

*Town of Long Harbour - Mount Arlington Heights
Minutes of Regular Meeting
December 8, 2021*

In Attendance

Mayor Walter Keating

Councillor Patricia Burke

Deputy Mayor Kevin McDonald

Councillor Merrill Norman

Councillor Gary Keating

Councillor Wayne Kelly

Councillor Lydia Burke

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

CALL TO ORDER

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

ADOPTION OF AGENDA

MOTION 12-08-21-01 Adopt Agenda

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

BE IT RESOLVED THAT the agenda be adopted as presented.

In Favor: Mayor Walter Keating

Deputy Mayor Kevin McDonald

Councillors: G. Keating L. Burke, P. Burke, M. Norman, W. Kelly

MOTION CARRIED

ADOPTION OF MINUTES

MOTION 12-08-21-02 Adoption of Minutes of November 18, 2021

Moved by Councillor Patricia Burke, seconded by Councillor Gary Keating.

BE IT RESOLVED THAT the minutes of November 18, 2021, Regular Meeting be adopted without errors or omissions.

In Favor: Mayor Walter Keating

Deputy Mayor Kevin McDonald

Councillors: G. Keating, P. Burke, M. Norman, L. Burke, W. Kelly

MOTION CARRIED

BUSINESS FROM THE MINUTES

Tender Opening

Tender #1 – One 2014 Western Heavy-Duty Contractor Grade Pro Plus Tornado Sander/Spreader with wiring. The starting bid for this item is \$2,000.00.

- Bid from O'Brien's Trucking Ltd. - \$2,500.00
- Bid from Meade's Services & Storage Ltd. - \$2,101.00

Tender #2 – 10ft. of 24-inch culvert, new condition – starting bid is \$200.00

- Bid from Kenny Richardson - \$385.00

Tender #3 – One Boss Smart Shield Power V-Plow with lights – starting bid is \$1,500.00

- Bid from Kenny Richardson - \$1,850.00

Tender #4 – Galvanized piping – an assortment of sizes and lengths.

- Bid from Matt's Auto Services Ltd. – \$306.55
- Bid from Kenny Richardson - \$378.00
- Bid from Jim Piccolt - \$50.00

MOTION 12-08-21-03 Tender Sales

Moved by Councillor Wayne Kelly, seconded by Councillor Merrill Norman.

BE IT RESOLVED THAT Council approves selling the items to the highest bidder.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald

Councillors: G. Keating, P. Burke, M. Norman, L. Burke, W. Kelly

MOTION CARRIED

MANAGERS REPORT

Municipal Plan and Development Regulations: The draft Municipal Plan and Development Regulations are posted on our website. We will invite residents to review these documents and explain the process in our upcoming Christmas Newsletter.

Water Systems: We had sludge removed after 130 days. This is the longest time between sludge removal. The plant is working well. Last week our outside staff cleaned the DAF tank and calibrated some of the instruments. This regular maintenance is vital in keeping the plant working at it best.

Generator: Checked with Toromont Cat about the generator delivery date and it looks like it will arrive early in the new year.

Flow Water Treatment Plant Discharge to Ocean

Council retained Wood Environmental to answer the question, does the water treatment plant discharge meet environmental regulations to flow to the ocean. Currently, the water treatment plant discharge flows into underground holding tanks where the solids are allowed to settle to the bottom and the clear supernatant flows to the ditch on Main Street. Every three to four months the settled sludge is disposed of by vac truck at a cost of approximately \$4,000.00. Flowing the full amount of discharge to the ocean would eliminate this recurring cost.

Wood sampled the water treatment plant discharge and compared the results to the Newfoundland and Labrador Environmental Control Water and Sewage Regulations. They reported that most parameters were either not detected above the laboratory reportable detection limits, and/or were detected at concentrations within the NL Environmental Control Water and Sewage Regulations, Schedule A, with the exception of suspended solids. Suspended solids were much higher than allowed. Given, the sample was taken at the DAF tank during the first minutes of backwash, it represented the worst case for suspended solids. This discharge will be diluted as part of the backwash process and could be further diluted if necessary. The good news is that there was nothing in the discharge that could not be flowed to the ocean.

DELEGATIONS

NEW BUSINESS

2022 Budget and Tax Structure

The Finance Committee's Budget and Tax Structure for 2022 was presented by the Town Clerk/Manager.

MOTION 12-08-21-04 2022 Budget

Moved by Deputy Mayor Kevin McDonald, seconded by Councillor Wayne Kelly.

BE IT RESOLVED THAT the 2022 Budget in the amount of \$1,236,720 be adopted as presented.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald

Councillors: G. Keating, P. Burke, M. Norman, L. Burke, W. Kelly

MOTION CARRIED

2022 Tax Structure

MOTION 12-08-21-05 2022 Tax Structure

Long Harbour-Mt. Arlington Heights 2022 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
New Water Connection	\$500.00
Business Tax	
Minimum Business Tax	\$200.00
Retail Establishments	12.0 mils
Takeout / Restaurant	12.0 mils
General Commercial	12.0 mils
Manufacturing	10.0 mils
Business Tax (Mining Quarry)	80.0 mils
Hotels / Motel/Efficiency Units	12.0 mils
B&B	10.0 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
Roadside Vendors (30-day permit)	\$50.00
Roadside 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, 2022. A 20% discount will be applied to 2022 residential property tax accounts paid in full by March 31, 2022.	

