Town of Long Harbour - Mount Arlington Heights Minutes of Regular Meeting March 15, 2018

In Attendance

Mayor Gary Keating

Councillor John Turner

Deputy Mayor Isadore Gambin

Councillor Kathleen Griffiths

Councillor Patricia Burke

Councillor Felix Bailey

Councillor Kevin McDonald

Also in Attendance: Town Manager, Juanita Gosse

There were 38 people in the public gallery. Mayor Keating welcomed everyone to our meeting.

CALL TO ORDER

Mayor Gary Keating called the regular meeting to order at 7:06 p.m.

ADOPTION OF AGENDA

MOTION 03-15-18-01 Adopt Agenda

Moved by Councillor Kevin McDonald, seconded by Councillor John Turner;

BE IT RESOLVED THAT the agenda be adopted as presented.

In Favor:

Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

ADOPTION OF MINUTES, REGULAR MEETINGS

MOTION 03-15-18-02 Minutes of February 19, 2018

Moved by Councillor Kathleen Griffiths, seconded by Councillor Kevin McDonald;

BE IT RESOLVED THAT the minutes of February 19, 2018, Regular Meeting be adopted as presented.

In Favor:

Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors:

K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

Letter from Jamie Ennis

Letter was copied for all councillors.

Mayor Keating explained the process of excepting a petition from a delegation of the community. He asked that the delegation identify their spokesperson.

The main issue for discussion was local hires on the Vale site. The delegation is demanding jobs on the Vale site for community residents. Seven years ago, it was said that all residents would have jobs and now the people of the community want to hold Vale to their promise.

Donald Bruce spoke with the plant manager some time ago and was told that management has indeed neglected Long Harbour.

Mayor Keating spoke on behalf of council. He agreed that town residents should be given an opportunity to work on the Vale site. Nothing would satisfy him and council more than to see all Long Harbour-Mt. Arlington Heights residents working. Council has a committee in place and this committee has had their first meeting with Vale management to discuss local hires. Vale management has taken some action with respect to making the request to site contractors.

Mayor Keating went on to say that the town is doing extremely well. We have, and will continue to invest in water infrastructure, as well as recreational infrastructure. The main issues for the town at this point is jobs and it is time to focus on that issue. He suggested that two residents of this delegation join the council committee to lobby for job opportunities for our residents.

Ken Tulk and Dawn Ennis agreed to represent the public on this committee.

Spokesperson for the delegation suggested we get more aggressive.

The fire on site was also discussed. It was said that Vale's call requested firefighters and truck to assist in fighting the structural fire.

Our Emergency Management Committee has met with representatives of Vale and our Fire Department to discuss the call to the site. There were no issues with fighting this fire, however, if Vale wants our firefighters to respond to calls from their site they will have to train our department in industrial firefighting.

We have provided our Emergency Management Plan (EMP) to Vale and we will receive their EMP shortly.

It was questioned why Vale won't do what ERCO did; hire on a 90-day probation and if the employee worked out, great; if they didn't, at least they were given a chance.

It was decided that everyone interested in working on the Vale site should reapply. Resumes can be submitted to the town office and the committee will deliver them to Vale. This will give the committee a list of residents applying, so hiring can be monitored. If necessary, Council will consider hosting a program to assist residents in resume preparation. The committee goal is to have 10% local hire, approximately 60 jobs.

It was agreed the committee will invite our MP Ken McDonald and MHA Mark Browne to assist in this undertaking.

We should also request Vale hire local postsecondary students for summer employment.

Enticing new services to our town was also discussed. It is difficult to entice services in a small community, however, Mayor Keating expressed that we continue to entice new industry and with that new opportunities. He informed the public of other impending economic opportunities such as Grieg NL, Spence Corrosion, and another company that does not wish to be named at this time. Mayor Keating talked about our efforts in strategic planning. The request for input from our community in planning the future of Long Harbour-Mt. Arlington Heights.

