

CITY COUNCIL #16-74

June 26, 1974.  
7:20 p.m.

A Special Meeting of City Council was held this evening with the following members present - His Worship Mayor E.C. Lumley, Aldermen G. Leger, A. LeBlanc, G. Samson, A. Clement, D. Webster, D. Fawthrop, F. Guindon, G. Cameron, K. Bough, A. Lebano, J. Pescod and M. Holden.

DELEGATIONS

1973 Financial Report

Alderman Fawthrop introduced Messrs. T. Dawson and B. Dilworth of the firm of Touche Ross & Company. Mr. Hamilton briefly reviewed the revenues and expenditures for last year as outlined in the report with Mr. Dawson referring to the notes to the Financial Statements for the past year. Mr. Dawson stated that in his opinion, the financial structure of the City is fair to good, not as strong as some other municipalities are, but the City has certainly improved a lot. He especially pointed out that the financial situation is presently much stronger than 4 or 5 years ago, noting especially the improvement in the tax arrears situation.

Mr. Hamilton explained that in 1973 the Provincial Government initiated two basic types of grants, a general support grant and an equalization grant. The general support grant given by the Province in 1974 was geared to the level of spending of the municipality. He explained that if the municipality kept the expenditures below 8.0% of the previous year's, then the City would qualify for a maximum grant of 9%. As the level of spending would increase the grant would proportionately go down. Mr. Hamilton further explained that when related to the 1974 budget and calculated the maximum grants, it was found that if the City exceeded 8%, we would lose grants from the Province, the principle being that if the City qualified for the maximum grants, then the ratepayer would benefit by the mill rate being lower.

Mr. Dilworth explained that it is not the usual practice of municipalities to provide for payment of sick leave benefits to employees. This practice, he noted, is used mostly in commercial enterprise and, in his opinion, it would be necessary to set up a reserve fund only if the City expected abnormal turnover of personnel during one year.

Mr. Dawson pointed out that the capital debt is reasonably high when related to other similar municipalities, thus we should be a little more cautious than certain other municipalities. Further, many factors have to be considered, such as improved economic conditions of the municipality which could result in higher assessment. He noted the heavy interest rate, even on temporary borrowing and praised the practice of the City in setting up a reserve for working fund in order to reduce capital borrowing. He referred to the internal controls as operating effectively and indicated his pleasure with the decision of Council to hire a Comptroller, as the financial structure of the City is growing heavier and more complex. Mr. Dawson expressed the appreciation of his firm for the opportunity of serving the City and especially for the excellent help and co-operation they have always received from the Treasurer and all the City staff.

Alderman Lebano, on behalf of Council, expressed thanks to Alderman Fawthrop and Mr. Hamilton as a very stabilizing force in their guidance and assistance in all financial problems.

Mayor Lumley left the meeting and Acting Mayor Guindon assumed the Chair.

Civic Complex

Mayor Lumley advised that Messrs. M.S. Thompson and R. Laplante were present this evening to explain and present drawings of the proposed civic complex. The basic concept drawings, he pointed out, have been approved in principle by the committee and now is an opportunity for Council to study the proposals and see if they with any changes before giving final approval. The Mayor stated that he had received verbal approval from the department in Ottawa that they are prepared to lease 20 acres of land for the erection of this building.

Mr. Laplante explained that following the presentation of plans to Council some 5 weeks ago, they have studied similar buildings in other municipalities, have met with Knox, Martin and Kretch and Damas and Smith and have also received a lot of input from various other parties and as a result have come up with a concept of a structure that actually divides the building in two sections to provide an arena and convention facilities. The overall size of the building is to be 250 feet X 550 feet and a height of 50 feet. The firm feels that one way to eliminate the tremendous height of the building is to berm the area. As to parking requirements, Mr. Laplante stated that provision has been allowed for 450 on-site parking spaces and within 5 minutes walking distance there will be provision for another 2,000 within the downtown core.

