



**Middlesex Centre Council Minutes**  
**Regular Meeting of Council**

**June 4, 2025, 9:30 a.m.**  
**Council Chamber, Municipal Office / Virtual**  
**10227 Ilderton Road / Virtual**  
**Ilderton, Ontario, N0M 2A0**

**COUNCIL PRESENT:**

Deputy Mayor Brennan  
Councillor Aerts  
Councillor Berze  
Councillor Cates  
Councillor Coles  
Councillor Shipley

**REGRETS:**

Mayor DeViet

**STAFF PRESENT:**

Michael Di Lullo - Chief Administrative Officer  
Brianna Hammer-Keidel - Municipal Clerk  
Megan Kamermans - Deputy Clerk  
Arnie Marsman - Director of Building Services / Chief Building Official  
Colin Toth - Director of Emergency Services / Fire Chief  
Rob Cascaden - Director of Public Works and Engineering  
Scott Mairs - Director of Community Services  
Tiffany Farrell - Director of Corporate Services  
Stephanie Bergman - Manager of Planning and Development  
Heather Kepran - Manager of Strategic Communications  
Sophie Baysarowich, Communications & Legislative Services  
Andrew Giesen - Manager of Transportation

**1. CALL TO ORDER**

Deputy Mayor Brennan calls the meeting to order at 9:30 a.m. Members of the public are invited to participate in this meeting of Council by attending the meeting in-person at the Council Chamber at the Middlesex Centre Municipal Office located at 10227 Ilderton Road, Ilderton, N0M 2A0.

Members of the public may also access the meeting which will be live-streamed on our Middlesex Centre YouTube channel or by contacting the Municipal Clerk to receive a registration link to join the meeting electronically.

Deputy Mayor Brennan takes a moment to recognize the CAO, Michael DiLullo, for his leadership among municipal administrators across Ontario and the nation.

In May, Michael was elected as the Chair for the board of the Ontario Municipal Administrators' Association. This group represents CAOs from across Ontario and promotes good governance by encouraging excellence in leadership, know-how, and professional management of municipalities.

Deputy Mayor Brennan also notes that, last week, Michael was recognized by the Canadian Association of Municipal Administrators for his 20 years of service in a municipal leadership role. The president of the association remarked that the dedication and steadfast service of Michael and other long-standing administrators have helped shape resilient, thriving communities.

## **2. LAND ACKNOWLEDGEMENT**

The Municipality of Middlesex Centre recognizes that we are gathering on the traditional territory of the Anishinaabe, Haudenosaunee, and Leni-Lunape Peoples. We acknowledge the enduring presence of First Nation, Métis and Inuit people on this land and are committed to moving forward in the spirit of reconciliation and respect.

Our neighbouring First Nations communities which continue to live as sovereign Nations include the Chippewas of the Thames First Nation, Oneida Nation of the Thames, and Munsee Delaware Nation.

## **3. ADDITIONS TO THE AGENDA**

There are no Additions to the Agenda to note for the June 4, 2025 council meeting.

## **4. DISCLOSURE OF PECUNIARY INTEREST**

There are no Disclosures of Pecuniary Interest to note for the June 4, 2025 council meeting.

## **5. DELEGATIONS AND PRESENTATIONS**

### **5.1 Boys and Girls Club of London**

Arden McClean and Whitney Brown, Boys and Girls Club of London, are in attendance to provide an update presentation.

### **5.2 BMA Management Consulting Inc. - Long Range Financial Plans**

Jim Bruzzese of BMA Management Consulting Inc. is in attendance virtually to provide an overview of the Long Range Financial Plans.

## **6. ADOPTION OF THE MINUTES**

**6.1 Minutes of the May 21, 2025 Council Meeting**

**Resolution # 2025-133**

**Moved by:** Councillor Berze

**Seconded by:** Councillor Coles

THAT the minutes of the Middlesex Centre Council meeting held on May 21, 2025 be adopted as printed.

**CARRIED**

**7. CONSENT AGENDA**

Item 7.10 has been pulled for further discussion and will be voted upon separately.

**Resolution # 2025-134**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Cates

THAT Items 7.1 through 7.9 and Item 7.11 listed under the heading of Consent Agenda for June 4, 2025 be adopted as recommended.

**CARRIED**

**7.1 Protect Ontario by Building Faster and Smarter Act**

THAT Report CAO-15-2025 re: Bill 17: Protect Ontario by Building Faster and Smarter Act be received for information.

