

***Town of Long Harbour - Mount Arlington Heights
Minutes of Regular Meeting
March 16, 2017***

In Attendance

Mayor Gary Keating

Councillor Felix Bailey

Deputy Mayor Kevin McDonald

Councillor William Murphy

Councillor Lydia Burke

Councillor Patricia Burke

Absent: Councillor Norma Keating

Also in Attendance: Town Manager, Juanita Gosse

CALL TO ORDER

Mayor Keating called the regular meeting to order at 7:00 pm.

ADOPTION OF AGENDA

MOTION 03 -16-17-01 Adopt Agenda

Moved by Deputy Mayor Kevin McDonald, seconded by Councillor Lydia Burke;

BE IT RESOLVED THAT the agenda be adopted as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

ADOPTION OF MINUTES, REGULAR MEETING

MOTION 03-16-17-02 Minutes of February 16, 2017

Moved by Councillor Patricia Burke, seconded by Councillor Felix Bailey;

The motion adopting the Anti-Liter policy with the deletion of section 4 was questioned. It was determined that section 5 and 6 also relate to private property and should be considered.

BE IT RESOLVED THAT the minutes of February 16, 2017, Regular Meeting be adopted as presented with the Anti-Liter Policy to be tabled at the next Council meeting for discussion.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

Managers' Report – March 16, 2017

Water Treatment Plant: Water treatment plant is running exceptionally well. Water color is much better which results in less chemical usage. Water distribution has increased over the past month to more than 50 gallons per minute. A waterline break was identified and repaired today which will reduce distribution.

Cahill is continuing to work on the sludge tank. There may be an additional process for the plant operator to deal with sludge. This will be determined after all testing is complete.

Training Centre – Project meeting was held March 1st. Contractor is installing the flooring. Once the flooring is complete plumbers will complete the washrooms. Cabinets installation is ongoing. Contractor completion date is estimated to be March 31, 2017.

- A walk through for Council is scheduled for 6:00 p.m., March 23, 2017.

Tourism Proposal: Continuing to work on the project proposal. Met with Jody Brushett from ACOA and Craig Moore, CAP Engineering last week for a site visit. CAP will cost estimate a pedestrian/ATV bridge. Jody will recommend this project be funded through ACOA.

Marketing Town Hall: Steward McKelvey is doing a bidding package based on the Municipalities Act. We will require an updated appraisal as per municipal legislation. Appraisal Associates will do this work.

Generator Quote: Waiting for Cahill to determine the size of the generator required to ensure heat and light in both the pumphouse and water treatment plant.

Mini-home Subdivision: Section 16 of our Development Regulations: Reinstatement of Land states: Where the use of land is discontinued for the intensity of its use is decreased, the Town may order the developer, the occupier of the site, or the owner or all of them to reinstate the site, to remove all or any buildings, to cover or fill all wells or excavations, and to close all or any accesses, or to do any of these things or all of them, as the case may be, and the developer, occupier or owner shall carry out the order of the Town and shall put the site in a clean and sanitary condition to the satisfaction of the Town.

BUSINESS ARISING FROM THE MINUTES

Quotes on Steel Building for Municipal Depot

Three quotes are submitted for a steel building. Building specifications are 30ft. x 60ft., 14 ft. walls, with three overhead doors and one man door.

Northern Steel - 34,876 plus HST

Allied Buildings - \$49,0006 plus HST

Future Buildings- Toro Steel Building – \$28,400 plus HST – Specifications on this building are slightly different as this building was built for another customer and the order was cancelled. This building is 30 x 54 ft. with 14 ft. walls. The list price was \$56,869.00. Future Buildings initially quoted \$32,800 but after some discussion they have agreed to \$28,400 including shipping. After considering building requirements, it was determined that the building can be retrofitted to meet our needs.

If the town is to take advantage of this price we must forward a 25% (\$7,100.00) deposit. Another 25% would be due after receipt of the certified drawings with the balance paid two weeks prior to delivery. We discussed a three-month delivery schedule.

- It was agreed to further discuss the requirements of the building.

MOTION 03 -16-17-03 Steel Building for Municipal Depot

Moved by Councillor William Murphy, seconded by Councillor Lydia Burke;

BE IT RESOLVED THAT the Town will defer the purchase of the steel building.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

Presentation by Resident:

Resident presented on his Crown Land application. It was determined that the new treatment plant is located on a right-of-way to Pumphouse Road.

- It was agreed that the applicant may forward a copy of expenses incurred for the crown land application and Council will have further discussion on the matter.

