

***Town of Long Harbour - Mount Arlington Heights
Minutes of Regular Meeting
November 21, 2019***

In Attendance

Mayor Gary Keating

Councillor Kevin McDonald

Deputy Mayor Isadore Gambin

Councillor Patricia Burke

Councillor Merrill Norman

Councillor Kathleen Griffiths

Absent: *Councillor John Turner*

Also, in attendance: Juanita Gosse, Town Clerk/Manager

CALL TO ORDER

ADOPTION OF AGENDA

MOTION 11-21-19-01 Adopt Agenda

Moved by Councillor Kevin McDonald; seconded by Councillor Patricia Burke;

BE IT RESOLVED THAT the agenda be adopted as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

ADOPTION OF MINUTES

MOTION 11-21-19-02 Adoption of Minutes of October 17, 2019

Moved by Councillor Kathleen Griffiths; seconded by Councillor Merrill Norman;

BE IT RESOLVED THAT the minutes of October 17, 2019, Regular Meeting, be adopted as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

MOTION 11-21-19-03 Adoption of Minutes of the Special Meeting, November 7, 2019

Moved by Councillor Kevin McDonald; seconded by Councillor Patricia Burke;

BE IT RESOLVED THAT the minutes of November 7, 2019 Special Meeting be adopted as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

BUSINESS FROM THE MINUTES

Donations: A list of 2019 donations was copied for all councillors.

Dr. Bliss Murphy Cancer Foundation – Request for Donation

This matter was deferred from our October 17th meeting.

- An amount was donated earlier this year.

12 Newtown Road - Environmental Assessment: Email from Steve Lundrigan, SNC Lavalin, was copied for all councillors.

SNC Lavalin can complete an Environmental Assessment on 12 Newtown Road, however, they do not expect the EA to turn up anything of concern, therefore, there would be no reclamation needed. There may be an argument for the Town to restore the property, but not because of environmental issues.

If the Town decides to move forward with an Environmental Assessment, it would be a similar process to the previous portion of the project with a site visit by SNC Lavalin's environmental representative and a subsequent report.

The Town was copied on an email from Gordon Breen at Cahill to Deneen Spracklin, Department of Environment. Mr. Breen outlines the issue with the runoff from the Water Treatment Plant and advises Deneen that the town is considering options to resolve the issue. Mr. Breen asks if the Department of Environment would be open to the town running direct waste flow without settling, to an ocean discharge. Mr. Breen included a worksheet providing TSS results for the settled sludge collected during our plants performance trials. TSS was found to be in the range of 1200 to 1400mg/L.

The worksheet further calculates the expected average TSS from direct discharge, when total backwash flows are considered, and the calculations show an acceptable average that falls within the Schedule A limits.

In a conversation with Thomas Hayward from Cahill last week Thomas informed me that the waste discharge to the ocean does not have to meet the requirements under the Federal legislation for sewage outfall. The Federal legislation pertains only to sewage. This is certainly in our favor.

Cahill continues to provide data to the Department of Environment, in an effort to gain approval for this initiative.

Town staff has identified lot 344 Main Street as the route from the ball field parking lot to the ditch on Main Street. I have approached the owner of this property and forwarded the conversation to all councillors via email. We talked about an easement through the property. The owner is willing to allow council an easement, however, he says it will reduce the value of the property because there may be a need to dig it up at some point in the future. The easement would have to be on the boundary with 346 Main Street.

He is planning to sell the property. He may be open to selling the property to Council for fair market value.

Recommendation: I don't see a benefit in moving forward until we have the approval from the Department of Environment to flow discharge to the ocean. Once we have approval, we should schedule a meeting with the property owner to discuss the easement and to secure an agreement.

- Defer for additional information from the Department of Environment. Town Manager will keep Council informed of any new development regarding this matter.

Town Managers Report

Community Enhancement Employment Program – The program started on November 19th with six residents participating in the program here in Long Harbour. Town Manager worked with the Town Clerk of Chance Cove as they had CEEP hours available. These hours were offered to two residents of Long Harbour-Mt. Arlington Heights, bringing our total CEEP employees to eight.

Maturin Pond ATV Bridge Project: We continue to wait for LHDC to take control of the Middle Pond Subdivision so we can have the land transferred to the town. Once the land is secured, we will move forward with the ATV Bridge Project.

