

**MINUTES  
PORT OF JOHNSTOWN MANAGEMENT COMMITTEE  
MUNICIPAL OFFICE – SPENCERVILLE  
WEDNESDAY, MARCH 17, 2021  
6:30 PM**

Present: Mayor Patrick Sayeau, Chair  
Deputy Mayor Tory Deschamps  
Councillor Hugh Cameron  
Councillor Stephen Dillabough  
Councillor John Hunter  
Mr. Joe Hendriks  
Mr. Frank McAuley

Staff: Robert Dalley, General Manager  
Kevin Saunders, Operations Manager  
Rebecca Williams, Clerk

1. Call to Order

Mayor Sayeau called the meeting to order at 6:30 p.m.

2. Approval of Agenda

**Moved by:** F. McAuley

**Seconded by:** H. Cameron

That Committee approve the agenda as presented.

Carried

3. Disclosure of Pecuniary Interest & the General Nature Thereof – None

4. Delegations & Presentations

a) Aquatarium

Mr. Beatty, Mr. Harder, Mrs. McFall, and Ms. Ching presented the Committee with a new main exhibit conceptual idea for the Aquatarium. Mr. Beatty noted that the Aquatarium is refreshing its exhibits and would like to build a new exhibit to showcase the importance of the local agricultural business, seaway system and Port of Johnstown grain elevator system.

Mr. Harder provided Committee with a detailed overview of the proposed exhibit for the Port of Johnstown and other possible new exhibits. Mr. Harder outlined the proposed cost associated with engineering, building and maintaining the new exhibit. It was noted that the Port of Johnstown exhibit is approximately \$750,000.00. Mrs. McFall noted that the Aquatarium wants to take a more regional approach that incorporates the agricultural and Port industry, as well as business and recreation. Mrs. McFall noted that the new exhibit would provide educational information to the general public and

children. It was noted that the Aquatarium are not requesting a specific donation amount at this time. It was confirmed that there will be donations and that a donor has agreed to match the donations dollar for dollar.

There was a brief discussion on the timeframe to get the exhibit up and running. It was noted that the Aquatarium's goal is to have the new exhibit ready for March 2022. There was a general discussion on how COVID has impacted revenues and restricted the public from visiting the centre. It was noted that the Aquatarium lost a large amount of revenue due to the schools not being able to visit. Members inquired about the number of years an exhibit remains in the centre. It was noted that some exhibits created are in the centre for 10 years.

Members suggested that the Aquatarium connect with various tractor/truck/vessel companies to see if any of them would be interested in sponsoring the exhibit. Committee suggested that support and possible funding for the exhibit be discussed at a future Port meeting. Mr. Beatty noted that the Aquatarium may seek commitments/pledges for such exhibits over a 3 year period, as to not impact budgets as drastically.

Committee thanked the members of the Aquatarium for the presentation.

#### b) CREWS

Mr. Laffitte and Mr. Jones with CREWS presented the Committee with a proposal to purchase a parcel of land from the Port that would expand CREWS railcar storage capacity from approximately 500 to 1200 railcars. Mr. Laffitte highlighted CREWS agreement with the Port for rail car storage and how purchasing of the Port land could potentially benefit both parties. Mr. Laffitte noted that the additional land would be used for storage instead of a loading area to circumvent any additional noise pollution.

Mr. Laffitte outlined the proposed location of the berm and radius of noise pollution in comparison to location of County Rd 2 noise and the residential locations. Members confirmed that the area being used for railcar storage would likely only operate from 7am-3pm, however the business operation is open from 7am-11pm, with transloading open 24 hours a day. There was a brief discussion of products being stored in the railcars and the potential impact to local residents. Members inquired if the old rail line near the property could be utilized. It was noted that the line would not be reinstated or operational. It was noted that by purchasing the property and expanding business, may result in an additional 6-8 jobs.

There was a general discussion on how CREWS could utilize their recently purchase land if the Port does not sell the property to CREWS. It was noted that with CREWS current property, they would be able to add an additional 60-80 railcar storage. Members confirmed that CREWS intends to build a noise berm whether or not the Port sells them the other parcel of land. Mr. Laffitte outlined the following: how the Port could benefit from CREWS

purchasing the parcel of land, and their purchase proposal. A member noted that CREWS did not outline any additional benefits, other than a few new jobs for the public. It was noted that CREWS would offer \$1 for the land purchase, being an unconditional offer and then provide the Port with \$100,000 worth of services for the Port in the future.

There was a brief discussion on history of the parcel of land and the possible amount that would be required to be paid to the federal government, as per the transition agreement. Committee briefly discussed the sale of surplus land policy and the current zoning of the parcel of land.

Committee thanked Mr. Laffitte and Mr. Jones for the presentation.

