

**SPECIAL MEETING****HELD IN THE COUNCIL CHAMBERS, SEAFORTH, ONTARIO****TUESDAY, APRIL 30<sup>th</sup>, 2013 – 7:00 P.M.**

**Members Present:** Mayor Bernie MacLellan, Deputy Mayor Joseph Steffler  
Councillors David Blaney, Frank Stretton, Dianne Diehl,  
Alvin McLellan, William Siemon, Andrew Flowers, Robert Fisher,  
Nathan Marshall, Les Falconer and Larry McGrath

**Members Absent:** nil

**Staff Present:** CAO/Clerk, Brad Knight  
Public Works Coordinator, Barry Mills  
Fire Chief/CEMC, Marty Bedard  
Economic Development Officer, Jan Hawley  
Executive Assistant, Janice Andrews

**CALL TO ORDER**

Mayor MacLellan called the meeting to order at 7:00 p.m.

**DISCLOSURE OF ELECTED OFFICIALS – PECUNIARY INTEREST** – nil**REPORTS & RECOMMENDATIONS OF MUNICIPAL OFFICERS****Public Works Coordinator – Tenders**

The following tenders were received before 4:30 pm on April 23<sup>rd</sup>, 2013 and opened by Councillor Robert Fisher, CAO/Clerk Brad Knight, Public Works Coordinator Barry Mills and Dennis Elliott of B. M. Ross and Associates Limited.

HE-06-2013 – Victoria Street Reconstruction – Phase II, Seaforth Ward (Project No. 09006-2)

HE-07-2013 – Seaforth Sewage Treatment Plant Expansion – Phase I (Project No. 10086-1)

The tenders received were as follows:

HE-06-2013 – Victoria Street Reconstruction – Phase II

<b>Contractor</b>	<b>Price</b>
Kurtis Smith Excavating Inc.	\$241,820.00
VanDriel Excavating Inc.	\$258,549.73
Lavis Contracting Co. Ltd.	\$237,698.61
Birnam Excavating Ltd.	\$255,295.83
Euro-Ex	\$270,823.42

HE-07-2013 – Seaforth Sewage Treatment Plant Expansion – Phase I

<b>Contractor</b>	<b>Price</b>
Finnbilt General Contracting Ltd.	\$1,125,251.74
Xterra Construction Inc.	\$1,080,794.47
Kingdom Construction Limited	\$1,179,670.00
Sierra Construction	\$1,121,421.00
K & L Construction (Ontario) Ltd.	\$1,119,039.00
BGL Contractors Corp.	\$1,053,160.00
H2 Ontario Inc.	\$1,255,524.02
HIRA Ltd.	\$1,154,860.00
Hadovic Construction	\$1,265,600.00
Baseline Constructors Inc.	\$1,176,330.00

**Moved** by Robert Fisher and seconded by Larry McGrath:

That Huron East Council accept the tender of Lavis Contracting Co. Limited in the amount of \$237,698.61 (including taxes) for the reconstruction of Victoria Street – Phase II, Seaforth Ward (HE-06-2013, Project No. 09006-2). Carried.

**Moved** by Nathan Marshall and seconded by Les Falconer:

That Huron East Council accept the tender of BGL Contractors Corp. in the amount of \$1,053,160 (including taxes) for the Seaforth Sewage Treatment Plant Expansion, Phase I (HE-07-2013), Project No. 10086-1), conditional upon receiving a Certificate of Approval from the Ministry of the Environment. Carried.

**SEAFORTH FOODLAND FIRE**

The following citizens were in attendance regarding the Seaforth Foodland fire and a possible temporary alternative site within the community.

