



Township of St. Clair

Minutes

Regular Council Meeting

Monday, December 1, 2025 @ 3:00 PM

Council Chambers

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENTS

3. DECLARATION OF PECUNIARY INTEREST

4. ADOPTION OF MINUTES

- 4.1. Regular Council Meeting - November 17, 2025
[DRAFT Regular Council - 17 Nov 2025 - Minutes](#)
- 4.2. Minutes of Township Committees:
[Heritage St. Clair - Minutes September 17, 2025](#)

5. DELEGATIONS/PRESENTATIONS

- 5.1. **2:30pm - IN-CAMERA DEPUTATION - Not Open to the Public**
- Under Section 239(2)(d) to consider a consultant's report on the structure of the Township's IT Department
- 5.2. **3:10pm - Vogtech - St. Clair Energy Plant Proposal - Bickford Line**
[Vogtech - BESS + Gas Power](#)
- 5.3. **3:20pm - Emily Hunter - Environmental Defense Canada - Re: Vogtech's Proposal (VIRTUAL)**
[Environmental Defence Canada](#)
- 5.4. **3:30pm - Skyline Energy BESS Proposal**
[St Clair BESS - Council Presentation \(MSR\) - 20251201](#)
[Skyline Energy letter to Council re St Clair 1 BESS - Polymoore Rd outreach](#)
[Skyline Energy - St Clair BESS - MOU](#)
[Exhibit C to Skyline Energy letter to Council re St Clair 1 BESS - Polymoore Rd outreach 20251124](#)
[Noise Screening Analysis](#)
[SSWA Peer Review - BESS Noise Study, 469 Polymoore Drive WA25-058](#)
- 5.5. **3:40pm - Darlene Coke & Andrew Meyer - Lambton County - Sombra Library Update**
[Report to Township of St Clair Council - Consolidation of Port Lambton and Sombra Libraries](#)
[Lambton County Library - Town Hall Public Meeting and Survey Report](#)
[Lambton County Library - Sombra Class D Cost Estimate](#)
[Lambton County Library - Sombra Space Redesign](#)

- 5.6. **3:50 p.m. - St. Clair Fire Department - Community Connect - First Due - Burn Permits**
Demonstration of the new Burn Permit Process

6. CORRESPONDENCE ITEMS

- 6.1. Brigden Bike Park Request
[Brigden Bike Park](#)
- 6.2. Sea-Can Storage for Antique Fire Trucks
[LaFrance Storage Letter to Council](#)
[Estimate from KUDO CAN inc](#)

7. INFORMATION ITEMS

- 7.1. Police Services Board Minutes
[LGPSB - Aug 13, 2025 Minutes](#)
- 7.2. OPP Detachment Board Meeting Highlights
[LGODB -Oct 2025 - Meeting Highlights](#)

8. REPORTS OF COMMITTEES AND STAFF

- 8.1. [Clerk's Report - 2026 Council Meeting Schedule](#)
[Council Meeting Schedule 2026](#)
- 8.2. [Treasurer's Report - 2026 Tax Due Dates](#)
[2026 Tax Due Dates](#)
- 8.3. [Treasurer's Report- Vendor Invoices and RBC Visa Charges](#)
[Vendor Invoices and RBC VISA Charges](#)
- 8.4. [Fire Chief's Report - Monthly Report November 2025](#)
[Fire Department Council Report](#)
- 8.5. [Coordinator of Engineering - Pumping Station Rehabilitation](#)
[Pumping Station Rehabilitations](#)
- 8.6. [Coordinator of Engineering - Storm Sewer Outfall at Corunna Pumping Station](#)
[Storm Sewer Outfall at Corunna Pumping Station](#)
- 8.7. [Director of Community Services - Monthly Report](#)
[Monthly Report](#)

9. BY-LAWS

- 9.1. By-Law 35 of 2025 - Sewer Agreement with Lambton College Fire School
[DRAFT B-L 35 of 2025 - Sewer Agreement with Lambton College Fire School](#)
- 9.2. By-Law 44 of 2025 - Confirming
[DRAFT B-L 44 of 2025 - Confirming](#)

