

***Town of Long Harbour - Mount Arlington Heights
Minutes of Regular Meeting
August 20, 2020***

In Attendance

Mayor Gary Keating

Councillor Patricia Burke

Councillor Kevin McDonald

Councillor Merrill Norman

Councillor John Turner

Councillor Kathleen Griffiths

Absent: Deputy Mayor Isadore Gambin

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

CALL TO ORDER

Mayor Keating called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

MOTION 08-20-20-01 Adopt Agenda

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

BE IT RESOLVED THAT the agenda be adopted as presented.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

ADOPTION OF MINUTES

MOTION 08-20-20-02 Adoption of Minutes of July 23, 2020

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

BE IT RESOLVED THAT the minutes of July 23, 2020 Regular Meeting be adopted as presented without error or omission.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

MOTION 08-20-20-03 Notes of the Privileged Meeting

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

BE IT RESOLVED THAT the Council adopts the notes of the Privileged Meeting of August 13, 2020 as presented without error or omission.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

BUSINESS FROM THE MINUTES

Ratify Motion from Privileged Meeting of August 13, 2020

MOTION P- 08-13-20-01 Approve Draft Letter

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves forwarding the letter to O’Dea Earle, as presented.

In Favor: Mayor Gary Keating

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

MOTION CARRIED

MOTION 08-20-20-04 - Ratify Motion from Privileged Meeting of August 13, 2020

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights ratifies the motion P-08-13-20-01 as presented.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Environmental Assessment Plan for 12 Newtown Rd.

In a meeting with SNC Lavalin some time ago, SNC outlined the best approach to resolving the issue at 12 Newtown Road. At that time, they outlined a three-phase plan:

- Redirect the Effluent
- Do an environmental soil assessment
- Restore the property

SNC Lavalin provided further information and clarification on this approach and our legal representative recommends this plan of action moving forward:

1. Redirect the Effluent – This project is ongoing.
2. Conclude a two-part environmental soil assessment which includes:
 - a. Phase 1: Review the effluent to determine what is being introduced into the ecosystem by the treatment Plant (Conduct Schedule B testing). Complete a site visit and assess the area for physical damage as well as possible environmental contamination. Discuss findings with governing agencies and develop report including recommendations.
 - b. Phase 2: Complete soil sampling to determine the extent of the damage to the property. Provide results of the soil sample tests and develop a remediation plan. **Note:** Council has approved soil samples as requested by the owner.
 - c. Remediate/Restore – Take the remediation plan from Phase 2 and implement the findings. This may involve the removal and replacement of any contaminated soil. Phase 2 would determine if the site will naturally restore itself or require additional remediation measures (trees, shrubs, etc.). This step would not be required if Phase 1 determines there is no damage and the property will naturally restore itself following removal of the water.

Wood has quoted the three-phase plan at a cost of \$13,599.22. This quote includes the \$8000.00 previously approved for soil sampling as requested by the property owner. Note also that this quote is based on seven soil samples. There may not be a need to take seven samples. Wood noted if less soil samples and/or analytical parameters are required for phase 2 of the assessment, there will be a cost savings for the project.

MOTION 08-20-20-05 - Environmental Assessment Plan

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves the three-phase environmental assessment plan quoted by Wood.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Professional Advice – Removal of Culvert on Newtown Rd.

The residents of 12 Newtown Road requests confirmation that after the water flow is diverted, no further water and/or sludge will be diverted onto 12 Newtown Road. This will include removal of the underground culvert that is being used to keep water flowing under private driveways.

Our legal representative recommends the Town get a professional opinion as to the necessity to remove underground piping that is being used to keep water flowing under private driveways around 12 Newtown Road. Unless the Town is prepared to remove the culverts, he is asking for clarification that there is no need to remove the underground culverts and the minimal flow that may exist will not have any adverse impact on the property.

