

***Town of Long Harbour - Mount Arlington Heights  
Minutes of Regular Meeting  
June 17, 2021***

**In Attendance**

Mayor Gary Keating

Councillor Patricia Burke

Deputy Mayor Isadore Gambin

Councillor Kathleen Griffiths

Councillor Kevin McDonald

Councillor Merrill Norman

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

**Presentation from Kid Eat Smart:**

The town council was presented with a plaque in appreciation for their generous donation to the Kids Eat Smart program. This program is in 98% of school across Newfoundland and Labrador.

**CALL TO ORDER**

Mayor Keating called the meeting to order at 7:03 p.m.

**ADOPTION OF AGENDA**

**MOTION 06-17-21-01 Adopt Agenda**

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

**BE IT RESOLVED THAT** the agenda be adopted as presented.

**In Favor:** Mayor Gary Keating

Deputy Mayor Isadore Gambin

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

**MOTION CARRIED**

**ADOPTION OF MINUTES**

**MOTION 06-17-21-02 Adoption of Minutes of May 19, 2021**

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

**BE IT RESOLVED THAT** the minutes of May 19, 2021, Regular Meeting be adopted as presented with a correction on page 4 and no omissions.

**In Favor:** Mayor Gary Keating

Deputy Mayor Isadore Gambin  
Councillors: K. McDonald, P. Burke, K. Griffiths, M. Norman

**MOTION CARRIED**

**MOTION 06-17-21-03 Adoption of Minutes of Special Meeting held June 2, 2021**

Moved by Deputy Mayor Isadore Gambin; seconded by Councillor Kathleen Griffiths.

**BE IT RESOLVED THAT** the minutes of June 2, 2021, Special Meeting be adopted as presented without error or omission.

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

**MOTION CARRIED**

**BUSINESS FROM THE MINUTES**

**Recording Equipment for meetings:**

Specifications and price quotes for both transcribing equipment and videotaping equipment were forwarded to all councillors. Transcribing equipment is less expensive, if you are satisfied that voice recording, will satisfy your requirements.

Video equipment is more expensive and would require additional manpower for setting up and taking down.

Please provide a motion for the purchase that specifies which equipment is to be purchased.

**MOTION 06-17-21-04 Purchase recording transcribing equipment**

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

**BE IT RESOLVED THAT** Council approves purchasing the recording/transcribing equipment.

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

**MOTION CARRIED**

**MANAGERS REPORT**

**Former Council Office Property:** The title search conducted some time ago concluded that the town does not hold clear title to the former council office property, therefore we should make application to the Crown for a land grant. We have the option to apply for the entire parcel and once granted, transfer ownership of the property at 508 Main Street to Mr. Anthony. The only question is will Mr. Anthony accept title knowing that he will then be responsible for the dilapidated building attached to the property. Please advise on how you wish to proceed.

**MOTION 06-17-21-05 Apply for Crown Land – 508-510 Main Street**

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

**BE IT RESOLVED THAT** Council will submit a crown land application for 508-510 Main Street, the former Council Office building.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Isadore Gambin

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

**MOTION CARRIED**

Once the parcel is granted to the town, the town will transfer 508 Main Street to Mr. Anthony. Mr. Anthony must take responsibility and rid the property of the dilapidated building attached to the property.

**Long Harbour Days** – Will the town host a Long Harbour Day celebration this year? Normally it is planned around a softball tournament and held the last weekend in July, first weekend in August. With COVID-19 restrictions around outdoor activity finally easing, Ball Tournament planners are hoping to have a one-day ball tournament. The date is not set yet.

- Tournament organizers, the Sports and Recreation Committee, the 50+ Club, and the Town will meet next week to discuss.
- Add to newsletter that more information is to follow regarding a Long Harbour Day.