Councillors & Staff Christmas Social:

Option 1: Dinner and Christmas Show at the Masonic Theatre in St. John's. Doors open at 6:30 with dinner at 7:00 p.m. The show, Miracle on George Street, runs from 8:15 – 10:15 p.m. Sunday, December 1st, 8th, or 15th.

Option 2: Dinner at the Dildo Boathouse - Available December 1st and 8th.

Option 3: Dinner at Browns Restaurant – Available December 1st and 8th.

- It was agreed to hold the Councillor and Staff Christmas Dinner at the Brown's Restaurant on Sunday, December 8, 2019.

Purchase Christmas Tree for Community Centre

We need a taller Christmas Tree for the Community Centre. 12 ft pre-lit with 1350 lights - quoted price was \$899.99, currently on sale for \$699.99.

MOTION 11-21-19-04 Purchase Christmas Tree

Moved by Mayor Keating; seconded by Councillor Merrill Norman;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will purchase Christmas Tree for Community Centre at the quoted price.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

Christmas Gifts: Fire Department/Sports and Recreation

MOTION 11-21-19-05 Christmas Donation

Moved by Councillor Kevin McDonald; seconded by Councillor Merrill Norman;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will donate \$500.00 to the Long Harbour-Mt. Arlington Heights Volunteer Fire Department and the Long Harbour-Mt. Arlington Heights Sports and Recreation Committee.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

MOTION 11-21-19-06 Christmas Gifts

Moved by Councillor Patricia Burke; seconded by Councillor Kathleen Griffiths;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will purchase gift cards in the amount of \$250.00 for all Councillors and Staff, and \$50.00 gift cards for the employees on the CEEP grant.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

Christmas Delivery to Seniors and Shut-in's:

MOTION 11-21-19-07 Christmas Gifts for Seniors and Shut-in's

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will purchase fruit baskets for resident seniors and shut-ins.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

Vale: Vale has a new head of Long Harbour Operations, Peter Prinsloo from Australia. Peter has 22 years of experience in both technical and operational leadership roles.

Vale is requesting to schedule a time for Peter to drop by the Town Office for an introduction to the Mayor and Council.

DELEGATIONS - None

NEW BUSINESS

Budget 2020

The Town Manager presented the 2020 Budget as recommended by the Finance Committee.

MOTION 11-21-19-09 2020 Budget

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights adopts the 2020 Budget having balanced income and expenditures in the amount of \$1,403,279.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

2020 Fee Structure

Long Harbour-Mt. Arlington Heights **2020 Tax Structure**

| | |
|----------------------------------|----------|
| Property Tax - Residential | 3 mils |
| Minimum Residential Property Tax | \$20.00 |
| Property Tax -Commercial | 5.5 mils |
| Minimum Commercial Property Tax | \$175.00 |

| | |
|---|--|
| Water Tax | |
| Bait Depot | \$300.00 |
| Harbour Authority (flat rate) | \$100.00 |
| Residential Water Rate | \$168.00 |
| Commercial Water Rate | \$300.00 |
| Hotel/Motel/B&B/Efficiency Units/Other Accommodations (4 units or less) | \$360.00 |
| (Each Additional Unit) | \$50.00 |
| Business Tax | |
| Minimum Business Tax | \$200.00 |
| Retail Establishments | 12. mils |
| Takeout / Restaurant | 23.0 mils |
| General Commercial | 12.0 mils |
| Manufacturing | 10 mils |
| Business Tax (Mining Quarry) | 80.0 mils |
| Hotels / Motel/Efficiency Units | 12.0 mils |
| B&B | 10 mils |
| Professional Offices | 20.0 mils |
| Oil & Liquefied Petroleum Gas | 125.0 mils |
| Business (where no assessed value) | $\frac{3}{4}$ of 1% of gross revenue |
| Business (utility companies) | 2.5% of gross revenue |
| Permits & Other Fees | |
| Residential (New Construction) | \$100.00 |
| Residential (repairs, maintenance, extension & other buildings) | \$25.00 |
| Commercial (new construction) | \$200.00 |
| Commercial (repairs, extension, renovations) | \$100.00 |
| Business Permit to Operate | \$100.00 |
| Road Side Vendors (30 day permit) | \$50.00 |
| Road Side Vendors (1 day permit) | \$25.00 |
| Quarry Permit | \$1,500.00 |
| Industrial (new construction) | \$0.15 per square foot |
| Industrial (extensions) | \$0.12 per square foot |
| Industrial (repairs & renovations) | \$0.08 per square foot |
| Industrial (demolition & other structures) | 2% of gross costs of demolition |
| Other Fees | |
| Tax Certificate/Compliance Letter | \$50.00 |
| NSF cheques | \$35.00 |
| Water on/off (by request) | \$30.00 |
| Water on/off (if for nonpayment of taxes) | \$75.00 |
| Amendment to Municipal Plan | \$400.00 plus costs |
| Road Excavation Permit | \$25.00 |
| Road Excavation Security Deposit | \$600.00 |
| Coping | .10 Black & White/ .15 Color |
| Faxing | 1-5 pages \$2.00/5+ pages \$5.00 |
| Public Notice for Development - Discretionary Use/Non-compliance | \$50.00 |
| Dog Control – First Impoundment in any 12-month period | \$150.00 for first day/ \$50.00 for every day thereafter |