Mr. Adams indicated that he is arranging a meeting with Damas and Smith to assure a free flow of traffic to the site and further there will be 4 entrances leading to the complex. Provision is to be made for the handicapped whereby they will have easy access to the main floor and also 4 elevators will be accessible for their use. There will be 4,200 fixed seats with between 1,200 and 1,400 removable seats with another 1,600 to 2,000 seats to be provided on the arena concrete floor for a total of some 7,000 seats within the whole facility. General air conditioning will be provided in the building. The design of the building will be of a nature that the size can be easily increased over the years. A convention room will accommodate 1,000 persons which can be divided into 3 smaller areas when required with an additional convention area to provide for 350 persons.

#### Capitol Theatre

Mr. Douglas Buck, York University, and Mr. Don Thom made a presentation on behalf of the Thom Partnership, architects and planners of Toronto. Each Member of Council was presented with a brief dated June 1974 setting out the proposed renovations to the theatre. These gentlemen explained in some detail how the building could be utilized

by major renovations at an estimated cost of \$694,000. At this time the architect pointed out that many of the desired features could be postponed until a later date and that suitable and adequate renovations could be made for a cost of \$488,400 which would provide all the facilities that would be needed at this time. He suggested the school boards could be encouraged to make use of the facilities; schedules could be arranged with touring and travelling groups to utilize the building. With full usage being made of the building, costs for various performances could be worked out. Mr. Thom stressed the need for determining the various groups throughout the City that could use the building, to what extent they would use the facilities and only then is the City able to decide as to what costs should be expended as they would then know the money that could be realized from the various events. He felt that the building as it now exists is most suitable and could be divided into 2 areas without spoiling that character of the building. The location of the building, in his opinion, is ideal and for general usage two events could take place at one given time. There would appear to be a very handsome canopy which has been enclosed over the years but could be again utilized and arched windows would provide natural lighting which is needed for many stage events. Dividing the building into 2 areas, Mr. Thom believed that 2 events of almost any type could be held simultaneously. The Capitol Theatre could be quite similar in usage to the one in operation in Oakville whereas the renovated building here would be less than one-third of the cost. Asking Mr. Laplante of a local architectural firm for his opinion, Mr. Laplante stated that he could see no conflict between the usage envisioned for the Capitol Theatre and the facilities to be provided in the new civic complex. It was brought out that various grants are available and also while Oakville has a number of full time employees, only one or two full time employees would be required here. A number of car stalls are presently available adjoining the theatre with other car spaces being available in the various parking

lots within a short distance.

The representatives of the firm were thanked for their presentation with Alderman Bough noting that the committee and Council will have to study the proposals and make a decision.

#### Transit

Mr. William Wilson, Secretary Treasurer of the Amalgamated Transit Union, Local 946, read from a brief asking for better transit system and indicating the concern of the bus operators until some definite action is taken by Council.

Moved by Alderman Clement, seconded by Alderman Pescod, that the report be received and referred to the Transit and Transportation Study Committee. Carried.

#### Adoption of Minutes

Moved by Alderman Pescod, seconded by Alderman Leger, that the minutes of a Council meeting held June 10th be adopted as received. Carried.

### COMMUNICATIONS

#### 1. Big Brothers of Canada - Letter of Thanks

Moved by Alderman Lebano, seconded by Alderman LeBlanc, that the letter be filed. Carried.

#### 2. Cornwall Public Library Board - Extension to Present Library Facilities

Moved by Alderman Leger, seconded by Alderman Samson, that the letter be referred to the sub-committee composed of representatives of the Cornwall Public Library Board and the Counties Library Board. Carried.

#### 3. Fred J. Dixon - Dust Problem, McConnell and Tollgate

Moved by Alderman LeBlanc, seconded by Alderman Cameron, that the letter be received and referred to the City Engineer. Carried.

#### 4. Raisin Region Conservation Authority - Closing of Road

Moved by Alderman Pescod, seconded by Alderman Lebano, that the recommendation as presented by the Authority be adopted. Carried.

5. Downtown Shopping Centre Association - Burned Properties on Pitt

Moved by Alderman Pescod, seconded by Alderman Bough, that the letter be received and referred to the Director of Housing for report to the next meeting of Council. Carried.