Eric Murray, Carol Henry, Mike DeCorte, Ken Wilson, Ryan Yoanidis, Gerrid Dalton, Ryan Martene, Cody Kropf, Jake Harrison, Charlene O'Reilly, Ken Kramer, Sherri McLachlan, Blane Marks, Marg Whitmore, Bruce Whitmore, Brenda Campbell, Sandi Henderson, Cheryl Adams, Craig Metzger, Kevin Stirling, Cathy Harrison, Lynda Vincent, Allan Carter, Deborah Moylan, Kevan Broome, Don Brown, Troy St. Onge, John McKercher, Jeff Robinson and Ruth Townsend

**Marty Bedard, Fire Chief/CEMC Report**

Marty Bedard provided a summary of the response details regarding Seaforth Foodland Grocery Store fire on April 27<sup>th</sup>, 2013 that resulted in a total loss of the building. There were no injuries reported and the fire was contained to the Foodland Store. Mr. Bedard advised Mutual Aid was called in to assist the Seaforth Fire Department and the Clinton Fire Department responded with their pumper and rescue. West Perth Fire department was also called for assistance. The Ontario Fire Marshalls Investigator was on scene and worked with the Ontario Provincial Police Investigator and the fire is being treated as arson. Mr. Bedard extended appreciation to all agencies involved and the community support received.

**Mayor MacLellan – Update**

Mayor MacLellan advised that this special meeting was called as a result of the fire at the Seaforth Foodland Grocery Store and the unique situation caused by the fire, as the fire had destroyed the only grocery store in Seaforth. Mayor MacLellan noted that initially there were a couple priorities, the first being how to take care of the people who could not get out of town for groceries. He noted that local service groups, churches and neighbours were making plans to assist in the short term. He indicated that assisting in efforts to find a location for a temporary grocery store was a priority, recognizing the need to maintain business traffic in Seaforth and particularly the downtown commercial area. He noted that the grocery store is an economic driver for the entire town, because not only the local population, but the surrounding area comes into town and does other business in town which is important to the community. He advised that a meeting of the Administration Committee had been held on Monday, April 29<sup>th</sup>, 2013 at 7:00 a.m. with all members present plus Councillors Marshall and Fisher, Economic Development Officer Jan Hawley, Seaforth BIA Chair Carolanne Doig and Foodland Grocery Store owner Steve Del Chiaro.

The Administrative Committee had expressed full support to assist with the location of a suitable site for a temporary grocery store, and that support was based on the necessity to have a grocery store in Seaforth. Various sites were suggested as a possible alternative sites for the grocery store with the Seaforth Agri-Plex and the Seaforth Community District Centres being the most suitable sites. After the Administration meeting, Mr. Del Chiaro had toured both sites along with several members from the Committee and the CAO. For various reasons the Seaforth Agri-Plex was not viewed as a viable option.

Mayor MacLellan noted that the Seaforth arena is a community centre and is also designated as a building to be used in emergency situations. It is important to use the building for the betterment of as many people as possible. The Mayor noted that it was not only his opinion, but also that of the Administration Committee that having a grocery store within the town to service 3,000 residents for convenience as well as being an economic driver for businesses within Seaforth, was more important than having ice available for the upcoming season. He reaffirmed that this is a temporary situation as all indications are the grocery store will be rebuilt on the same footprint as quickly as possible, but at this time Council was unaware of the timelines

The Mayor indicated that he had received calls from concerned individuals advising they had events already scheduled at the arena and should be able to use the building. Mayor MacLellan advised that any decisions on an alternative site will be done for the majority of the community and not one individual group. The final decision on a course of action would be made by Council

The following members from the Seaforth Minor Hockey Association attended before Council to express concerns with the Seaforth arena being used as an alternative site for the grocery store and the impact that would result to their Association if the ice was not available.