10. COUNCILLORS' REPORTS

11. UPCOMING MEETINGS

- 11.1. Regular Meeting - Session 21 - December 15, 2025 at 6:00 pm
- 11.2. Regular Meeting - Session 1 - January 12, 2026 at 3:00 pm
- 11.3. Regular Meeting - Session 2 - February 2, 2026 at 3:00 pm

12. IN CAMERA SESSION

- 12.1. Deputation - 2:30 p.m. - Consultant's IT Structure Report
Section 239(2)(d)
- 12.2. To discuss legal representation for an upcoming Drainage Tribunal
Hearing
Section 239(2)(e)
- 12.3. To consider a technical proposal submitted by a contractor related to
the expansion of the WWTP
Section 239(2)(i)
- 12.4. To discuss identifiable personnel
Section 239(2)(b)

13. ADJOURNMENT



MINUTES

Regular Council Meeting

3:00 PM - Monday, December 1, 2025
Council Chambers

The Regular Council of the Township of St. Clair was called to order on Monday, December 1, 2025, at 3:00 PM, in the Council Chambers, with the following members present:

PRESENT: Councillor Bill Myers, Councillor Brad Langstaff, Councillor Holly Foster, Mayor Jeff Agar, Councillor Pat Brown, Deputy Mayor Steve Miller, CAO John Rodey and Clerk Jeff Baranek

EXCUSED: Councillor Cathy Langis

1. CALL TO ORDER

This meeting is being streamed live through the St. Clair Township Website. By attending a public meeting of Council you are consenting to your image, voice and comments being recorded and published to the Township website.

Anyone who is invited to speak will be recorded and their voice, image and comments will form part of the live stream and public record.

2. LAND ACKNOWLEDGEMENTS

We acknowledge that this land on which we are gathered today is part of the ancestral land of the Chippewa, Odawa, and Potawatomi peoples, referred to collectively as the Anishinaabeg. It is through the connection of the Anishinaabeg with the spirit of the land, water and air that we recognize their unique cultures, traditions, and values. Together as treaty people, we have a shared responsibility to act with respect for the environment that sustains all life, protecting the future for those generations to come.

3. DECLARATION OF PECUNIARY INTEREST

None to declare.

4. ADOPTION OF MINUTES

4.1 Regular Council Meeting - November 17, 2025

Motion 1

Holly Foster made a motion - Be it resolved that the minutes of the Regular Council Meeting held on November 17, 2025 be received and approved. Bill Myers seconded the motion. CARRIED

4.2 Minutes of Township Committees:

Motion 2

Pat Brown made a motion - Be it resolved that the minutes of the Heritage St. Clair committee meeting held on September 17, 2025 be accepted and approved. Steve Miller seconded the motion. CARRIED

5. DELEGATIONS/PRESENTATIONS

5.1 2:30pm - IN-CAMERA DEPUTATION - Not Open to the Public

- Under Section 239(2)(d) to consider a consultant's report on the structure of the Township's IT Department

5.2 3:10pm - Vogtech - St. Clair Energy Plant Proposal - Bickford Line

Representing Vogtech Renewables, Gabriel Fono presented the results of their public information session.

Mr. Fono reported that all the feedback has been positive and the questions presented at the public information session were technical in nature.

Vogtech is prepared to enter into a Community Benefit Agreement that would pay the Township \$1000/MW each year for the twenty-year term of the project, should it be approved by the IESO.

Vogtech is seeking two endorsement motions: one for a 195 MW BESS project, and a 250 MW gas-turbine plant.

Township Fire Chief Boyes said for him to provide support was preliminary as he has seen neither a concept nor a site plan; but the Township would be more comfortable if Vogtech would consider entering into a Memorandum of Understanding that included specific commitments.

Councillor Langstaff noted that he would not be comfortable entering into a Community Benefit Agreement that did not contain escalator clauses that, at minimum, keeps up with inflationary increases. Mr. Fono noted Vogtech would commit to an agreement that included those terms.

Councillor Foster noted she is not in favour of this development indicating they do not appear to be prepared properly.

