emergency; (repair to bearings and abutment pedestals)
3. Complete a detailed engineering investigation review in 2005;
4. Prepare design documents and Class B budget for rehabilitation of the structure in 2006; and,
5. Tender and complete the rehabilitation to the structure in 2006.

It was the Manager's recommendation that a load restriction sign go up immediately on each end of the bridge. Councillor Lowe agreed, pointing out that as this report has been tabled this evening the City needs to be cognizant of its' exposure to liability concerns should something happen.

It was pointed out that the City's fire trucks will not be able to use Mary Street bridge as they weigh more than 3 tons. AS well, he pointed out that school buses and even a one ton truck with a load could weigh more than 3 tons.

The Committee was advised that Harmer Podolak Consultant Inc. be awarded the project to design, tender and undertake the contract administration for the immediate rehabilitation to the bearings and abutment pedestals. A maximum upset limit of \$20,000. has been established for this portion of the works. The Committee directed that these works proceed.

Responding to the comment that this work had not been budgeted for in 2005, the Chief Administrative Officer reminded the Committee that some \$262,000. was expected from the gas tax allocation for 2005 which could be designated for this project.

Regarding the Pembroke St. West bridge, it was noted that it is also in need of work. The retaining walls on both the southeast and southwest sides of the bridge are deteriorating and, as they are owned by the adjacent property owners, Harmer Pololak has recommended that the property owners be notified of this concern.

Councillor Levasseur questioned if there was proof that these retaining walls did not belong to the City. The

Manager of W/U/E advised that he had spoken to the City Solicitor on the matter and been advised that the walls do belong to the adjacent property owners. Councillor Levasseur asked that a legal opinion be obtained from the City Solicitor regarding this fact.

Mayor Jacyno recalled seeing a prospectus of a company out of Cambridge, Ontario who had received awards on their building of bridges and ability to keep the cost down. He believed the company was 'Saltec' and suggested Mr. Unrau look into this company.

It was recommended that a complete detailed condition survey be undertaken on the Pembroke Street West bridge as well as an engineering investigation for its rehabilitation be undertaken as soon as possible.

Responding to a question from Councillor Levasseur, the Manager of W/U/E advised that he has been advised that it will be possible to retain the historical arches on the Pembroke St. West bridge. He noted that it had also been hinted that some money may be available for a project of this nature because of its historical nature.

(iii) Boundary Street West Sidewalk

The Manger of W/U/E confirmed that the design of Boundary Road West had not included the construction of sidewalks although it allowed for them to be built in the future. He asked for the Committee' direction, pointing out that although the project estimate had been for approx. \$731,000., it had come in at only \$561,000.

Councillor White reminded everyone that even though it had come it under budget, financing had not been determined and it had been understood the City could have to go to debenture.

It was Councillor Henderson's feeling that there is prime industrial/commercial land along this road that someone may be interested in. A sidewalk adds to the aesthetics of the area and makes the land more appealing to the prospective buyer.

Councillor Severin pointed out that the construction equipment is there now and if the sidewalk is not built now it will end up costing the City a lot more later.

**MOTION:** Moved by Councillor Levasseur,  
Seconded by Councillor Lowe,  
THAT an asphalt sidewalk be installed on Boundary  
Road West. DEFEATED.

**RECORDED VOTE:**

**YEAS:** Councillors Henderson, Levasseur, Severin and Lowe.

**NEAS:** Mayor Jacyno and Councillors Lafreniere, O'Neill and White.

(iv) Wing & Plow on Loader

It was noted that Grader #77 has been out of commission for more than a year now and plowing operations in 2004 were hampered by the fact that there were only four pieces of snow plowing equipment available to share five plowing routes.

**MOTION:** Moved by Councillor O'Neill,  
Seconded by Councillor Levasseur,  
THAT approval be given for the expenditure of  
\$42,000. to \$44,000. for the installation of a plow  
and wing on the Volvo L70 Loader. CARRIED.

10. ENGINEERING

(i) Traffic Lights - French Catholic School Board

The Manager of W/U/E advised that the traffic lights at the entrance to the French Catholic School Board on Pembroke Street West would be installed before the beginning of the school year. It is also his understanding that the lights will have a sensor mechanism similar to the one at the Miramichi Lodge entrance. He pointed out, though, that the boulevard area from the intersection of Blakely Street to the Mulvihill property line does not have a sidewalk and he was somewhat

concerned that the School Board may not have advised the parents of this.

The C.A.O. advised that staff will be contacting the School Board for written confirmation that the lights will be synchronized as well as the parents having been notified that sidewalks will not be available in the immediate area.

11. PARKS & FACILITIES

(i) P.A.C.C. Scoreboard Replacement

It was noted that this is an information item only. The P.A.C.C. Scoreboard will be purchased by Silver Stick and Pepsi Limited and there will be no financial implications for the City.

(ii) Asbestos Abatement at the P.M.C.

The Manager of W/U/E advised that during the winter of 2005 it was noticed that some pipe insulation in the P.M.C. may contain asbestos. A consultant was hired at a cost of \$4,852.50 to determine if, in fact, there was asbestos. Remedial work is now necessary to have the asbestos removed from pipes. As only \$20,000. was budgeted for this project and the lowest bid coming in was \$16,907., there will be a shortfall of about \$1,759. It was felt that this shortfall could be made up somewhere in the overall Works Budget.

**MOTION:** Moved by Councillor Lafreniere,  
Seconded by Councillor Lowe,  
THAT the contract for the abatement of asbestos in  
the lower level of the P.M.C. be awarded to Asbex  
Ltd. at a contact price of \$16,907. CARRIED.

It was noted that this work has been listed as a priority and the Company urged to complete it as soon as possible, either next week prior to the Fiddling Contest or the week following it. There will be no disruption to services provided at the Memorial Centre.

12. WATER & SEWER

(i) Sewer Rehabilitation Repairs - 2005

The Manager of W/U/E advised that this years' work on sewer lines will continue what was being undertaken in 2003 and 2004 to rehabilitate the sanitary sewer infrastructure where deficiencies were found when the 5-year Infrastructure Management Plan was undertaken.

It was his recommendation, he said, that Sewer Matic Services be awarded the contract for 2005 Relining/ Rehabilitation work at a quoted price of \$115,317.50 plus GST.

**MOTION:** Moved by Councillor Severin,  
Seconded by Councillor Henderson,  
THAT the 2005 Relining/Rehabilitation work be awarded  
to Sewer Matic Services at a price of \$115,317.50  
plus GST. CARRIED.

The meeting then adjourned on motion of Councillor Lowe, seconded by Councillor Lafreniere.