**WTP Generator:**

H&F Electrical have not provided a price to install the generator. I've been in contact with Gary Haze at H&F Electrical several times. He was discussing installation specifics with Toromont Cat. Apparently, H&F can provide the electrical component, however, I'm guessing they would subcontract the other components, such as the site civil work and so on. In any case, I was not able to get a price quote on the work from H&F Electrical.

I have tabled price quotes from Cahill, Sansom, and Bayview Electrical. Cahill price is compatible with the others, and they are willing to work with the town for additional cost savings. Also, because Cahill will have to make the connection with VT SCADA, I recommend Cahill for the generator installation.

**MOTION 06-17-21-06 Generator for Water Treatment Plant**

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

**BE IT RESOLVED THAT** the Town retain Cahill Technical Services to install the generator at the Water Treatment Plant.

**In Favor:** Mayor Gary Keating

Deputy Mayor Isadore Gambin

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

**MOTION CARRIED**

**COVID-19 Stimulus Grant:** There was a tremendous amount of work completed on this grant. The ATV trail to the wet wells is in great shape. The community cleanup was a great success. Felix Bailey forwarded his thanks for the work at the community stage. The church was cleaned, and some work completed at the cemetery. The canteen got a complete cleaning, and the ballfield was completely groomed. All town properties were mowed and made ready for summer.

**Municipal Plan and Development Regulations Update:** I participated in a kickoff meeting with CBCL on Tuesday. As the next step, CBCL will review our Municipal Plan and Development Regulations and consider any new legislation that may affect the plan. They questioned if Council has any issue with or would like to make changes in the plan. If anyone has concerns about our Municipal Plan and/or Development Regulations, now is the time to bring them forward.

CBCL may recommend changes as we go along, and those changes will be tabled and approved by Council before being documented.

**Annual Leave:** Town Manager requested approval to take two weeks of annual leave starting July 12<sup>th</sup>. She will be available by phone for anything that may require her attention.

- All councillors approved the annual leave for Town Manager

**Summer Students:** We have approval for another student. This one is funded by a provincial student program. We now have three student grants in total.

**Outside Maintenance:** The outside maintenance staff and I did leak detection at 4:00 a.m. We identified a leak between Ambrose Bruce's and Lester Burkes. We are losing approximately 6 gallons per minute in that area. We are also losing 10-12 gallons per minute in the area around the Big Head, between the bridge and the pit. This is a large area, so we are planning to install a new gate valve to divide this area into two sections. This valve can be installed by our staff as it is not down too deep.

By closing the gate valve at Middle Pond, we isolated the bottom and have concluded there are no leaks in that area. The other 12 to 14 gallons are due to leaks from the bridge to the intersection to Middle Pond. The gate valve to isolate Newtown Road did not work, therefore we were not able to isolate this area. That gate valve should be replaced. The problem is that we would have to hire a contractor to reach the waterline.

I am seeking Council's approval to install a new gate valve at Newtown Road and another to isolate a smaller section on Main Street.

Mayor questioned if we heard anything from MHA Dwyer regarding our Capital Works application.

- Town Manager made inquiry to MHA Dwyer about capital works a couple of times but has not received any information on our application.
- It was agreed to draft a letter to MHA Jeff Dwyer about capital works.

**Discharging to the Ocean:** The person I was working with at Wood is no longer employed with the company. I have been in discussions with another representative and am hoping to have something for our next meeting.

**Fitness Centre:** There has been a couple of inquiries about the reopening of the Fitness Centre. I have checked the government COVID-19 website and can provide the following information: Fitness Centre's are high risk especially with the new variants. In Alert Level II, Fitness Centers can open under specific guidelines. Physical distancing must be met. Washrooms, change rooms must be cleaned at least twice per day. Facility ventilation system should be both operational and appropriate for the activities. All equipment including dumbbells, or other single use equipment should be cleaned/disinfected before and after each use. Cleaning log sheets and an inventory of cleaning supplies; hand sanitizers, gloves and masks must be maintained and should be available for public view. Signage regarding the risk of COVID-19, proper cough etiquette and hand hygiene must be posted. All users should submit a COVID-19 assessment form.