Motion 3

Holly Foster made a motion - Be it resolved that the request submitted by Vogtech Renewables to endorse two applications for the IESO LT2 intake in favour of a BESS operation and a gas-turbine energy generation project be denied. Brad Langstaff seconded the motion. MOTION LOST

Motion 4

Steve Miller made a motion - Be it resolved that the decision to endorse BESS and Gas Turbine projects submitted by Vogtech Renewables be deferred to the next Regular Meeting to allow the parties to negotiate an acceptable Memorandum of Understanding. Pat Brown seconded the motion. CARRIED

5.3 3:20pm - Mike Marcolongo - Environmental Defense Canada - Re: Vogtech's Proposal (VIRTUAL)

Representing Environmental Defense Canada, Mike Marcolongo submitted comments in objection to the proposal submitted by VogTech for a gas turbine generation plant.

Mr. Marcolongo suggested the local market is saturated with gas-turbine generators and that the current amount exceeds what IESO originally was seeking. Despite the presentation by VogTech indicating they would switch to low-carbon Hydrogen, there are no approved fuels for this at this time and the endorsement of this project would increase the carbon footprint of the area.

Mr. Marcolongo closed his presentation by suggesting gas-fired generation is the most expensive form of energy and asked Council not to endorse the submission from VogTech Renewables suggesting they are severely underprepared.

5.4 3:30pm - Skyline Energy BESS Proposal

Matt Kennedy, the Director of Skyline Energy, presented the updates since the last deputation. Skyline opted to pursue the development in two phases as a result of the available capacity in the lines along Polymoore Drive. The first phase of 18MW can be transmitted using the infrastructure along Polymoore, whereas Phase 2, consisting of another 180MW will need access under the CN Rail line to the west.

The Noise analysis prepared by SLR Consulting Canada Ltd. and submitted by Skyline as part of their application has been peer reviewed by SS Wilson and Associates who confirmed the favourable findings of the original report.

In addition to the public consultation, Skyline approached all 27 existing establishments on Polymoore to advise of their intention and noted they heard only positive feedback, and the Township confirmed they have not had anyone contact them from the Industrial Park.

Skyline is seeking a MSR Municipal Support Resolution for Phase 1 - an 18 MW BESS facility located at 459 Polymoore Drive.

Motion 5

Steve Miller made a motion - Be it resolved that the Township endorses the 18 MW BESS Proposal submitted by Skyline Energy for their site located at 469 Polymoore Drive in advance of the LT2 Intake issued by the IESO with a deadline date of December 18, 2025. Pat Brown seconded the motion.
CARRIED

5.5 3:40pm - Darlene Coke & Andrew Meyer - Lambton County - Sombra Library Update

On behalf of the County of Lambton, Darlene Coke and Andrew Meyer presented the results of the townhall meeting held at the Port Lambton Community Hall on October 1, 2025 related to the potential merger of Port Lambton and Sombra Libraries. A total of 53 people attended the meeting and 81 more submitted comments. Of those participants, 56% were residents of Port Lambton.

The most significant results were that the majority agreed there was a benefit in a larger space given the abundance of increased services that could be provided; but most agreed the loss of the space in Port Lambton presented some significant challenges.

As the pursuit of the most suitable retrofit for the space unfolded, it was realized that the costs for the project would be significantly higher than originally expected. The current design would cost the Township north of \$900,000 and the County would be responsible for costs higher than \$200,000.

Given those financial and future planning for Port Lambton Challenges, the County is seeking a motion authorizing a delay in the project to continue planning and to seek third party funding sources.

Motion 6

Holly Foster made a motion - Be it resolved that the report from the County of Lambton in relation to the proposed Consolidation of Port Lambton and Sombra Libraries be received for information; and

THAT a decision to consent to the closure of the Port Lambton Library to allow Township staff to work with the County of Lambton to consider the community feedback received from the Town Hall session be deferred, to allow time to identify options and costs for continued library service delivery to Port Lambton; and

THAT Township staff be directed to work with the County of Lambton to pursue third party funding opportunities to support the proposed capital renovation to the Sombra Library to mitigate the impact to the local taxpayer; and

That Township and County staff report back to Council on items (b) and (c) above together with a funding and/or financing plan, including identification of any third-party funding, if available, for further instructions and direction in anticipation of 2027 budget deliberations. Brad Langstaff seconded the motion. CARRIED

5.6 3:50 p.m. - St. Clair Fire Department - Community Connect - First Due - Burn Permits

Deputy Chief Bicum demonstrated to Council the use of the Community Connect feature and specifically the new Burn Permit application as part of First Due, which will be rolled out in 2026.