| | |
|---|--|
| Second Impoundment in any 12-month period | \$150.00 for first day/ \$75.00 for every day thereafter |
| Third Impoundment in any 12-month period | \$150.00 for the first day/\$100.00 for every day thereafter |
| 2% compound interest will be charged monthly on all accounts not paid in full by June 30, 2020. A 20% discount will be applied to 2020 residential property and residential water tax accounts paid in full by March 31, 2020. | |

The Due Date for all Taxes is June 30, 2020

2% compound interest will be charged monthly on all accounts not paid in full by June 30, 2020. A 20% discount will be applied to 2020 residential property tax and residential water fees paid in full by March 31, 2020.

MOTION 11-21-19-10 2020 Fee Structure

Moved by Deputy Mayor Isadore Gambin; seconded by Councillor Patricia Burke;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights adopts the 2020 Fee Structure as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

2020 Discount

MOTION 11-21-19-11 2020 Discount

Moved by Councillor Patricia Burke; seconded by Deputy Mayor Isadore Gambin;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will offer a discount on all residential property tax and residential water fees, if paid in full on or before March 31, 2020.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

2018 Financial Statements

The 2018 Audited Financial Statements were copied to all councillors for their review. The Finance Committee recommends adopting the audited financial statements as presented.

MOTION 11-21-19-12 2018 Financial Statements

Moved by Councillor Kevin McDonald; seconded by Councillor Merrill Norman;

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights adopts the 2018 Financial Statements as presented.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

Eastern Regional Service Board

The Eastern Regional Service Board has adopted their 2020 Budget. The fees at the Regional Waste Management Facility located at Robin Hood Bay and the Clarenville Transfer Station from April 1, 2020 to March 31, 2021 will be:

Landfill -bound material will cost \$75.00 per metric tonne
Recyclable materials will cost \$22,00 per metric tonne.

There is no change in our change in our fee for waste collection. It remains at \$180.00 per property/unit.

ERSB will forward to each household a waste collection schedule in December, and they will again be offering Household Hazardous Waste collection events with the assistance of volunteer fire departments.

Resident of 15 Norman's Lane – Requesting to Connect to Town's Water System

Resident is requesting Council extend the town waterline and to install the necessary infrastructure to connect 15 Norman's Lane to the town's water system.

- Provide costing to Council

50 + Club Christmas Dinner

The 50+ Club will again host the Long Harbour-Mt. Arlington Heights Christmas Dinner. Last year 180 hot meals were prepared for this social and about 160 residents attended. The Dinner carried a cost of approximately \$3,000.00. The 50+ Club thanks Council for their support last year and would greatly appreciate financial support again this year.

MOTION 11-21-19-13 50+ Club Christmas Dinner

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mt. Arlington Heights will support the 50+ Club Christmas Dinner with a donation of \$1,500.00.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

Lights for Walking Trail

Email requests Council add lighting to the walking trail to allow residents to use the trail in the evenings. This would add value to the trail for the residents of Long Harbour-Mt. Arlington Heights.

- Defer for price quote.