MOTION 08-20-20-06 – Professional Engineering Advice

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will seek professional advice from Innovative NL on the necessity of moving the culvert that runs under driveways around 12 Newtown Road.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Town Managers Report

Water Treatment Plant Direct Discharge to the Ocean

Forwarded conditional approval from the Department of Environment, to flow the water plant discharge to the ocean, to Innovative NL, and have asked them to provide a timeline for this project including the additional work. Innovative NL will work directly with the Department of Environment to ensure the design drawings meet the specifications for approval. The timeline for this project as provided by Innovative NL:

August 26th – Design Complete (drawings/spec/estimate)

August 27th – Advertise Tender with NLCA

September 8th – Tender Close

September 9th – Award Contract

September 21st – Construction to start

October 2nd – Construction Complete

October 30th – Project Close-out

Waterline: Outside staff spent several days, last week and into this week, looking for a watermain break between the gate valve at Mary Greene’s property and the gate valve at Mick Keating’s. Water distribution had increased to 70-80 GPM. The leak was located and repaired on Wednesday reducing usage to 40 GPM.

During this period, we had several calls from residents voicing complaints about the number of water disruptions in the cove. Residents are asking that Council do whatever it takes to get that part of the system upgraded.

Calls were also directed to MHA Jeff Dwyer’s Office. I received a call from his assistant requesting a meeting to discuss the problems with our waterlines. I will follow-up on that immediately.

Report from Resident - Waterline Break

A resident reported a waterline break on private property. He feels the break was caused by Council turning the water on and off during leak detection and watermain repair. The resident says he replaced 50 ft. of his waterline and had no issue until now. He also reported that our maintenance person agreed that his waterline break was caused by turning the water on and off.

Resident is asking Council to repair his waterline.

This issue was discussed and debated. It was noted that Council cannot take responsibility for a waterline break on private property.

MOTION 08-20-20-07 – Repairing waterline break on private property

Moved by Councillor John Turner; seconded by Councillor Kathleen Griffiths.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves paying for the waterline repair on private property.

In Favor: Councillors: J. Turner
K. Griffiths

Contrary Minded: Mayor Gary Keating
Councillors: K. McDonald, P. Burke, M. Norman

MOTION FAILED

Water Treatment Level I & II Training and Certification Exam

The water treatment training and certification exam will come to us this year. Deneen Spracklin has agreed to bring this training to our community centre. This venue will ensure physical distancing. It will also enable all town employees to take advantage of the level I & II training with no cost to the town.

MOTION 08-20-20-08 – Water Treatment Level I & II Training and Certification

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves this training for both outside maintenance staff and the Town Manager.

In Favor: Mayor Gary Keating
Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

ATV Bridge Project: The design for the abutments is not yet complete and therefore work will not start on Aug. 17, 2020 as previously intended. Point Contracting is hoping to have the final design on the abutments completed by Monday, August 17 and submitted for review. To allow time to get rebar manufactured, we see the earliest reasonable start date as Monday, August 24, 2020.

Demolish Building at 508 Main Street: Scope of work for this project was forwarded to six contractors/businesses. Two bids were received.

Bay by Bay Recycling Ltd. in the amount of \$41,917.50. Bay by Bay lists their start date as September 30, 2020 and predicts 10 working days to complete the demolition and removal. They do see an opportunity to create local employment during this project.

H&R Enterprises in the amount of \$31,970.00. H&R lists their start date as August 24, 2020 and predicts seven days to complete the work. H&R also feels there is an opportunity to create local employment during this project.

MOTION 08-20-20-09 – Demolish Building at 508 Main Street

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

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will seek legal advice on this matter.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

HVAC – Municipal Complex: We are having a problem with condensation in both the community centre and municipal office’s including the fitness centre. There is a HVAC system in both sides of the building. I had HVAC Newfoundland in to check both systems to ensure they are working properly and if they are heavy enough for the space. HVAC reported that both systems are working, however, they did need the filters cleaned. He will forward a report on the findings and their recommendation.

DELEGATIONS - None

NEW BUSINESS

Eastern Regional Service Board

The Eastern Regional Service Board has provided waste collection to the Town since January 17, 2007. This contract will expire on September 30, 2020. In accordance with the Public Procurement Act, the Board will issue a public tender for the provision of waste, recycling, and bulk collection for the Isthmus area for a 31-month period starting on October 1, 2020 and ending April 30, 2023. The Board is requesting Towns adopt the following resolution to continue the waste collection service:

RESOLUTION 08-20-20-10 – Participate in the Joint Waste Collection Initiative.