6. CORRESPONDENCE ITEMS

6.1 Brigden Bike Park Request

Motion 7

Holly Foster made a motion - Be it resolved that the request to develop a bike park in Brigden be received and filed. Steve Miller seconded the motion. CARRIED

6.2 Sea-Can Storage for Antique Fire Trucks

Motion 8

Holly Foster made a motion - Be it resolved that the addition of two sea-cans be approved for installation at the Corunna Fire Hall for the storage of two antique fire trucks; and that it be funded using excess funds from the approved budget. Bill Myers seconded the motion. CARRIED

7. INFORMATION ITEMS

7.1 Police Services Board Minutes

7.2 OPP Detachment Board Meeting Highlights

Motion 9

Steve Miller made a motion - Be it resolved the following items be received as information:

7.1 - Lambton Group OPP Detachment Board - Meeting Minutes August 13, 2025

7.2 - Lambton Group OPP Detachment Board – Meeting highlights October 2025 Pat Brown seconded the motion. CARRIED

8. REPORTS OF COMMITTEES AND STAFF

8.1 Clerk's Report - 2026 Council Meeting Schedule

Motion 10

Holly Foster made a motion - Be it resolved the 2026 Council Meeting Schedule Report submitted by Clerk Jeff Baranek be received and that the meeting schedule for 2026 be approved. Bill Myers seconded the motion. CARRIED

8.2 Treasurer's Report - 2026 Tax Due Dates

Motion 11

Pat Brown made a motion - Be it resolved that the 2026 Tax Due Dates report submitted by Treasurer George Lozon, be received and that the deadline dates contained within be approved. Steve Miller seconded the motion. CARRIED

8.3 Treasurer's Report- Vendor Invoices and RBC Visa Charges

Motion 12

Brad Langstaff made a motion - Be it resolved that the Vendor Invoices and RBC VISA Charges Report submitted by Treasurer George Lozon be received and that the included vendor invoices be approved for the period of October 26, 2025, to November 22, 2025, totaling \$5,021,118.94; and the RBC Visa charges for the period October 16, 2025, to November 17, 2025, be approved totaling \$64,418.09. Bill Myers seconded the motion. CARRIED

8.4 Fire Chief's Report - Monthly Report November 2025

Motion 13

Steve Miller made a motion - Be it resolved that the Monthly report submitted by Director of Emergency Services/Fire Chief Richard Boyes, be received as information. Brad Langstaff seconded the motion. CARRIED

8.5 Coordinator of Engineering - Pumping Station Rehabilitation

Motion 14

Holly Foster made a motion - Be it resolved that the Pumping Station Rehabilitation – Tender Results Report submitted by Coordinator of Engineering Andrew Malpass, be received and that the tender submitted by Cope Construction and Contracting Inc. in the amount of \$398,701.00 plus HST be accepted and that the Mayor and Clerk be authorized to sign the contract and other related documents. Pat Brown seconded the motion. CARRIED

8.6 Coordinator of Engineering - Storm Sewer Outfall at Corunna Pumping Station

Motion 15

Holly Foster made a motion - Be it resolved that the Storm Sewer Outfall at Corunna Pumping Station report submitted by Coordinator of Engineering Andrew Malpass be received and that the project be included and approved as part of the 2026 Capital Budget. Brad Langstaff seconded the motion. CARRIED

8.7 Director of Community Services - Monthly Report

Motion 16

Holly Foster made a motion - Be it resolved that the Monthly Report submitted by Director of Community Services Kendall Lindsay be received as information. Brad Langstaff seconded the motion. CARRIED

Motion 17

Holly Foster made a motion - Be it resolved that Department Heads be required to submit quarterly reports on progress on Capital Projects for the current year. Brad Langstaff seconded the motion. MOTION LOST

9. BY-LAWS

9.1 By-Law 35 of 2025 - Sewer Agreement with Lambton College Fire School

9.2 By-Law 44 of 2025 - Confirming

Motion 18

Pat Brown made a motion - Be it resolved that the following By-laws receive first second, and third and final readings and be thereby passed and that the Mayor and Clerk be authorized to execute appurtenant agreements:

- 9.1 - By-Law 35 of 2025 – Sewer Agreement with Lambton College Fire School
 - 9.2 – By-Law 44 of 2025 - Confirming
- Brad Langstaff seconded the motion. CARRIED

10. COUNCILLORS' REPORTS

COUNCILLOR BROWN

Councillor Brown attended the SCRT meeting; the Rec Club Christmas Party; and participated in the Corunna Santa Claus Parade. Councillor Brown congratulated the Moore Optimists on a job very well done noting the event was well attended.