DEVELOPMENT

Proposed Cannabis Production Development

A copy of the amendment was forwarded to the Department of Municipal Affairs and Environment for their review and comments. This was the next step in the amendment process.

a. Letter of Response from the Department of Municipal Affairs and Environment

In keeping with the requirements of section 15 of the Urban and Rural Planning Act, 2000, the Municipal Plan Amendment 1, 2019 documents were reviewed to determine any provincial government or agency interest.

Whereas provincial government interests identified have been addressed, the amendment is released from provincial review on behalf of the Department. Council may now consider the documents for adoption and, if it does so, schedule the public hearing.

b. Email from Mary Bishop regarding Release Letter from the Department of Municipal Affairs and Environment

The Province has released the amendment from their review. This means that Council is now free to formally adopt the amendment. This should be done in a public meeting by way of a formal resolution. Council would also adopt a resolution to appoint a commissioner to hold a public hearing to consider representations on the Municipal Plan and Development Regulations amendments and provide a report to Council, in accordance with the Urban and Rural Planning Act, 2000.

- Due to rumors about the building, Council would like to confirm that the proponent is moving forward with the development.
- Town Manager to contact the developer to ask the question.

FINANCE

Cheque List

The cheque list was presented for the period from October 18, 2019 to November 19, 2019 in the amount of \$60,803.70.

MOTION 11-21-19-14 Cheque List

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

BE IT RESOLVED THAT the cheque log for period of October 18, 2019 to November 19, 2019, in the amount of \$60,803.70 has been approved for payment.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED

Cash Analysis

Cash analysis was distributed to all councillors.

CORRESPONDENCE

Eastern Regional Service Board

The Eastern Regional Service Board is introducing Resolution 6-2019 - Equitable Waste Management Services proposed by the Town of Marystown. This Resolution was to be debated at the MNL Convention. The Resolution suggests that a common tipping fee be set for the province as a whole. The ERSB is responsible for setting the tipping fees at the Robin Hood Bay Regional Waste Management facility in collaboration with the City of St. John's. Tipping fees are set based on the cost of operations and maintenance of the landfill. The ERSB services fee is set to remain unchanged in 2020. If a provincial tipping fee is set, a substantial increase would be the result for the Eastern Region, and an increase to the waste collection costs to municipalities.

- The resolution was not adopted at the MNL Convention.

NOTICE OF MOTION - None

COMMITTEE REPORTS

Councillor Kevin McDonald:

Vale – Nothing to report

Fire Department –

ERSB – Attended monthly Governance meeting on Nov 19, services to a number of cabin owners' area will not be receiving garbage pickup as of Jan 1st, 2020. There was quite an effort from COATTS to have the amount waived and unfortunately everyone in the areas will be affected. The regular monthly board meeting is scheduled for Nov 27th. The amount for garbage pickup will stay the same for another year. In fact it was one of the resolutions voted on at the MNL Convention that was voted against was the resolution put forward by Marystown to increase the fee by a substantial amount to be more equitable and

consistent and affordable for access to waste management services throughout the province. This would have meant increase to all residents in the Eastern part of the province.

HR – Nothing to report

Audit/Finance & Economic Development – The committee did meet to discuss and prepare the budget for 2020.

Public Works/Roads – nothing to report

Strategic Planning – Nothing further to report

Community Affairs/Recreation – 50+ members are hosting the Annual Christmas Dinner and dance and the DJ will be provided by the Green Machine. The town will be hosting the Boxing Night dance. The New Year's Eve dance is being hosted by the Sports and Recreation committee and music provided by Bad2daBone and there will be no charge for this service. The Workout Gals hosted by Bev Bruce and Jamie Bruce has resumed gathering at the center 2 nights a week Monday and Wednesday. They have a good attendance of at least 12 people and welcome anyone interested in coming out for a bit of fun and exercise. There is no charge for these events. On October 28th Councilors Burke, Norman and myself attended the meeting with Priscilla Mooney with Eastern Health and it was very informative and good discussion on what some of the issues are around health services in our area. We are still setting up a Joint Council for the South West Avalon and Priscilla will be invited to pitch a presentation to all who attend from the surrounding communities. I attended the MNL Convention along with the Mayor and Councillors Burke and Griffiths and I personally found it very informative. I found the presentation on Wildfire prevention quite interesting as they spoke about people building in the forest and that being a huge recipe for disaster as well as fuel sources around residences in the community i.e. storage of wood, gas and trees. Fire smart begins at home. Asset Management was another good presentation on the What, Why, and How for your community which emphasized on the importance of maintenance planning and readiness for applying for grants for repairs. The annual general meeting spoke quite a bit about the potential growth in this province with the offshore exploration. MNL is developing a training package for elected officials/councillors that should be ready early 2020. This can be presented several ways including remote training, online, distant learning and by a presenter.