Discussed our declining population and the need to encourage young families to move to our community. Immigration was suggested as a possible solution to offset our declining population.

Residents requested a Town Hall meeting and asked that we invite a representative from Vale to attend.

It was suggested that a representative of the town council along with representatives of the Fire Department meet with NL Fire Services to discuss firefighting requirements on the Vale site. We need to know what hazards exist on the site.

It was stated that if members of our fire department were hired on staff, they could be trained to handle emergency response for the Vale site.

It was agreed that council will mail out a householder inviting residents who want to work on the Vale site, to submit their resumes to the town office.

Managers' Report - March 15, 2018

Additional Audio Equipment for the Community Hall:

At the last meeting we talked about additional audio equipment necessary to ensure better sound in the new Community Centre. At that time, we were hopeful of having the equipment funded through the Training Centre ACOA grant. We were unable to access additional funding from the ACOA Training Centre Program. This file was closed last year and could not be reopened for additional purchases.

The quote supplied by D.J. Services for additional audio equipment is \$8,819.00.

According the president of LHDC, there are two speakers in the old Community Centre that should have been transferred to the new Community Centre. There is no speaker system, just two speakers. These speakers could be used as stage monitors. This would save \$1,771.00 off the quoted price for the audio equipment.

Audio Equipment for Community Centre – 7,048.00 Tracts only for the stage, installed – \$1,110.00 Drape for the Stage – Installed - \$2,818.00 Two High Round Tables for the bar area - \$491.98

CEEP: Project finished last week. Because of poor weather, most of the work was interior painting. The interior of the municipal depot and the old municipal offices were painted. The bathrooms in the Community Center got touched up where needed. Bathrooms at the Canteen were painted. We also did some trail work; built up the trail in places, removed deadwood along the trail, and did some other upgrades.

Come Home Year: Continuing to work on this event. Submitted a request to Solvay to use the slag pile to set-off the fireworks. We have permission from Vale to access the slag pile through the Vale site.

Mr. King from Solvay responded to our request. There is some paper work involved regarding liability and written permission from Vale, however, Mr. King feels we can work it out, so the fireworks can be shot from the slag pile.

Water Treatment Plant: Plant is operating exceptionally well. Distribution was up for the past few months, averaging approximately 76 gal per minute. On Tuesday, March 6th, the outside staff did leak detection and located a waterline break in the cove. This was repaired the next day decreasing distribution flow to 64 gal per minute. Friday, we did leak detection again and found another watermain break in the pit. Staff repaired three breaks in the line and distribution decreased to average 34 gallons per minute. Staff also identified a waterline break on private property. The resident was made aware of the break. There was a social media (Facebook) complaint about high chlorine in our water. Outside staff checked the water at the resident's home and the chlorine level was .24, well within safe parameters and not at all high.

Some time ago, a resident reported a pink ring on a bathroom fixture. You will normally see this if water is left still for a period of time. I talked to members of the Cahill team including Duane Baker and I'm told this is of no health concern. The pink ring is caused by a reaction with iron. We have iron in our source water and we also have ductile iron waterlines. The pink ring is caused by a reaction with this iron content.

Capital Works: The tentative date for Municipal Affairs to announce 2018-19 capital works projects is March 31, 2018.

Strategic Planning: Compiling the information received from the Survey and Questionnaire is complete. I have forwarded this information to Joe in preparation for our next Strategic Planning meeting.

Flowrates from hydrants: Darren Patey from the Department of Environment, measured the flow rate from the hydrants. This caused a significant leak in the distribution system in the area of the Big Head. Outside staff were able to locate the leak immediately and repaired it the following day.

Darren Patey said he would provide the information from the hydrant tests. Waiting on this information.