**7.2 Komoka Wellness Centre Addition – Project Update**

THAT Report CMS-04-2025 re: the Komoka Wellness Centre Addition/Project Update be received for information.

**7.3 Elmhurst Street and Parkland Place Project Fee**

THAT Report CPS-25-2025 re: Elmhurst Street and Parkland Place Project Fee be received;

AND THAT staff be directed to bring the Draft Fees and Charges Amendment By-law -Elmhurst Street and Parkland Place Project, attached to this report, back to Council at the August 6, 2025, meeting for consideration once the public has had time to review and provide comments.

**7.4 Drain Repair Costs**

THAT Report CPS-26-2025 re: Drain Repair Costs be received for information.

**7.5 Budget to Actual Year-end 2024**

THAT Report CPS-27-2025 re: Budget to Actual Year-end 2024 be received for information.

**7.6 Capital Budget to Actual Year-end 2024**

THAT Report CPS-28-2025 re: Capital Budget to Actual Year-end 2024 be received for information.

**7.7 Preliminary Year End Surplus and Reserve Fund Transfers 2024**

THAT Report CPS-30-2025 re: Preliminary Year End Surplus and Reserve Fund Transfers 2024 be received;

AND THAT the transfer to the legal reserve fund for 2024 in the amount of \$1,000,000 be approved;

AND THAT the transfer to the tax rate stabilization reserve fund for 2024 in the amount of \$210,188 be approved;

AND THAT the transfer to the municipal office build reserve fund for 2024 in the amount of \$200,000 be approved;

AND FURTHER THAT any remaining portion of the 2024 surplus be allocated to the tax rate stabilization reserve fund.

**7.8 Cook Tile Loan Application**

THAT Report PWE-33-2025 re: Cook Tile Loan Application be received;

AND THAT Council approve the Tile Loan Application submitted for the property identified as Concession 4 South Part of Lot 20 Delaware Township – Roll #39-39-019-040-009;

AND FURTHER THAT the Municipality's Tile Drainage Inspector be instructed to complete the associated forms and submit to OMAFRA.

**7.9 Alan Wood Drainage Petition**

THAT the Petition for Drainage Works submitted by landowner proceed;

AND THAT staff be directed to notify the affected landowners and appropriate agencies of the Council's decision to proceed with the drainage works;

AND FURTHER THAT following the notice to the appropriate agencies, Mike DeVos, P.Eng. of Spriet Associates be appointed to prepare a Drainage Report for the creation of the requested Municipal Drain, all in accordance with the Ontario Drainage Act.

**7.10 Bear Creek Drain Culvert 2025 Construction Tender Award**

**Resolution # 2025-135**

**Moved by:** Councillor Shipley  
**Seconded by:** Councillor Aerts

THAT Report PWE-35-2025 re: Bear Creek Drain Culvert 2025 Construction Tender Award be received;

AND THAT the construction of the Bear Creek Drain Culvert 2025 be awarded to the second lowest tender bid submission received, All Season Excavating, in the amount of \$185,500.000 + HST.

**CARRIED**

**7.11 Economic Development Advisory Committee Meeting Minutes - February 25, 2025**

THAT the Economic Development Advisory Committee Meeting Minutes of February 25, 2025 be received for information.

**8. STAFF REPORTS**

**8.1 Long Range Financial Plans**

Tiffany Farrell, Director of Corporate Services is in attendance to provide an overview of the Staff Report.

**Resolution # 2025-132**

**Moved by:** Councillor Aerts  
**Seconded by:** Councillor Coles

THAT Report CPS-29-2025 Long-Range Financial Plans be received;

AND THAT Council approve the 2025-2034 Water Financial Plan included in the attached Water, Wastewater and Stormwater Long-Range Financial Plan prepared for the Municipal Drinking Water System Licence Renewal (Financial Plan # 052-301A), in accordance with Ontario Regulation 453/07. The water financial plan applies to the Municipality of Middlesex Centre's three drinking water systems licenses (Middlesex Centre Distribution System # 052-101, Melrose Drinking Water System # 052-103, and Birr Drinking Water System # 052-104);

AND THAT Council approve the 2025-2034 Water, Wastewater and Stormwater Long-Range Financial Plan attached to this report;

AND THAT Council approve the 2025-2034 Tax Long-Range Financial Plan attached to this report;

AND THAT the Municipal Treasurer submit the Water Financial Plan to the Ministry of the Environment, Conservation and Parks and the Ministry of Municipal Affairs and Housing in accordance with the *Safe Drinking Water Act, 2002*;

AND THAT the Municipal Treasurer issue notice of the Water Financial Plan availability, as prescribed by Ontario Regulation 453/07, on the Municipality of Middlesex Centre's website;

AND THAT staff be directed to review the recommendations in the attached Long-Range Financial Plans and report back to council during the annual budget development;

AND FURTHER THAT staff be directed to include an annual update on the Long-Range Financial Plans in the annual budget booklet to promote openness and transparency for the public.