Councillor Patricia Burke:

Enjoyed the MNL Convention very much. Participated in several information sessions:

Declining Population:

Population of Newfoundland and Labrador in 2016 was 500,000. The death rate is higher than birth rate.

Baby Boomers – 1945 – costly for the next 15-20 years but then there is relief because we die off and thus reducing the financial burden.

What must be done – Be ruthlessly honest

- Hope to perfect aquaculture

- Do more with less
- Be focused – Vision without action is a daydream - action without vision is a nightmare.
- Be education focused (technology is the way)
- Regionalize
- Encourage family friendly immigration

Concerns that kept municipal leaders awake at night:

1. What happens when the cash flow from government runs dry?
2. Safe drinking water
3. Population decline
4. Retention of doctors
5. Climate change – coastal erosion, destruction to infrastructure
6. Criminal activity (drug use/break ins) especially to seniors' homes
7. Carbon imprint

Municipal Climate Change Advisor – Jess Puddister

There is a manual available. Contact information was provided to request manual.

Municipal Government from Start to Finish

Municipal Government from Start to Finish with College of the North Atlantic's Brad Power.

The Municipal Government from Start to Finish course is available to municipalities. There are several modules. It is offered online as well as on campus. Not sure of the cost, but it can be made available to groups as evening or night classes.

It was suggested that residents interested in becoming elected officials be invited to take the course and be reimbursed when elected.

Imagine the Potential - Canada's Offshore Oil and Gas Industry

West White Rose, Argentina is under construction with first production expected in 2022.

Baie du Nord – great potential – Tenders awarded in April 2020.

Jeanne d'Arc Basin – 100 proposed wells, 10 exploration programs submitted.

Projection of 52.2 billion barrels of oil.

Future Industry Value – 2033 – 3.3 billion dollars in taxes contributed to the province.

Sources of Energy: Solar, Wind, Tidal, Hydro, Gas, Nuclear, Oil and Coal.

Councillor Merrill Norman:

Asked if the Fire Department submitted their incident reports as requested by Fire Commissioner's Office.

- They were not submitted to the Town Office; however, they may be sent directly to the Fire Commissioner's Office.
- Councillor Norman will check on this.

Deputy Mayor Isadore Gambin:

Met as Human Resources Committee earlier this week to discuss the CEEP grant. Six residents were hired under our project and another two will be hired in Chance Cove.

Councillor Kathleen Griffiths:

Requested Dart Boards be installed in the Community Centre. The 50+ Club will try to establish a dart league after Christmas.

- approved

Requested that we purchase two trolleys for the Community Centre.

- This purchase was approved.

Invited MHA Jeff Dwyer to the Christmas Dinner. Also, will invite MP Ken McDonald.

Enjoyed the MNL Convention.

Crown Land

Paying taxes on land don't signify ownership.

Registered Deed does not signify ownership.

It must be determined that the land is indeed crown land and there are no claims to the land.

Filing for Crown Land can be done online.

Declining Population

Will cause a loss of entrepreneurs

Will cause a loss of volunteers

Design Matters

Promote community for tourism. Start a little over time. Make the place look like old time.

Add Story Boards - for example, at the residents of Yanky Dave's.

Shoreline Walk.

Councillor John Turner: *absent*

Mayor Gary Keating:

DATE FOR NEXT MEETING – December 5, 2019

ADJOURNMENT

MOTION 11-21-19-15 Adjournment

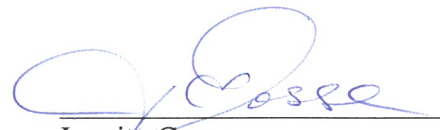
Moved by Councillor Patricia Burke, seconded by Councillor Merrill Norman;

BE IT RESOLVED THAT the meeting be adjourned at 8:27 p.m.

In Favor: Mayor Gary Keating
Deputy Mayor Isadore Gambin
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths

MOTION CARRIED


Mayor Gary Keating
Councillor


Juanita Gosse
Town Clerk/Manager