Rules & Regulations Governing the Procedures of a Council Meeting

Document was amended and copied to all Councillors.

A committee was formed to update policies and procedures governing a council meeting. Deputy Mayor Kevin McDonald, Councillor Felix Bailey and Councillor William Murphy will form this committee. The committee will meet and bring recommended changes to Council for consideration and adoption.

Memo – Steward McKelvey – Sale of Town Hall Property

Memo outlines an analysis and opinion of the process of sale of the Town Hall property. This document will be used as a guide for the sale.

BUSINESS ARISING FROM THE SPECIAL MEETING

Council met on Monday, March 6, 2017 in a privileged meeting.

Motions to be ratified from this meeting:

MOTION 03-16-17-04 - Wage Parity – Casual Outside Maintenance Operator

Moved by Deputy Mayor Kevin McDonald, seconded by Councillor Lydia Burke;

Whereas: our Casual Outside Maintenance Operator has been employed with the town for more than two years; and

Whereas: this Casual Outside Maintenance Operator is performing the same duties and has the same responsibilities as the permanent employee in this position;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will increase the per hour wage to match the amount of the fulltime Maintenance Operators.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

MOTION 03-16-17-05 - Employment Opportunity – Outside Maintenance Operator

Moved by Councillor William Murphy, seconded by Councillor Felix Bailey;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will hire an Outside Maintenance Operator in a casual position. The salary for this position will be based on experience. Resumes will be reviewed in a privileged session.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

NEW BUSINESS

Revised 2017 Budget

The amount budgeted for Utility Tax in our 2017 Budget was overstated, therefore a revised 2017 Budget is required.

The Department of Municipal Affairs will accept revised budgets up to the end of March.

MOTION 03-16-17-06 - Revised 2017 Budget

Moved by Councillor William Murphy, seconded by Councillor Lydia Burke;

BE IT RESOLVED THAT the Revised 2017 Budget in the amount of 1,842,424.00 be adopted as presented.

In Favor: Mayor Gary Keating

Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

Municipal Circular – Call for 2017/18 Capital Works Applications

Municipal Circular calls for submission of the 2017/18 Capital Works application. Capital works applications and all accompanying documentation must be submitted by April 21, 2017.

2017/18 Municipal Capital Works Application

MOTION 03-16-17-07 2017/18 Capital Works Application

Moved by Councillor William Murphy, seconded by Councillor Patricia Burke;

BE IT RESOLVED THAT the town will submit application for 2017/18 Municipal Capital Works funding in the amount of \$1,615,037 for project Waterline Replacement Phase II as estimated by SNC Lavalin.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: P. Burke, L. Burke, F. Bailey, W. Murphy

MOTION CARRIED

MOTION 03-16-17-08 Funding Town Share of 2016/17 Capital Works Project – Waterline Replacement Phase II

Moved by Deputy Mayor Kevin McDonald, seconded by Councillor Patricia Burke;

BE IT RESOLVED THAT the Town of Long Harbour-Mount Arlington Heights will fund their portion of the 2017/18 Municipal Capital Works project from their general operating account.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: P. Burke, L. Burke, F. Bailey, W. Murphy

MOTION CARRIED

SNC Lavalin – WTP 90 Performance Trials submitted by Cahill

Document was copied for all councillors to review.

SNC Lavalin has completed a review of the 90 Day Performance Trial Report as submitted by Cahill Technical Services on February 7, 2017. In summary, the water produced by the treatment plant meets or exceeds all standards set out by the Canadian Drinking Water Quality Guidelines and the Operations and Maintenance costs projected in the Design Specification is within 1.3% of the costs incurred during the 90 Day Performance Trial.

DEVELOPMENT

FINANCE

The cheque log was presented for payments issued from February 14th – March 15, 2017, in the amount of \$178,698.47.

MOTION 03-16-17-09 Cheque Log

Moved by Deputy Mayor McDonald; seconded by Councillor William Murphy;

BE IT RESOLVED THAT the cheque log be approved as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

Cash Analysis

Cash analysis was distributed to all councillors.

CORRESPONDENCE

Message from Prime Minister Trudeau – Walk for Values

Document was copied for all councillors.

Walk for Values was started as a community initiative in Malvern in 2003 has grown to an annual event in cities across Canada and around the world. Today, Canadians from all ages and from all backgrounds have taken a pledge to practice a basic human value that will enrich their personal lives and help make the world a better place.