- Council agreed that the Fitness Centre will remain closed until such time that it can reopen safely.

#### **Newsletter**

- It was agreed to write a newsletter with the following articles:
- Thank all employees on the COVID Stimulus Grant, Canada Day Celebrations , Ball Tournament, Roaming Dogs, Municipal General Election, Fitness Centre.

If there are other articles you wish to add, please advise.

**DELEGATIONS** – None

#### **NEW BUSINESS**

##### **Towns General Insurance Policy**

The policy renews automatically each year. The cost this year increased slightly. I met with Cal LeGrow and discussed the policy in detail. There is a question, this year, about underinsurance. As you can see by the attachment entitled, Associated Risks of Rising Construction Costs, the amount to replace buildings have increased tremendously. Our policy is based on a replace old with new and we are responsible to ensure we have adequate insurance to cover replacement costs. It is suggested we have a contractor do an appraisal of buildings to ensure we are carrying adequate insurance.

For a minimal fee, I added contents insurance to the Depot building as the contents were not insured. This building holds our maintenance tools, our ride-on and other lawnmowers, small power tools and our water distribution system supplies.

The Premium Breakdown is included in the documents added to your IPAD's.

Regarding the possibility of underinsurance, I'm requesting the Finance Committee meet with me to review the policy in detail.

- It was agreed that the Finance Committee will meet with the Town Manager to review the policy.

### **Crescent Collegiate Graduation**

The letter requesting a donation was forwarded to everyone and everyone agreed to donate \$100.00.

### **MOTION 06-17-21-07 Donation to Graduation**

Moved by Councillor Kevin McDonald; seconded Councillor Patricia Burke

**BE IT RESOLVED THAT** the Town donate \$100.00 to Crescent Collegiate Graduation.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Isadore Gambin

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

**MOTION CARRIED**

### **LHDC - Funding Opportunity**

LHDC is in discussions with ACOA on a number of development opportunities that can have a positive impact on our community. In a conversation with the Regional Development Officer, LHDC was apprised of a new Community Revitalization Fund that is being developed by ACOA. This new fund will focus on Green projects, Community Recreation areas and so on. LHDC spoke with ACOA about hydroseeding the open space behind the Municipal Complex and extending Maturin Pond Walking Trail to join with the Middle Pond ATV trail. LHDC also talked to ACOA about starting the Community Garden Project.

ACOA advised LHDC that they would be accepting projects up to \$90,000 on a 75/25 cost share. They also talked about the ability to use the COVID-19 Stimulus Project as the town's 25% share. This would alleviate any monetary input from the town.

ACOA will announce this funding opportunity on June 21, 2021, and will be accepting online applications at that time.

### **MOTION 06-17-21-08 Make Application for ACOA Community Revitalization Fund**

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

**BE IT RESOLVED THAT** the Town will make application to ACOA for \$90,000.00 under the Community Revitalization Fund to extend Maturin Pond Walking Trail to the Middle Pond ATV Trail, hydroseed the space at the rear of the Municipal Complex and start the Community Garden.

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

**MOTION CARRIED**

### **Sports and Recreation Committee - Canada Day Celebrations**

The Sports and Recreation Committee would like to host a Canada Day Celebration with an outdoor event. They will purchase hotdogs, cake, and soft drinks. They are requesting the Town purchase the fireworks. The Fire Department has agreed to setoff the fireworks.

### **MOTION 06-17-21-09 Purchase Fireworks for Canada Day Celebration**

Moved by Mayor Gary Keating; seconded by Councillor Merrill Norman.