5. Minutes of the Previous POJ Committee Meeting

a) Regular Meeting – February 17, 2021

**Moved by:** H. Cameron

**Seconded by:** S. Dillabough

That Port Management Committee receives and approves the minutes of Port Management Committee meeting dated February 17, 2021.

Carried

6. Business Arising from Previous PMC Minutes – None

7. Discussion Items

a) Review Community Funding Applications

Port staff provided a summary of the funding applications and review process. It was noted that certain applications would impact the Township due to items being on Township property. It was noted that SERA's application for a pickleball/tennis court rehab would directly impact the Township and if they only receive a portion of the funding, they would not be able to complete the project. Port staff highlighted that the Cardinal Legion request for a new play structure is also owned and maintained by the Township, with regular inspections taking place to ensure that it is a safe structure.

There was a brief discussion on potential projects with the Akwesasne for Port property. It was noted that the only project tentatively planned for 2021 is the planting of sunflowers on Port property, which can help reduce pollutants in the soil.

Committee reviewed the applications and reviewed the evaluation charts. There was discussion on how to divide the funding and which groups would be able to utilize the funds to their full benefit. Committee discussed community groups ability and capacity to fundraise for projects and if they would be able to manage the projects on their own or require additional

support from Port staff. Members commented on the applications and noted that the Spencerville Mill project has been fundraising for the repairs and if they do not receive the full amount requested from the Port, then the project will still be completed in 2021.

Committee discussed the option of eliminating two applications during the meeting and then reviewing the remaining applications at the next meetings. Members suggested the removal of various applications based on their completed applications, impacts to the Township, and evaluation criteria. Members suggested that signage should be designed and installed at locations which have received funding from the Port program.

There was consensus from Committee to fund the following applications:

- SBCC - \$5,500
- St. Johns United Church First Responders - \$5,000
- Spencerville Mill Foundation - \$64,500

8. Action/Information Items

a) Operation Manager's Report

Port staff provided an overview of the monthly operations report and highlighted the following areas: loading spout project, monthly traffic, overall inventory levels, work in electrical and maintenance, and electrical savings.

b) General Manager's Report – Traffic Report

Port staff provided an overview of the monthly report and there was a general discussion on the following topics: salt management, seaway opening date, anti-caking measures, and salt storage capacity and future movement

c) Health & Safety Report

**Moved by:** H. Cameron

**Seconded by:** J. Hunter

That Committee receives and reviewed items 8a) Operation Manager's Report, 8b) General Manager's Report- Traffic Report and 8c) Health & Safety Report.

Carried

d) Community Funding Award

**Moved by:** F. McAuley

**Seconded by:** J. Hendriks

That the Port Management Committee recommends the following:

That the organization known as St. Johns United First Responders receive funding in the amount of \$5,000 (not including HST) to be used as described in their application; and

That the organization known as SBCC receive funding in the amount of \$5,500 (not including HST) to be used as described in their application; and

That the organization known as Spencerville Mill Foundation receive funding in the amount of \$64,500 (not including HST) to be used as described in their application.

Carried

9. Approval of Disbursements – Port Accounts

**Moved by:** H. Cameron

**Seconded by:** J. Hunter

That Committee approves payment of Port invoices as circulated.

Carried

10. Councillor Inquiries/Notices of Motion – None

11. Chair's Report

The Mayor reported the following:

- Outlined the opening day for the St. Lawrence Seaway and that the first vessel is expected to arrive at the Port on April 4.

12. Question Period – None

13. Closed Session

**Moved by:** J. Hunter

**Seconded by:** T. Deschamps

That Committee proceeds into closed session at 9:10 p.m. in order to address a matter pertaining to:

- A proposed or pending acquisition or disposition of land by the municipality or local board; Specifically: Port Land and Minutes of Closed Session dated February 17, 2021

Carried

Committee recessed for 5 minutes to clear the chambers.

**Moved by:** T. Deschamps

**Seconded by:** J. Hunter

That the closed meeting does now adjourn and the open meeting of Committee does now resume at 9:50 p.m.

Carried

**Moved by:** S. Dillabough

**Seconded by:** H. Cameron

That Committee approves the minutes of closed session dated February 17, 2021.

Carried

Mayor Sayeau reported that Committee reviewed the February 17, 2021 minutes, reviewed and discussed a proposed or pending disposition of land in relation to item 4b and provided direction to the Port General Manager with respect to a proposed disposal of Port Land.

14. Adjournment

**Moved by:** H. Cameron

**Seconded by:** J. Hunter

That the Committee meeting adjourns at 9:52 pm.

Carried

These minutes were approved by Port Management Committee this 21 day of April, 2021.

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**Chair**

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**Clerk**