**CARRIED**

**9. NOTICE OF MOTION**

There are no Notices of Motion to note for the June 4, 2025 council meeting.

**10. CORRESPONDENCE**

**Resolution # 2025-136**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Berze

THAT Correspondence items 10.1 to 10.6 be received for information.

**CARRIED**

**10.1 Mayor Aina DeViet - January - May 2025 Activity Report**

**10.2 Middlesex County - Adoption of 2025-2030 Strategic Plan**

**10.3 Middlesex-London Board of Health - May 22, 2025 Meeting Summary**

**10.4 Ministry of Emergency Preparedness and Response - Re-introduction of proposed amendments to modernize the Emergency Management and Civil Protection Act**

**10.5 Ministry of Emergency Preparedness and Response - Ontario Strengthening Emergency Preparedness**

**10.6 Ministry of the Solicitor General - Ontario Provincial Policing (OPP) Cost Recovery Model Memo**

**11. COUNTY COUNCIL UPDATE**

Deputy Mayor Brennan provides an update on the County Council meeting held on May 27, 2025. For further information on this agenda please visit the County of Middlesex website: <https://www.middlesex.ca/local-government/meeting-dates-and-agendas>

## **12. OTHER BUSINESS**

Andrew Geisen, Manager of Transportation is in attendance to provide notice that a portion of Westdel Bourne between Ranger Dr. and Decker Dr., south of Hwy 402, is closed for emergency culvert repairs.

## **13. CLOSED SESSION**

### **Resolution # 2025-137**

**Moved by:** Councillor Shipley

**Seconded by:** Councillor Coles

THAT the Council for the Municipality of Middlesex Centre adjourn to closed session at 10:38 a.m. pursuant to Section 239 (2) of the Municipal Act, 2001, as amended to discuss the following matters:

One item pursuant to Section 239 (2)(c) regarding a proposed or pending acquisition or disposition of land by the municipality or local board (Ward 1); and

One item pursuant to Section 239 (2)(c) regarding proposed or pending acquisition or disposition of land by the municipality or local board and Section 239 (2)(k) regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board (Economic Development Update).

**CARRIED**

### **13.1 CALL TO ORDER**

### **13.2 DISCLOSURE OF PECUNIARY INTEREST**

### **13.3 CONSIDERATION OF MINUTES**

13.3.1 Minutes of the May 21, 2025 Closed Session

### **13.4 CLOSED SESSION ITEMS**

13.4.1 Closed Session - Pending or Proposed Disposition of Land (Ward 1)

13.4.2 Closed Session - Economic Development Update

### **13.5 ADJOURNMENT**

## **14. BY-LAWS**

### **Resolution # 2025-141**

**Moved by:** Councillor Cates

**Seconded by:** Councillor Coles

THAT By-laws 2025-031 and 2025-043 through to By-law 2025-045 be adopted as printed.

**CARRIED**

**14.1 2025-031**

Being a by-law to provide drainage works to be known as construction of the Bear Creek Drain Culvert 2025.

**14.2 2025-043**

Being a by-law to provide for the collection of costs of repairs and maintenance of municipal drainage works in 2025 for works completed 2024 and prior in the Municipality of Middlesex Centre.

**14.3 2025-044**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 8 N PT Lot 8 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903403009200.

**14.4 2025-045**

Being a By-law to adopt and confirm all actions and proceedings of the Council of the Municipality of Middlesex Centre at the Council meeting held on June 4, 2025.

**15. ADJOURNMENT**

**Resolution # 2025-142**

**Moved by:** Councillor Aerts

**Seconded by:** Councillor Cates

THAT the Council for the Municipality of Middlesex Centre adjourns the June 4, 2025 Council meeting at 11:44 a.m.

**CARRIED**

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John Brennan, Deputy Mayor

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Brianna Hammer-Keidel, Municipal Clerk