- Craig Metzger, Secretary/Treasurer
- Ken Wilson, Ice Scheduler
- Lisa Campbell, Representative

It was acknowledged that losing the grocery store was a crisis situation and that the town needs some facilities within town as soon as possible, although they requested Council not to make a crisis for others in solving this crisis. The representative indicated that simply being assigned whatever alternative ice time that was available in other facilities, would simply not work as many of the available times were too late for younger children, especially if they were travelling out of town. Council were also advised that Seaforth Minor Hockey has already been experiencing a declining enrollment and they indicated that not having ice-time in Seaforth this year may contribute further to the decline as parents may look to move their children to other associations. They noted that they were frustrated by the lack of communications. In summary it was noted that Seaforth Minor Hockey presently has 350 players and the impact of not having

ice in Seaforth this year would not affect this year but also future operations. They also requested that user groups of the arena be advised of any meetings concerning an alternative site.

The following citizens attended before Council to express concerns with the Seaforth arena being used as an alternative site for the grocery store and the impact that would result and reiterated the view of the Seaforth Minor Hockey Association members.

- Charlene O'Reilly, community member
- Eric Murray, Seaforth Ringette
- Jeff Robinson, concerned citizen
- Sherri McLachlan, concerned citizen
- Cheryl Adams, parent of children in hockey program
- John Brown, concerned citizen
- Brenda Campbell, hockey parent, business person and local relator

John McKercher suggested to Council that possibly finding alternative facilities for user groups in the hall may provide a lesser impact than relocating users of the ice pad.

Allan Carter, Northside United Church, advised the Church has the Seaforth arena rented for June 8<sup>th</sup>, 2013 and should they be forced to move, demanded compensation for additional expenses this is going to create. Mr. Carter also requested Council to consider all aspects of the current situation, but also consider the long term affects to the rest of the community, now and in the future.

CAO/Clerk advised that engineers will be in Seaforth during the week to look at the store site and the logistics of the ice pad to prepare a contingency plan. He indicated to Council that at this time, there is still a great deal of uncertainty with timelines, and because so much of the timeline is dependent on the condition of the existing site, Council was still basically in the same position as the Administration Committee had been on April 29<sup>th</sup>. He noted that cleanup operations were scheduled to start the next day and would take several days. If the existing site conditions are favorable, the time to rebuild could be significantly less.

Councillor Falconer, who is the Chair of the Administration Committee, advised that events have happened very quickly and at the Administration Committee meeting, the arena was suggested as a possible site. He noted that since the time the ice pad was determined to be the best location of a temporary facility, the users of the ice pad at the arena have expressed concern with the impact on their operations and the lack of communication. Councillor Falconer noted the Council is seeking the best possible option for the community and should Council decide to use the arena as an alternative site for the grocery store, it is Council's responsibility to replace the hours for the user groups of that facility.

Mayor MacLellan advised this issue will continue to evolve over the next several days and will be discussed at length by Council before final decisions are made. Mayor MacLellan also noted that other ratepayers affected in town if there was no grocery store need to be considered as well. CAO/Clerk Knight noted it was expected that a number of meetings will be held during the next few days with the store owner and the parent company Sobeys.

#### Planning Assessment of Foodland Property

CAO/Clerk Brad Knight reviewed the planning information report for the Seaforth Foodland Grocery Store property as prepared by Senior Planner Sandra Weber. It was noted the non-complying provisions permit the reconstruction of the building, within 24 months of the date of destruction, in the same or a different location than the original building, on the same lot, provided the new location does not further reduce the compliance with the provisions of the By-Law to which the original building did not comply. The existing site plan agreement would have to be replaced with a new agreement, but a site plan agreement does not involve giving notice for public meetings.

**Moved** by Andrew Flowers and seconded by Alvin McLellan:  
That Council of the Municipality of Huron East receive the following Reports of Municipal Officers as presented:

- a) Public Works Coordinator
- b) Fire Chief/CEMC

Carried.

#### ADJOURNMENT

**Moved** by Frank Stretton and seconded by Joseph Steffler:  
The time now being 9:37 p.m.

Adjournment

That the meeting do now adjourn until May 7<sup>th</sup>, 2013 at 7:00 p.m. Carried.