COMMITTEE REPORTS

Councillor William Murphy: At the previous meeting Councillor Murphy suggested he create a survey to residents to entice community involvement, especially the younger age group. He reported he is continuing to work on creating the survey; however, it's not quite there yet. Should have a draft for the next meeting.

Bulk Garbage Collection. Recommended the collection be scheduled later in the year, April or May.

- It was agreed to request Eastern Waste Management to schedule our 2018 Bulk Collection in April.

Curb stops: Reported he had a waterline break today and town staff could not turn off his water at the curb.

- It was noted that this area is included in Phase II of our Waterline Upgrade Project.

Suggested Council broadcast their regular meetings via Internet livestream.

- Item will be added to the next agenda for discussion.

Councillor Patricia Burke:

Councillor Lydia Burke: The 2017 Appreciation Night will be combined with the opening of the new Municipal Building. The date is set for Saturday, May 13th. As we are planning hot suppers, this event will be by invitation with an RVSP date.

Come Home Committee: Committee is working on Come Home Year.

Symposium: Requesting approval for her and Norma to attend the 2017 Symposium in Gander.

MOTION 03-16-17-10 Symposium

Moved by Councillor Patricia Burke; seconded by Councillor Felix Bailey;

BE IT RESOLVED THAT the Town Council approves two councillors attend the 2017 Symposium.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

Councillor Felix Bailey:

Deputy Mayor Kevin McDonald:

Reported meeting with the Fire Department:

The Fire Department requested their foam system be replenished.

- This request has been forwarded to the town office.

Asked about their training records and they indicated that the town has a record of all this information.

- This should be confirmed.

Forwarded a request to Eastern Composite regarding follow up actions i.e. Hazmat training, Emergency Response Plan and volunteers for the Fire Department from their group.

We need to verify the minimum training requirements for a volunteer fireperson for a town of this size.

- Request for this information was forwarded to the town office.

Anyone in Fire Department up for a milestone recognition for volunteer service should forward this information to the town office.

Advised the Fire Department that Council could provide administrative assistance if they wanted to have a formal meeting once a month

We discussed servicing of the Fire Truck.

- Town Manger is working on this.

Discussed filing their meeting attendance and I believe the process forward is that they will pass this on to Town Office for tracking.

Reported on the Water System: The Water Treatment Plant is performing exceptionally well. Distribution flow has increased over the past few months. We can't be sure if this is due to additional waterline breaks or winter usage.

Discussed the part for the pumphouse. The coupler is ready to be picked up.

Is participating in the Community Impacts and Labor Research study through Memorial University. Meeting is scheduled for tomorrow at 1:00 p.m.

Mayor Gary Keating:

Discussed the meeting with Vale scheduled for Thursday, March 23, 2017. Items for the agenda should include:

Project Update

Slag Pile

Emergency Management Plan

Mutual Aid for Emergency Response

Results of Environmental Monitoring Stations

Effluent Pipeline

Increase in Communications with Town

Vale Tax Agreement: Discussed the upcoming negotiations of the Vale Tax Agreement. We need to establish a six-person negotiating team. This team should include legal counsel, an accountant, a member of LHDC, the Town Manager and two members of Council.

Mayor Keating recommended that he and the Deputy Mayor lead the team. This will be a working committee and all information will be brought back to Council for review and approval.

MOTION 03-16-17-11 Negotiating Committee for Vale Tax Agreement

Moved by Councillor Felix Bailey; seconded by Councillor Lydia Burke;

BE IT RESOLVED THAT the Council of Long Harbour-Mt. Arlington Heights approves a Committee of Mayor Keating, Deputy Mayor McDonald, the Town Manager, and the Director of the Long Harbour Development Corporation. This committee is given the mandate to utilize legal, consulting, and other resources as required to negotiate the Vale Tax Agreement. The Committee will report to Council and submit all information to Council for review and approval.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

VT Scada:

Town Manager gave a presentation; An introduction to VT Scada. VT Scada is a computer program that allows remote access to our Water Treatment Plant. It allows users/operators to monitor and operate the plant from anywhere there is an internet connection.

ADJOURNMENT

MOTION 03-16-17-12 Adjournment


Moved by Deputy Mayor McDonald; seconded by Councillor Patricia Burke;

BE IT RESOLVED THAT the meeting be adjourned to a Privileged Session at 9:50 p.m.

In Favor: Mayor Gary Keating
Deputy Mayor Kevin McDonald
Councillors: L. Burke, P. Burke, F. Bailey, W. Murphy

MOTION CARRIED

Date of the Next Meeting: April 20, 2017



Gary Keating
Mayor



Juanita Gosse
Town Manager