

Tuesday, August 27, 2024
Town Office – 6:30 pm

Attendance: Lloyd Blake Roy Drake Loretta Abbott
Don Stewart Colby Whittle Neil Bond

Also Attending: Tanya Rogers Ed Keeping

Absent: Fabian Manning

Mayor Blake called the meeting to order at 6:35 pm and asked if there were any additions to the Agenda, as presented and circulated.

Motion #24-106: C. Whittle/L. Abbott

Resolved that the Agenda be adopted as presented, as circulated, with the additional items noted.

In Favour: 6 Abstained: 0 Opposed: 0 Motion Carried.

Meeting of July 30, 2024:

Errors/Omissions:

1. Page 2, MNL Conference – Should read November 7-9, 2024.

Motion #24-107:D. Stewart/N. Bond

Resolved that the Minutes of July 30, 2024 be adopted as presented, as circulated.

In Favour: 6 Abstained: 0 Opposed: 0 Motion Carried.

Business Arising: Minutes of July 30, 2024:

- a) 4 Jensen’s Lane:
 - a. Deadline has passed on Order Letters sent. Several options for next steps provided by Stewart McKelvey. Agreed with option #4 - have Stewart McKelvey write a letter with a two week deadline;
 - b. No Trespassing Sign is still on the Hydro Pole, Town workers will not remove. Reach out to NL Hydro again;
- b) Capping and Culverts (Bay d’Leau) –Approval to Borrow received, waiting on paperwork from the bank for the loan;
- c) Bay d’Leau MCW Projects – Approval to Borrow received, waiting on paperwork from the bank for the loan. Change Order in the amount of \$13,372.50 added to the total project cost;
- d) Gas Tax Project (Beaver Pond Road) – To be completed before the end of September;
- e) Control Panel – No update;
- f) Gym Member – See prices on some commercial rowing machines. With so many options to choose from, agreed to purchase one rowing machine in the \$1000.00 range;
- g) Procurement Audit – Requested information has been submitted, awaiting results;
- h) 15 South Side Drive – Insurance adjuster has been out and assessed the residence. Also questioned if the Town had programs/protocols in place for manhole/sewer maintenance, which there is none. Adjuster will be making a recommendation to the Insurance Company;
- i) No Littering Signs– Signs received said “No Loitering”, new signs on the way. Locations for installation discussed;
- j) Proposed South Coast Fjords National Marine Conservation Area (NMCA) – Draft letter reviewed. Information on same received from Parks Canada. Agreed to hold off on sending the letter at the moment. Meeting to be arranged with Minister Loveless and MP Clifford Small to discuss;

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- k) Scavenging at the Dump – Resident to reach out regarding the meeting when he returns to town;
- l) CIBC (COBWM GIC) – Directors have been updated on CADO. Agreed to transfer the GIC funds to the savings account;
- m) 224 & 226 Canada Drive –No response on letters sent regarding condition of the properties;
- n) 1 & 3 Mulberry Crescent – Review of drawing of water lines to the properties. Agreed to connect the two properties to the new line;
- o) NL Department of Health – Additional info received on the Purple Air device. Agreed the Town Office is not a suitable location and that the Town is unable to accommodate at this time;
- p) New Dump Truck – Specs received from Port Union and sent to Deputy Mayor Drake and Councillor Manning to review. Canoe Procurement suggests contacting Viking-Chives. Specs, once edited with truck length and snow plow type, to be put out on tender;
- q) Retiring Employee – Several workers are unable to attend on September 6th. Agreed to change to September 7th if possible;
- r) 5 & 11 Tibbo Crescent – NL Housing was to send someone out to clean up the properties. Follow up as number 11 has not been cleaned up;
- s) Security Cameras - Town Office –Deputy Mayor Drake is working on getting prices;

Public Works/Town Superintendent Report (attached):

Building Applications:

- 1. 22 Tibbo Crescent – Resident relocated the shed. Approved by Superintendent;
- 2. 87 Canada Drive – Withdrew previous storage shed application and submitted new application (12 x 14) with a new location. Approved;

Correspondence/New Business:

- 1. 88 Main Road North – Payment plan arranged for the invoice for removing the house. No response from 86 Main Road North. Reminder statement to be sent;
- 2. CEPCA – Canadian Emergency Preparedness and Climate Adaptation Convention, Ottawa, September 24-25, 2024. Not at this time.
- 3. Workplace NL – Informing that the Town’s Equipment Operator is cleared to work with no restrictions;
- 4. 113A Main Road North – Expressing concern with the condition of the property behind his. Offering to remove the residence if he would obtain ownership of the land and if the outstanding taxes be written off. Agreed that the resident can remove the property but the Town does not own the land or have legal title to it. Outstanding taxes will be written off if the house is removed and a dump truck can be made available during the demolition. The land is to be cleaned up when complete. Inquire as to what he would need to secure the house during demolition;
- 5. Trail Map – Draft map reviewed. Numbering of the sites to be changed to be read left to right;
- 6. 16C Church Hill Road – Letter received regarding taxes paid and perceived lack of services received due to snow not being cleared to the residence and garbage not being collected. Inform resident that the “road” in question is a private driveway which equipment does not enter. Also, it would not be safe for the plow and garbage truck to access as there is nowhere to push the snow or turn around. As well, property taxes are based on the assessed value of the property and that the services are available on Churchill Road, which is the address of the property. All residents have to have garbage brought to the road. Resident to be asked to provide a survey of their property.