COUNCILLOR FOSTER

Councillor Foster attended a Girl Guides Fundraiser; the rec club Christmas Party; and recently completed a seven-week program offered by the Jean Collective. Councillor Foster thanked staff for continuing to respond to her requests in an expedient manner.

COUNCILLOR LANGSTAFF

Councillor Langstaff attended the Wilkesport Hall meeting; the Sombra Museum meeting; the rec club Christmas Party; and the Light up the Park event in Sombra. Councillor Langstaff attended the Jansen Jingle, which is a fundraiser for the Ronald McDonald House and asked staff to solicit MPAC for a presentation on how assessment works on re-assessed properties during this assessment freeze.

COUNCILLOR MYERS

Councillor Myers attended the community dance at the Wilkesport Hall; the meeting at the Sombra Museum; and the Jansen Jingle fundraiser.

DEPUTY MAYOR MILLER

Deputy Mayor Miller attended two County Council meetings and the Rec Club Christmas Party.

MAYOR AGAR

Mayor Agar attended two County Council meetings; an information session on the Conservation Authority realignment; the Seniors Advisory Meeting; the craft sale at Wellings; the volunteer appreciation night in Brigden; the Creative County meeting; the LAWSS Board meeting; the Rec Club Christmas Party; the Light up the Park event in Sombra; participated in the Corunna Santa Claus Parade; and attended the community open house facilitated by Vogtech Renewables noting his disappointment that only six residents attended.

Mayor Agar closed his report by responding to some online comments related to the selling of the cabins at the Mooretown Campground. Council promised to seek all revenue sources, large or small, to assist in the continued operation of the campground and these units required maintenance and had been severely underused; so their sale will inject some funds into the operation costs, and will open up some vacant transient lots.

11. UPCOMING MEETINGS

- 11.1 Regular Meeting - Session 21 - December 15, 2025 at 6:00 pm
- 11.2 Regular Meeting - Session 1 - January 12, 2026 at 3:00 pm

11.3 Regular Meeting - Session 2 - February 2, 2026 at 3:00 pm

12. IN CAMERA SESSION

- 12.1 Deputation - 2:30 p.m. - Consultant's IT Structure Report
Section 239(2)(d)
- 12.2 To discuss legal representation for an upcoming Drainage Tribunal Hearing
Section 239(2)(e)
- 12.3 To consider a technical proposal submitted by a contractor related to the expansion of the WWTP
Section 239(2)(i)
- 12.4 To discuss identifiable personnel
Section 239(2)(b)

Motion 19

Steve Miller made a motion - Be it resolved that the meeting enter into an in-camera session to discuss the following:

- 12.1 - to discuss the structure of the Township IT Department under Section 239(2)(d)
- 12.2 – Legal representation for an upcoming Drainage Tribunal Hearing under Section 239(2)(e)
- 12.3 – to consider a technical proposal submitted by a contractor related to the expansion of the WWTP under Section 239(2)(i)
- 12.4 – To discuss identifiable Personnel under Section 239(2)(b) Holly Foster seconded the motion. CARRIED

RISE AND REPORT

Motion 20

Bill Myers made a motion - Be it resolved that a Township IT department consisting of 1 Director and 1 supporting staff be approved for submission as consideration for the 2026 Operating Budget. Steve Miller seconded the motion. CARRIED

13. ADJOURNMENT

12.5 The meeting adjourned at 5:45 pm.

Motion 21

Bill Myers made a motion - Be it resolved that the meeting do hereby adjourn. Pat Brown seconded the motion. CARRIED

Mayor - Jeff Agar

Clerk - Jeff Baranek