The Due Date for all Taxes is June 30, 2022

2% compound interest will be charged monthly on all accounts not paid in full by June 30, 2022. A 20% discount will be applied to 2022 residential property tax paid in full by March 31, 2022.

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

BE IT RESOLVED THAT the 2022 Tax Structure be adopted as presented.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald
Councillors: G. Keating, P. Burke, M. Norman, L. Burke, W. Kelly

MOTION CARRIED

Cost of Living Increase

The Finance Committee noted the increase in the cost-of-living is 2.4%. They are recommending a salary increase of 2.4 %, for all employees to reflect the cost-of-living increase.

Councillor Wayne Kelly declared a conflict of interest.

MOTION 12-08-21-06 Salary Increase for 2022

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

BE IT RESOLVED THAT employee salaries be increased 2.4% beginning January 2022.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald
Councillors: G. Keating, P. Burke, M. Norman, L. Burke

MOTION CARRIED

Wood – Discussions of Findings

Document was copied to all councillors.

Council retained Wood Environmental to conduct soil sampling at 12 Newtown Road, at the request of the property owners. Wood reviewed their findings and has prepared an executive summary of their findings to be shared with the residents of 12 Newtown Road. Wood reported no contaminants in the soil

MOTION 12-08-21-07 Executive Summary

Moved by Councillor Wayne Kelly, seconded by Councillor Merrill Norman.

BE IT RESOLVED THAT the Executive Summary prepared by Wood be shared with the property owners of 12 Newtown Road.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald
Councillors: G. Keating, P. Burke, M. Norman, L. Burke, W. Kelly

MOTION CARRIED

Town of Norman's Cove-Long Cove

The Town of Norman's Cove-Long Cove just recently donated \$1,500.00 to Holy Family Elementary and are challenging Council to match this donation. The past two years has been difficult on the school with not being able to fundraise due to COVID-19.

MOTION 12-08-21-08 Donation to Holy Family School

Moved by Councillor Gary Keating, seconded by Councillor Patricia Burke.

BE IT RESOLVED THAT the Council will donate \$1,500.00 to Holy Family School.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald
Councillors: G. Keating, P. Burke, M. Norman, L. Burke, W. Kelly

MOTION CARRIED

2022 Community Calendar

The Community Calendar was presented to all councillors. There were no issues were noted. The calendar will go to print as soon as we receive the garbage collection schedule.

DEVELOPMENT

FINANCE

Cheque and Visa List

The cheque list was presented covering the period from November 19, 2021, to December 8, 2021, in the amount of \$47,848.47.

MOTION 12-08-21-09 Cheque List and Visa Payment

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

BE IT RESOLVED THAT the cheque list for the period of November 19, 2021, to December 8, 2021, in the amount of \$47,848.47 be approved for payment.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald
Councillors: G. Keating, L. Burke P. Burke, W. Kelly, M. Norman

MOTION CARRIED

Cash Analysis

Cash analysis was copied to all councillors.

CORRESPONDENCE

NOTICE OF MOTION – None

COMMITTEE REPORTS

Fire Department Report – presented by Councillor Merrill Norman

From Fire Meeting dated 30th November 2021

Established date for Fire Department Christmas Party, for 10th December. It was decided to have it at the fire hall due to ongoing Covid restrictions and decrease the possibility of fire fighters getting exposed to the virus. Thanked Council for their contribution to the Fire Department Christmas Dinner.

Discussed the upcoming deadline date for the 17th December, when all fire fighters will need to show their proof of vaccines to remain members of the fire department. Some members discussed their concern with the regulation, but we are mandated by the Provincial Government as such we have no say in the matter. Notification from the NL Government website attached.

From Fire Meeting dated 7th December 2021

While putting up some Christmas decorations for the Christmas party on Friday, we noticed the plugs in the main meeting area were not working. Wayne Bruce and I went in the electrical room to check the breaker. Number 2 breaker for those receptacles was tripped. When Wayne reset the breaker, it automatically tripped again, and

sparks were seen coming from the box with the main switch for the building. The main in the building is controlled by Newfoundland Power and it was recommended we contact Juanita first thing in the morning to get Newfoundland Power to look at the issue, as there appears to be some sort of grounding issue.

- Town Manager reported that the electrical issue was repaired earlier today.

DATE FOR NEXT MEETING – January 20, 2022

ADJOURNMENT

MOTION 12-08-21-10 Adjournment

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

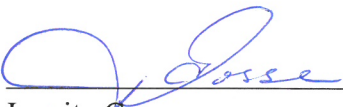
BE IT RESOLVED THAT the meeting be adjourned at 7:45 p.m.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald

Councillors: G. Keating, P. Burke, M. Norman, W. Kelly, L. Burke

MOTION CARRIED

Walter Keating
Mayor



Juanita Gosse
Town Clerk/Manager

From:TOWN OF LONG HR

To:18076255446

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- Town Manager reported that the electrical issue was repaired earlier today.

DATE FOR NEXT MEETING – January 20, 2022

ADJOURNMENT

MOTION 12-08-21-10 Adjournment


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

BE IT RESOLVED THAT the meeting be adjourned at 7:45 p.m.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald

Councillors: G. Keating, P. Burke, M. Norman, W. Kelly, L. Burke

MOTION CARRIED



Walter Keating
Mayor



Juanita Gosse
Town Clerk/Manager