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

BE IT RESOLVED THAT the Council of Long Harbour-Mount Arlington Heights, this 20th day of August 2020 agrees to participate in the joint waste collection initiative for the communities of the Isthmus Area. In doing so it agrees to accept the awarding of the public tender issued by the Eastern Regional Services Board for the 31 months to provide waste collection services. This service will start October 1, 2020. This allocation is based on the number of households and small businesses that will receive the service. The Local Services District understands that the projected cost for this service is between \$180.00 and \$200.00 per household/small business and this fee will be invoiced to the residents of the Local Service District by the Eastern Regional Services Board under the authority granted by the Regional Services Board Act. This fee will be set annually and is subject to change.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

50th Anniversary Time Capsule

The quote for the bronze plaque is \$1,738.00 taxes included. This plaque size is 11.02 x 14.17 and would be mounted to a rock which will indicate where the time capsule is buried. Seeking approval to purchase the bronze plaque at the quoted price.

MOTION 08-20-20-11 Time Capsule Plaque

Moved by Mayor Gary Keating; seconded by Councillor Kathleen Griffiths.

BE IT RESOLVED THAT Council approves purchasing the Time Capsule plaque at the quoted price.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Boaters Association

The Sibleys Boaters Association Inc. is requesting additional funding for work being done to safely secure a launching slipway in the Cove and in addition some work that will be done on the slipway in the Bottom. The Association is requesting approximately \$5000.00 for armor stone and shale to be placed at both slipways to ensure safe and easy launching of watercraft. The Association will then continue with securing a contractor to finish the slipway in the Cove with concrete and pavement at which time we will be requesting additional funding. The Association so far has received very positive compliments on the work done so far.

We appreciate the Towns support regarding this matter, it will certainly make a huge improvement on launching watercraft her in Long Harbour and Mt. Arlington Heights

MOTION 08-20-20-12 Funding Boaters Association

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

BE IT RESOLVED THAT the Town Council will donate \$5,000.00 to the Boaters Association for the Boat Launch.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Kids Eat Smart

The Kids Eat Smart Foundation is requesting a donation to their 2020 fundraising effort. Our previous donation was made on October 2, 2019 in the amount of \$700.00.

MOTION 08-20-20-13 Kids Eat Smart

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

BE IT RESOLVED THAT the Town of Long Harbour-Mount Arlington Heights will donate \$1,000.00 to the Kids Eat Smart Foundation, specifically for Holy Family School.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Ronald McDonald House – Request for Donation

September is Walk for Families month with all funds raised going to Ronald McDonald House.

MOTION 08-20-20-14 Ronald McDonald House

Moved by Mayor Gary Keating; seconded by Councillor Patricia Burke.

BE IT RESOLVED THAT the Town of Long Harbour-Mount Arlington Heights will donate \$1,000.00 to the Walk for Families fundraiser for Ronald McDonald House.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

Write off Interest on Account – Account Number

A small business is requesting the town write off the interest on their account. They called before June 30th and explained that because of COVID-19 they would not be able to make full payment of taxes by the due date. They said they would make full payment the following month. They have since paid in full, however,

there was an interest charge added to the account in the amount. The small business is requesting Council write off the interest charge.

- This matter was discussed, and Council decided not to deviate from their policy to charge interest on accounts if full payment is not made before the due date.

DEVELOPMENT

Water Service Connection - 833 Main Street

MOTION 08-20-20-15 Service Connection Approved

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

BE IT RESOLVED THAT the service connection for 833 Main Street is approved.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, M. Norman, K. Griffiths, J. Turner

MOTION CARRIED

FINANCE

Cheque and Visa List

The cheque list was presented for the period from July 24, 2020 to August 20, 2020 in the amount of \$41,626.06. The Visa statement due for payment September 5, 2020 was presented in the amount of \$1,034.16.

MOTION 08-20-20-16 Cheque and Visa List

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

BE IT RESOLVED THAT the cheque log for period of July 24, 2020 to August 20, 2020, in the amount of \$41,626.06 and the Visa Statement in the amount of \$1,034.16 are approved for payment.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, K. Griffiths, M. Norman, J. Turner

MOTION CARRIED

Cash Analysis

Cash analysis was copied to all councillors.