7. MOWI – In the process of developing its Environmental Impact Statement for the proposed expansion to the Indian Head Hatchery. Contact information provided for support and questions. Letter of support to be sent;
8. NAIA Conference – EDO inquiring if the Town would like to order promotional material for the Conference. Agreed to allot \$500.00 for promotional items;
9. ASL Energy Corporation – Expressing interest in the land on Deadman’s Cove Road known as the Driving Range to operate a mobile recycling plant for plastic waste. The Town has no issues with using this land with the follow conditions:
 - a. Taxes to be paid in the amount of \$7500/year;
 - b. Any clearing of land or land preparations are ASL’s responsibility;
 - c. There will be no water and sewer at the site;
 - d. The land is to be cleaned up and returned to the original condition when the project is complete;
10. Backhoe Loan – Motion needed to change the term from four years to three.

Motion #24-108: N. Bond/R. Drake

Resolved that the Town will request from the Department of Municipal Affairs, an approval to borrow \$39,813.00 from CIBC at a rate of 6.95% to be repaid on May 1, 2027, for the purchase of a John Deere Backhoe with a 3 year term and 3 year amortization.

In Favour: 6 Abstained: 0 Opposed: 0 Motion Carried.

11. St. Joseph’s Church – Requesting the Town’s assistance in repairing damage that was caused to the church driveway during the construction on Bay d’Leau Drive. Reach out to the Contractor regarding the damage;
12. Seasonal Labourers – Town Superintendent to determine layoff date based on work needed to be completed;
13. Bell Aliant – Residents expressing concern with the wait time in receiving service calls. Letter to be sent to Bell Aliant;
14. Transportation Program – Funding was not approved to continue with the service in Harbour Breton;
15. St. Joseph’s School – Inquiring if the work on Bay d’Leau will interfere with the bus route. Agreed there should not be any issues with accessing the school;

Economic Development Officer Report:

- Splash Pad Update – Project is underway and should be completed by week’s end. Pollett’s Electrical is doing the electrical. Agreed to hold off until the spring for sods;

Finance Committee Report:

1. Accounts Payable - Review of Accounts Payable;

Motion #24- 109: R. Drake/C. Whittle

Resolved to pay accounts payable in the amount of \$23,664.96.

In Favour: 6 Opposed:0 Abstained:0 Motion Carried.

Liaison Reports:

2. Public Relations:
 - Mayor Blake attended the Street Market on August 9th;
3. Elliott Premises: n/a

4. Sunny Cottage:
 - The exterior of the building needs to be painted in the near future;
5. Recreation:
 - Large mirror in the Fitness Centre is broken. Quotes to replace provided. Agreed to purchase from Jackman's Home Hardware;
 - The Tradition By the Sea Festival was a success again this year;
6. Arena:
 - Young's Industrial have the part ordered and will complete before October;
 - The new steel doors need to be installed before the arena opens;
 - CIMCO booking dates for start ups, schedule for October 28th. Reach out to Young's Industrial to see if this is something they do as well;
7. HBIC:
 - Requesting the Town write letters regarding the Runway for Aircrafts, Road to Swift Current and Search and Rescue. Agreed to re-send letter regarding the Road and Search and Rescue;
 - RV Park JCP – Project costs are higher than materials funding approved. Agreed the Town and HBIC will split the difference of \$4817.02. Review of names submitted and four selected.
8. Aquaculture:
 - Fish Plant is scheduled to open on September 3, 2024;
9. Occupational Health & Safety:
 - Three courses are required to be completed as part of the new PRIME incentive program;
10. Beautification Committee:
 - Alders that were cut need to be taken away from the site.
 - The chain across the entrance was not being put up in the evenings;
11. Fire Dept:
 - Follow up on the application submitted for SCBA's;
12. Health Care: n/a

Other:

Date of next meeting to be September 10th, 2024.

Outstanding Items requiring further Information:

- Board Room Renovations – To be completed after the accessibility plan is complete;
- Barry Group –Tax Agreement expires February 19, 2025. Notification letter sent;
- Floating Docks – Further discussion in the Fall.
- Annual Capital Repair & Expenditure Survey – Former Superintendent to assist when time permits;
- Municipal Affairs (Water Pressure Issue) –All North Consultants;
- 7-9 Elliott Drive – Email sent inquiring about the lien, no response to date;

Motion for adjournment by Councillor Stewart & seconded by Councillor Whittle. Adjournment at 9:21pm.

Lloyd Blake - Mayor

Tanya Rogers – Clerk/Manager