Properties with Unknown Owners: There are six properties showing on our tax roll with unknown owners or having owners with unknown addresses. My research shows the marshland on Norman's Lane as Crown Land. This property should be shown as owned by the crown and the taxes attached to it should be written off. This would require the following motion:

MOTION 03-15-18-03 Property Tax Write off – Civic 30-34 Norman's Lane

Moved by Councillor Kevin McDonald, seconded by Councillor Felix Bailey;

BE IT RESOLVED THAT all taxes attached to property 30-34 Norman's Lane be written off and the property shown as crown land.

In Favor: Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

The other five properties could be sold for taxes. Now that we have identified the locations of the properties, my recommendation would be to form a council committee to investigate and consider the properties for tax sales and make a recommendation on each to Council.

NEW BUSINESS

Canadian Parks and Recreation Program - Green Jobs Initiative

Council was approved for one job under this Green Jobs Initiative. The name of the position is Trail & Park Maintenance. Acceptance of the funding was confirmed as required.

ACWWA – Basic Electrical Motor & Control & VFD's Course

The Atlantic Canada Water and Wastewater Association is offering a Basic Electrical Motor & Control & VFD's Course Wednesday, May 16, 2018, in St. John's. The objective of the course is to provide the water and wastewater personnel with a basic understanding of basic electrical theory, introduction to motor controls, VFD's and safety practices.

MOTION 03-15-18-04 Basic Electrical Motor Controls Course

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

BE IT RESOLVED THAT the town approves registration and travel costs for two employees to attend the Basic Electrical Motor Controls Course in St. John's.

In Favor: Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

ACWWA - Basic Laboratory Procedures for Water Operations

The Atlantic Canada Water and Wastewater Association is offering a Basic Laboratory Procedures for Water Operators on Thursday, April 26, 2018. The objective is to provide training in accurate testing of water, sampling and testing protocols to ensure accurate and precise results. The course will focus on contaminants and associated laboratory procedures most relevant to water and wastewater operators in Atlantic Canada.

MOTION 03-15-18-05 Basic Laboratory Procedures for Water Operations

Moved by Councillor Patricia Burke seconded by Councillor Felix Bailey;

BE IT RESOLVED THAT the town approves registration and travel costs for two employees to attend the Basic Laboratory Procedures for Water Operations Course in St. John's on April 26, 2018.

In Favor: Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

Placentia Area Chamber of Commerce

The Placentia Area Chamber of Commerce is hosting a breakfast with Member of Parliament for the Riding of Avalon, Ken McDonald to discuss the themes contained in the 2018 Federal Budget that matter to you.

MOTION 03-15-18-06 Breakfast Session

Moved by Councillor Kevin McDonald seconded by Councillor John Turner.

BE IT RESOLVED THAT the town approves travel costs for one Councillor to attend the session.

In Favor: Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

DEVELOPMENT

<u>FINANCE</u>

Cheque Log

The cheque log was presented for the period of February 20, 2018 to March 15, 2018 in the amount of \$121,382.81.

MOTION 03-15-18-07 Cheque Log

Moved by Councillor Kevin McDonald, seconded by Councillor Felix Bailey;

BE IT RESOLVED THAT the cheque log for period February 19, 2018 to March 14, 2018 in the amount of \$ 121,382.81 be approved as presented.

In Favor: Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

Cash Analysis Cash analysis was distributed to all councillors.

CORRESPONDENCE

Public Procurement Framework

The Public Procurement Act is to replace the Public Tendering Act and the Intergovernmental Joint Purchasing Act. The new framework will guide procurement by all public bodies in Newfoundland and Labrador. Most of the Act will be proclaimed effective as of March 24, 2018.

The Act and Regulations make a number of reforms, including introducing the concept of best value in procurement; application to most professional services which were exempted from the Public Tendering Act, increased thresholds for an open call for bids; the elimination of the requirement for Cabinet authority in order to issue a Request for Proposals instead of an Invitation to Tender, refinement of the exception when an open call for bids will not be required; and new reporting requirements.

A copy of the new Public Procurement Act is on file at the office if any Councillor would like a copy.

The first training session on the new Public Procurement Framework was held on Tuesday, March 13, 2018 via internet webinar.