CORRESPONDENCE

Department of Municipal Affairs – Circular Re: Gas Tax Agreement Revision

The document was copied to all councillors for review.

Effective July 21, 2020, within the Ultimate Recipient Gas Tax Agreement, Schedule A, Paragraph 14 has been deleted and replaced with the following:

“Submit a Capital Investment Plan to the Province for proposed eligible projects within the same calendar year that construction is initiated.

The original Schedule A, Paragraph 14 indicated a Capital Investment Plan must be submitted to the Gas Tax Secretariat before construction was started. With this revision, recipients are now able to submit a CIP for a proposed eligible project after the project has started but is must be within the same year construction is initiated.

A Message from the MNL Conference Chair

Due to COVID-19, the MNL Annual Conference and Trade Show scheduled for November 4, 2020 will be a virtual event. Their webpage is in development and will open for registration by the end of the month.

Thank-you Card

A thank you card was received from Mayor Keating thanking Council for acknowledging his brother's passing.

Letter – Golden Bay 50+ Club

The Golden Bay 50+ Club are in the process of applying for funding through the Community Healthy Living Fund to start a Community Garden. They are requesting an in-kind contribution from Council. They want to utilize Council's maintenance staff to build the raised beds over the winter months. The 50+ Club are hoping to submit their application before the end of August and would like to include Council's approval for the in-kind contribution.

MOTION 08-20-20-17 In-Kind Contribution to the Golden Bay 50+Club

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

BE IT RESOLVED THAT the Council approves the in-kind contribution to the 50+ Club as requested.

In Favor: Mayor Gary Keating
Councillors: K. McDonald, P. Burke, K. Griffiths, M. Norman, J. Turner

MOTION CARRIED

Municipal Assessment Agency Memo

Two new Taxpayers Representatives have been appointed to the Municipal Assessment Agency: Mr. Gerald Thompson and Mrs. Carol Ann Smith. The Board welcomes them and are looking forward to working with them to support the property taxation system in Newfoundland and Labrador.

NOTICE OF MOTION - None

COMMITTEE REPORTS

Councillor Kevin McDonald:

Vale – Community Liaison Meeting Sept 10, 2020 at 4 p.m.

Fire Department – We are close to completing the Who’s Responding setup. There are some last-minute app setups with the department and then to send out a notice to the public.

ERSB – Attended a Governance meeting on August 18th and our monthly meeting on August 19th; nothing more than operational issues discussed. They are purchasing some large equipment for loading and cleanup for the Whitbourne depot.

HR – Nothing further to report (Isadore usually reports on this)

Audit/Finance & Economic Development – The land is ready for official turnover to the town and we are hoping that would have been tabled this evening. It is 1.3 acres.

Sibleys Cove Boaters association is continuing their efforts to improve watercraft launching for the LHMAH area. We’ve had lots of support and positive comments on the progression so far.

Public Works/Roads – Nothing to report

Strategic Planning – Nothing further to report

Community Affairs/Recreation – The cleanup on Crawleys Island went really good however there is still further cleanup that can be done. The person that requested this initiative was very appreciated of the effort put forward.

Councillor Patricia Burke: Nothing to report

Councillor Merrill Norman: The Fire Department will test the Who’s Responding App at their next meeting.

Councillor Kathleen Griffiths: Nothing to report

Deputy Mayor Isadore Gambin: absent

Councillor John Turner: Nothing to report

Mayor Gary Keating: Nothing to report

DATE FOR NEXT MEETING – September 17, 2020

ADJOURNMENT

MOTION 08-20-20-18 Adjournment


Moved by Councillor Kevin McDonald, seconded by Councillor Merrill Norman.

BE IT RESOLVED THAT the meeting be adjourned at 8:16 p.m.

In Favor: Mayor Gary Keating

Councillors: K. McDonald, P. Burke, K. Griffiths, M. Norman, J. Turner

MOTION CARRIED



Mayor Gary Keating
Mayor



Juanita Gosse
Town Clerk/Manager