6. Downtown Shopping Centre Association - Former New York Cafe Property

Moved by Alderman Pescod, seconded by Alderman LeBlanc, that the letter be referred to the Director of Housing. Carried.

Suspend Rule 48

Moved by Alderman Webster, seconded by Alderman Clement, that Rule 48 be suspended in order for Mr. R. Pearson to address Council. Carried.

Mr. Pearson stated that the merchants were concerned with the condition of the two properties but would particularly ask that the hole in the land where the New York Cafe formerly stood be filled in and the area levelled. He also suggested that the City, if at all possible, expropriate the lease or in some manner acquire the land now owned by St. John's Church.

PETITIONS

PE #18-74 - William Fetterly & others - Watermain on Briarhill from Elgin to Dundee and on Dundee from Briarhill to Dewhurst

Moved by Alderman Holden, seconded by Alderman Clement, that the petition be referred to the City Engineer. Carried.

REPORTSEnvironmental Control Committee #5-74

Moved by Alderman Clement, seconded by Alderman Samson, that the report be received and adopted. Carried.

Planning Board #5-74

Moved by Alderman Pescod, seconded by Alderman Lebano, that the report be received and adopted. Carried.

Rept. re Drainage Pattern, Vincent Massey Drive Sanitary Sewer System #11-74

Moved by Alderman Pescod, seconded by Alderman Samson, that the report be received and adopted. Carried.

Monthly Progress Rept., Dept. of Public Works #4-74

Moved by Alderman Bough, seconded by Alderman Cameron, that the report be received. Carried.

Alderman Lebano commended those responsible for improving the appearance around the Justice Building and hoped that similar action would be taken at Memorial Park. He suggested that the fence be painted and the grass, etc. be trimmed and the flower beds improved.

The Public Works Department was asked to expedite the traffic line markings on the streets with Alderman Clement asking that the curbs be replaced on the west side of McConnell between Fourth and Fifth Streets.

Dept. of Public Works Rept. re Off-Hour Supervision #5-74

Moved by Alderman Lebano, seconded by Alderman Bough, that the report be received. Carried.

Report re Cleaning of Catchbasins, Tender #24-74

Moved by Alderman Pescod, seconded by Alderman LeBlanc, that the tender of Sanitank Incorporated be accepted at a total price of \$4,416.00. Carried.

Report re Waterworks Vehicle, Tender #25-74

Moved by Alderman Clement, seconded by Alderman Leger, that the tender of Cornwall Motor Sales Limited at a price of \$7,960.00 be accepted. Carried.

Seaway Valley Regional Tourist Council, May 15/74

Moved by Alderman Samson, seconded by Alderman Webster, that the report be received. Carried.

Raisin Region Conservation Authority, June 13/74

Moved by Alderman Lebano, seconded by Alderman Pescod, that the report be received. Carried.

Rept. re Swimming and Wading Pool Glenview Heights Park, Tender #22-74

Moved by Alderman Leger, seconded by Alderman Lebano, that the report be received and adopted. Carried.

Transit & Transportation Study Committee #3-74

Alderman Cameron read the report and moved for the adoption and the motion was seconded by Alderman LeBlanc, Carried.

RESOLUTIONS

RE #38-74 - Township of Pittsburgh - Increase in penalty for non payment of taxes

Moved by Alderman Cameron, seconded by Alderman Samson, that the resolution from the Township of Pittsburgh be filed. Carried.

RE #39-74 - City of Nanticoke - Provincial lottery to provide funds re natural disasters

Moved by Alderman Bough, seconded by Alderman Webster, that the resolution from the City of Nanticoke be filed. Carried.

RE #40-74 - City of Cornwall - Mechanical Signing

Moved by Alderman Fawthrop, seconded by Alderman Guindon, that the signatures of the Mayor and Treasurer may be mechanically reproduced on cheques and promissory notes. Carried.