**BE IT RESOLVED THAT** the Town will purchase the fireworks for the Canada Day Celebration.

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

**MOTION CARRIED**

### **Letter from the Fire Department – Old Community Centre Building**

The letter asks Council to come to decision about what can be done with the eyesore and hazard that the old complex building has become. The Fire Department are willing to work with the town in any way they see fit to eliminate this hazard. The Fire Department are willing to plan a control burn of the building.

H&R quoted \$10,000 to clean up the debris after the controlled burn. MJ Hickey quoted \$30,000 to clean up the debris and backfill the area.

- It was agreed to place danger tape around the area.
- It was also agreed to discuss an arrangement with Mr. Anthony regarding settling the title and ridding the property of the building.

### **DEVELOPMENT**

## **FINANCE**

### **Cheque and Visa List**

The cheque list was presented for the period from May 20, 2021, to June 17, 2021, in the amount of \$71,700.01.

### **MOTION 06-17-21-10 Cheque List**

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

**BE IT RESOLVED THAT** the cheque list for the period of May 20, 2021, to June 17, 2021, in the amount of \$71,700.01 be approved for payment.

**In Favor:** Mayor Gary Keating

Deputy Mayor Isadore Gambin

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

**MOTION CARRIED**

### **Cash Analysis**

Cash analysis was copied to all councillors.

## **CORRESPONDENCE**

### **Letter from Shannon Stubbs, MP of Lakeland**

On February 16, 2021, Bill C21, a Bill that makes changes to the Criminal Code and the Firearms Act, and targets law abiding firearms owners, was introduced and is being debated in the House of Commons. Bill C21 misses the mark if the aim is to improve and protect the personal and public safety of Canadians because it focuses on the wrong people and groups.

Bill C21 includes provisions to allow municipalities to create handgun bylaws, which would place conditions on federal firearms licenses related to handgun use, storage, or transportation within municipalities. This will create another layer of confusion as each municipality will adopt different bylaws that will target those law-abiding firearm owners who have licenses. The criminals do not comply with the licensing laws and will certainly not comply with municipal laws.

Attached is a copy of the resolution passed by the council in Kingsville, Ontario. MP Stubbs encourages Council to seek feedback from residents and discuss the issue at the council table. You may decide to pass a similar resolution on behalf of your community.

### **RESOLUTION 06-17-21-11 Bill C21, An Act to amend certain Acts and to make certain consequential amendments (firearms)**

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



A Resolution concerning Bill C-21, An Act to amend certain Acts and to make certain consequential amendments (firearms), specifically Amendment 25, Section (58.01(1-8), Condition-by-law.

**WHEREAS** municipalities have never been responsible for gun control laws in Canada;

**AND WHEREAS** law abiding Long Harbour-Mount Arlington Heights residents who own legal handguns have already been thoroughly vetted through the CFSC, PAL and ATT applications;

**AND WHEREAS** illegal gun owners and smugglers do not respect postal codes;

**AND WHEREAS** if on municipalities enacts a ban and not a neighboring municipality, this will create a patchwork of by-laws

**AND WHEREAS** a municipal ban would be difficult to enforce and easy to get around.

**NOW THEREFORE BE IT RESOLVED** that the Town of Long Harbour-Mount Arlington Heights is **OPPOSED** to the adoption of any by-laws restricting the possession, storage and transportation of legally obtained handguns;

**AND BE IT FURTHER RESOLVED** that this resolution be forwarded to the following public officials: MP Chris Lewis-Essex, MPP Taras Natyshak-Essex, Premier of Ontario The Honourable Doug Ford, Leader of the Official Opposition Andrea Horwath, Prime Minister of Canada The Honourable Justin Trudeau, and Leader of the Official Opposition The Honourable Erin O'Toole.

**In Favor:** Mayor Gary Keating

Deputy Mayor Isadore Gambin

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

**MOTION CARRIED**

### **Municipal Assessment Agency**

The Municipal Assessment Agency has completed the valuation for the 2022 tax year. The values are based on the market value as of January 1, 2021, as required by the *Assessment Act, 2006*.