An interesting point: The Public Tendering Act was legislated in 1984. A good or service in 1984 that cost \$10,000.00, now cost \$21,732.67. It was time to update this legislation.

The framework for the new legislation is based on transparency, accountability and consistency for suppliers.

The Head of the Public Body shall ensure the procurement process is carried out in accordance with the new legislation. The Head of a Municipality, as a Public Body, is the Mayor. The Mayor can, however, delegate this authority to someone in the organization having a roll in procurement. The delegation of that authority must be in writing.

An open call for bids is required when the estimate cost of:

- a good is \$10,000 or greater.
- a Service is \$50,000 or greater
- Engineering/Architectural is \$100,000 or greater
- Public Work is \$100,000 or greater
- Lease Space is \$100,000 or greater for the entire contract

All thresholds are exclusive of HST.

There are changes in how we deal with change orders. Change orders, the total of all change orders, can be authorized for 10% of the bid or \$15,000, whichever is greater.

A Public Body can, open a call for bids if the estimate is lower than the thresholds or they can use a limited call for bids which is the three-quote process.

Before we advertise an Open Call for Bids, the bid call must be sent to the Public Procurement Agency and posted to their website. A Public Body can only advertise after the bid call is sent to the Public Procurement Agency.

The Public Procurement Framework includes the RFP process – Request for Proposals as well as the Request for Qualifications, the RFQ process. Under the Public Tendering Act, the RFP and RFQ processes had to be approved through Cabinet. A much lengthier process.

The new legislation also gives public bodies the option of keeping a pre-qualified supplier list. Having a pre-qualified list allows a Public Body to call for bids only to those identified on the list. Suppliers can be added to the list on an ongoing basis, however, the list is only valid for one year.

There will be much more record keeping under the new legislation. Procurement records must be kept on file. They include

- A cost estimate for purchase to ensure the proper purchasing process.
- Notification of Open Call for Bids
- Notification of amendments
- Notification of cancelation
- The successful bidder
- The term of the contract
- The amount of the bid

This information, for each call for bids, must be forwarded to the Public Procurement Agency.

Municipal Assessment Agency Memorandum

The document was copied for all councillors and gave an overview of a meeting held in Port Blandford in February 2018.

- Board members were elected.
- The Board reviewed the Agency's financial position as of the third quarter, (December 31, 2017). It was noted that the Board is ahead of budget.
- Safe and Respectful workplace training has been conducted across the province for Agency staff.
- The Board reviewed the work to date on the next reassessment.
- The CEO briefed the Board on his presentation to two joint councils on the Northern Peninsula. The session provided a sneak peek at the valuations for the 2019 assessment.
- Signing authority and Human Resources issues were also discussed.

Municipal Affairs - Cannabis Retail Outlets

The Circular to Municipalities was copied for all councillors.

In advance of the anticipated legalization of non-medical cannabis, the Department of Municipal Affairs is providing municipalities with information regarding the role of municipalities with respect to the establishment of cannabis retail outlets and production facilities.

The Newfoundland Liquor Corporation (NLC) will be responsible for the regulation of cannabis retail outlets. However, there will be some overlap between the NLC's role in regulating retail outlets and the role of municipalities under municipal land planning legislation, and the *Municipalities Act 1999*.

The NLC will be the regulator with respect to cannabis distribution and retail operations. Health Canada will be the regulator with respect to cannabis production operations. The primary role of Municipalities will be in relation to the zoning under municipal plans and development regulations. In addition, under municipal legislation, municipalities may also require retail outlets to obtain licenses or permits, with associated fees. The retail outlets may also be subject to municipal business tax.

Municipal Affairs has been advised that the NLC has issued a Request for Proposals for retail cannabis establishments. The Request for Proposals contemplates that applicants must demonstrate that the locations of outlets are zoned commercial. The applicant must publicly advertise their intent to open a cannabis retail establishment and provide written municipal approval prior to obtaining a license to open a retail outlet.