RE #41-74 - City of Cornwall - Construction of 150 Senior Citizens Housing

Moved by Alderman Pescod, seconded by Alderman Webster, that whereas the submission, by Doran Construction Ltd. of Ottawa, for the construction of 150 Senior Citizen Housing units in the City of Cornwall, has been approved by the Board of Directors of the Ontario Housing Corporation;

And whereas the plans of the said housing units have been presented to the Council of the City of Cornwall for concurrence on June 26th, 1974;

Now therefore, be it resolved that the Council of the City of Cornwall approves the construction of the said housing units in accordance with the plans presented. Carried.

Alderman Lebano suggested that a small delegation attend at Toronto to see if the recreational facilities could be provided for in this structure. However, it was brought out that approximately 2,000 square feet may be left at the south end of the building for this purpose and any other facilities added in the future.



BY-LAWS

- By-law No. 1662 - Temporary Loan re By-law No. 1600/74 - \$264,240.90
- 1663 - Temporary Loan re By-law No. 1602/74 - \$8,872.92
- 1664 - Temporary Loan re By-law No. 1627/74 - \$85,000.00
- 1665 - To amend By-law No. 1534/74 (Monthly parking pass)
- 1666 - To name Loyalist Street
- 1667 - To name Campbell Street
- 1668 - To appoint a Chief Administrative Officer
- 1669 - To provide for annual remuneration of Members of Council (Comm. of the Whole)

Moved by Alderman LeBlanc, seconded by Alderman Bough, that the by-laws be read a first and second time.  
Carried.

- By-law No. 1600 - To authorize the construction of extensions to the waterworks system on Wallrich, future Ninth Street extension and Saunders Drive - \$264,240.90
- 1602 - To authorize the construction of extensions to the waterworks system on Dundee from Elgin to Lot 211, Plan 240 - \$8,872.92
- 1627 - To authorize the construction of a swimming pool and related structures in Glenview Heights Park - \$85,000.00
- 1662 - Temporary Loan re By-law No. 1600/74 - \$264,240.90
- 1663 - Temporary Loan re By-law No. 1602/74 - \$8,872.92
- 1664 - Temporary Loan re By-law No. 1627/74 - \$85,000.00
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Moved by Alderman LeBlanc, seconded by Alderman Webster, that the by-laws be read a third time, passed, signed and sealed.

An amendment was made by Alderman Clement, and seconded by Alderman LeBlanc, that the by-laws be given a third reading with a change in By-law 1666 to name the street Federal Street and By-law 1667 to read Provincial Street. The amendment was defeated and the motion carried.

#### NEW BUSINESS

##### Service Club Sign

The suggestion of Alderman LeBlanc that the Service Clubs' sign at the west end of the City be painted was referred to the Director of Housing.

##### Date of Meeting

Moved by Alderman Bough, seconded by Alderman Holden that the next regular meeting of Council take place on July 9th. Carried.

##### Canal Lands

Alderman Lebano suggested that at the next meeting with Mr. Knox, that the firm be asked to consider the installation of a second fountain.

Alderman Lebano referred to the money being expended by the Optimist Club in the work being carried out on the sports complex on Ontario Street and the tennis courts in the Riverdale Area.

##### Council Meetings

Acting Mayor Guindon suggested that when the date of a meeting is to be changed, the opinion of the aldermen should be obtained. He also complained that it is not fair to members of Council to be given notice just prior to the meeting that Council is meeting one-half hour earlier. He also asked that when a Council meeting is held during the week, the agenda be forwarded to the members on Friday afternoon.

##### Adjournment

On motion of Alderman Fawthrop, seconded by Alderman Lebano, Council adjourned into Committee of the Whole at 11:10 p.m.

Following a meeting of Committee of the Whole,  
Council reconvened.

Committee of the Whole #19-74

Moved by Alderman Cameron, seconded by Alderman  
Samson, that the report be adopted as received. Carried.


By-law No. 1669/74

Moved by Alderman Holden, seconded by Alderman  
Fawthrop, that the by-law be read a third time, passed, signed  
and sealed. Carried.

Adjournment

Moved by Alderman Cameron, seconded by Alderman  
Samson, that Council adjourn at 11:45 p.m.

  
Clerk

  
Mayor