Provincially, the average residential value has declined by 1%, while the total taxable assessed value has declined by 0.4%.

Long Harbour-Mount Arlington Heights average residential value decreased 5.4% and our total taxable value decreased 1.4%. Please note that these are averages. Changes in property values will vary by local market conditions or physical property changes.

Residents were mailed their assessment notices on May 31, 2021, and will have until July 30, 2021, to file a formal appeal with the Assessment Agency.

## **Thank you from Ronald McDonald House**

A thank you card was received from Ronald McDonald House thanking Council for their generous donation. The card is posted on the bulletin board at the entrance of the town office.

## **NOTICE OF MOTION** - None

## **COMMITTEE REPORTS**

**Councillor Merrill Norman:** Reviewed the Harassment Prevention Policy at the last Fire Department meeting. Members signed off on the review sheet. The signoff sheet will be returned to the Town office.

Fire Department talked about Canada Day Celebrations and agreed to set off the fireworks.

Vale did SCBA training and reorganized the supplies in the truck to match their vehicle. They will make a list of necessary supplies.

**Councillor Kevin McDonald:** Attended a ERSP meeting. Was not available for the Vale liaison meeting.

**Councillor Patricia Burke:** Residents of 12 Newtown Road had inquired about soil testing and when this work will begin.

- Wood will schedule the work soon. The representative we were working with, Mr. Warren, is no longer employed with the company. Town Manager discussed the work with another representative of Wood and was assured that the work will be scheduling in the near future. The reason for the delay was to allow new foliage growth.

Brought a message from the Archdioceses regarding the Mount Cashel lawsuit. It seems that the amount of restitution will be greater than the assets owned by the Church. Lands and buildings will have to be sold. Currently we can count on approximately 25 people per week with very little donations to the Church. We have lost our school and it looks like we may lose our Church.

Asked if the Time Capsule is complete.

- We are nearly ready to place the Time Capsule.

Asked if the completed Shadow Boxes will be mounted on the wall. Her concern was that the items in the boxes may get damaged if the boxes are not secured.

- We will complete this work as soon as possible.

**Councillor Kathleen Griffiths:** Scheduled the lobster boil for Wednesday, June 23, 2021. The 50+ Club Committee will meet with the other groups to discuss a Long Harbour Day celebration.

**Deputy Mayor Isadore Gambin:** Nothing to report. Asked about a well in Middle Pond. A person reported to him that he hurt himself on the well while troutng in the pond. He was of the understanding that Council or the Fire Department owned the well.

- Town Manager explained that she received a telephone call from this person informing her that he was injured by stepping in the well at Middle Pond while troutng. He said the well was owned by the town and inquiring about compensation. The Town Manager advised him to write a letter to council outlining what happened and why he feels Council is at fault.
- The well was placed there by the developer to provide fire flow to the Fire Department from the pond. This would assist in providing fire protection service to the Middle Pond area. The infrastructure was never passed over to the town or to the Fire Department and remains in the possession of the developer.

**Mayor Gary Keating:** The COVID-19 Stimulus Project is winding down. The Town is very pleased with the work completed. The town will continue extending trails and making improvements to the existing trails. It would be great to extend the trail system to the Cove so residents could access the trail without using the road.

Thanked everyone for joining the meeting.

**DATE FOR NEXT MEETING – July 15, 2021**

**ADJOURNMENT**


**MOTION 06-17-21-12 Adjournment**

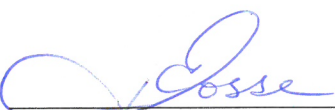
Moved by Councillor Kevin McDonald, seconded by Councillor Patricia Burke.

**BE IT RESOLVED THAT** the meeting be adjourned at 8:25 p.m.

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

**MOTION CARRIED**

  
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Mayor Gary Keating  
Mayor

  
\_\_\_\_\_  
Juanita Gosse  
Town Clerk/Manager