The RFP process will not entertain applications for cannabis retail establishments in or immediately adjacent to existing licensed lounges.

Placentia Lions - Bantam "E" Hockey Tournament

The Placentia Lions are hosting an All-Newfoundland Easter Tournament for Bantam "E" division. The budget for this event is approximately \$5,000 and they are seeking a donation to offset the costs. There are two options available for consideration:

- 1. Advertisement in the Tournament Booklet
 - a. Quarter page \$25.00
 - b. Half page \$50.00
 - c. Full page \$100.00
- 2. Sponsorship Levels:
 - a. Bronze Level \$100.00
 - b. Silver Level \$200.00
 - c. Gold Level \$300.00
- It was noted that Council supported this event at the Whitbourne Stadium.

The Royal Canadian Legion

The Royal Canadian Legion issued a Certificate of Appreciation to the town for supporting their Military Service Recognition Book – Volume 17.

The Royal Canadian Legion

The Legion is seeking support for their Service Recognition Book – Volume 18.

MOTION 03-15-18-08 Royal Canadian Legion

Moved by Councillor Felix Bailey, seconded by Councillor Kathleen Griffiths;

BE IT RESOLVED THAT the town approves a business card ad at a cost of \$210.00.

In Favor: Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

COMMITTEE REPORTS

Councillor Kevin McDonald:

Water Flow – Feb 21st hydrant flow tests were conducted to determine if the towns water system could sustain adequate flow from the hydrants to combat a fire. The hydrant must be able to provide 400 gpm and sustain that amount to meet the requirements of proper fire flow. Seven hydrants in total were tested. The hydrant at the town office did not provide adequate flow, however the remainder of the hydrants tested did provide immediate flow with the exception of the last hydrant located in Mt Arlington Heights. The amounts of flow varied but the amounts were between 500 to 750 gpm at a water pressure of approximately 22 psi. The static water pressure in the system was approximately 65 psi. The water flow received was from the stored amount in the line and from the water treatment plant at levels above the point of the release. The system would lose flow as the line emptied at a far faster rate than it could be replaced, that being 100 gpm. After the test was done in MAH a water leak of approximately 45 gpm developed at a flange along the road way of the Big Head. The flange ruptured as a result of the elevated flow rate going through the system. It has always been stated that our older systems throughout the town are compromised because of its size and age. A discussion regarding bypassing the system and pumping directly from the pond would also result in high rate compromising the system not to include the additional time it takes to align the system for this to happen. The time it takes to load the pumper truck from the hydrants is approximately 3 minutes and this could likely be done from any hydrant that isn't downstream of the old water lines.

The ruptured line was repaired on Feb 22nd by cutting out the two flanges and installing a mender/sleeve on the line. Water to the MAH residents was affected for approximately 3 hours. Since then, outside staff have repaired several breaks in the water line in the Mt. Arlington Heights area. Water flow is currently down to the low 30 gpm and there is still a leak at one of our residents in the Cove that appears to account for 5+ gpm.

Emergency Response – March 7th meeting with Gary Rideout, Craig Ryan, Kenny Tulk, John Hunt, Johnnie Turner and myself to discuss the findings and investigation of the fire on site in December 2017. We had a meeting with Eastern Composite on March 13th to meet with the new management people and express the fire departments concerns and a number of issues were identified at the meeting and Eastern Composite will respond. I met with Craig Ryan and Gary Rideout on March 14th and the Emergency Response guideline for the RSA Dams was discussed in detail. A complete emergency plan for the site will be provided in the very near future; it is just being completed. Gary Rideout indicated that he has offered on several occasions to attend the Fire Departments weekly/monthly meeting to offer direction/assistance.

<u>Recreation/Social Committee</u> – There will be a St. Paddy's dance this Saturday night and the proceeds will be donated to the Cemetery Fund. Appreciation night is scheduled for April 14th.

Come Home Year – meeting was held on Sunday Feb 25th. There was a lengthily discussion around the scheduling of events and activities. The youth activities were discussed, and the initial plan would have had a cost of approximately 10k, so it was decided to limit the events to lower the costs. The fireworks and setting them off has been sourced out with Pyro Platt for a cost of 6k includes all fireworks and lighting them off. The CHY committee would like to have the 10K that was budgeted for the books come off the 75K as this amount is going to be returned to council plus all the proceeds. This amount at present only allows the committee to work with 65K

- It was agreed to separate the cost of the book from the budget allowance for the Come Home Year event.

ERSB Board of Directors meeting — Feb 28th attempting to resolve the issue on Waste Management collection fees for cabins. There was a situation reported that resulted in a cat being injured as a direct result of the garbage container box lid being left open. Apparently, the lid came down and struck a cat resulting in a fracture leg and other injuries and trapping the cat. The cat had to be euthanized. The cat owner has requested that all box lids be closed after the garbage is taken out by the collectors. This could guard against the possibility of trapping small children or any other animal in garbage boxes. The ERSB has requested that the Waste Management group close all lids as long as it doesn't put the workers at risk of harm. Some containers are old freezers and others have loose tops, some held on with big rocks.

Councillor Patricia Burke: Attended the Grieg NL EIS session in Marystown. Four sessions were connected via internet. Most people did not seem impressed by Grieg's performance. The session started with Grieg's representative shouting jobs, jobs, jobs. Approximately 1700 signed as seeking employment, however, most of the presenters were concerned about the environment. Very impressed by the people who questioned the environmental impact of this proposal.

Greig wasn't sure about the start date for the project. It will, however, take five years to fill the cages.

Strategic Planning: Questioned the survey results.

- Town manager has the results compiled and ready for presentation at our next strategic planning session.

<u>Town Pickup</u>: Reminded council of their agreement to pay off the town pickup once Vale taxes were received.

- This was noted by the town manager.

Councillor Felix Bailey: Fire Department had their meeting this Tuesday. Good attendance. Eastern Composite will provide MSDS sheets and have offered the firefighters a tour of the site and building.

Vale is planning emergency training and will make it available to our firefighters.

<u>Community Wharf:</u> Spoke with Karen Bursey from Small Crafts and Harbours. Small Crafts and Harbours are planning a visit in April or May. They will consider repairs of the area barricaded.

Councillor John Turner: Talked about residents seeking employment on the Vale site. It makes sense for Vale to hire trained firefighters. Our firefighters are worried that they will compete for jobs with Norman's Cove firefighters.

Deputy Mayor Isadore Gambin: The staff meeting with the Human Resources Committee didn't go as well as he had hoped. Asked when the Human Resources Committee will meet again.

Councillor Kathleen Griffiths: Discussed Appreciation Night. She will talk to Lydia over the weekend and will schedule a meeting with staff to begin planning.

Mayor Keating: Said he was glad to see the Deputy Mayor Isadore at the meeting tonight. Gary thanked him for his efforts on behalf of Council.

<u>Local Employment</u>: Council has a committee in place to work with Vale on local hiring. Dawn Ennis and Ken Tulk has agreed to join that committee. They will meet in the next week or so.

Committee to request a list of contractors and their contact information. They should also request that Vale and their site contractors forward all job opportunities to the town.

Tentative date for the next meeting of the committee is Tuesday.

ADJOURNMENT

MOTION 03-15-18-09 Adjournment

Moved by Councillor Kevin McDonald, seconded by Deputy Mayor Gambin;

BE IT RESOLVED THAT the meeting be adjourned at 9:30 p.m.

In Favor:

Mayor Gary Keating

Deputy Mayor Isadore Gambin

Councillors: K. McDonald, P. Burke, F. Bailey, K. Griffiths, J. Turner

MOTION CARRIED

Date of the Next Meeting: April 19, 2018

Gary Keating

Mayor

Juanita Gosse

Town Manager