

***Town of Long Harbour - Mount Arlington Heights
Minutes Regular Meeting
November 17, 2022***

In Attendance

Mayor Walter Keating

Councillor Wayne Kelly

Deputy Mayor Kevin McDonald

Councillor Merrill Norman

Councillor Lydia Burke

Councillor Gary Keating

Absent: Councillor Patricia Burke

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

CALL TO ORDER

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

ADOPTION OF AGENDA

MOTION 11-17-22-01 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, W. Kelly, M. Norman, L. Burke

MOTION CARRIED

ADOPTION OF MINUTES

MOTION 11-17-22-02 Adoption of Minutes of October 27, 2022

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

BE IT RESOLVED THAT the minutes of October 27, 2022, Regular Meeting be adopted without errors or omissions.

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

MOTION CARRIED

BUSINESS FROM THE MINUTES

Dilapidated Buildings and Car Wrecks – Deferred to Privileged Session

MANAGERS REPORT

ATV Trail around the Big Head

Landscape Architects Mills & Wright have completed the field work and identified a preliminary trail route. They made some adjustments to avoid a designated wetland in the area and are now in the process of finalizing the route layout. They are working on the draft report to Council and are aiming to have it to me by Dec. 2nd.

Asset Management – Ayla Perry, TRACT, submitted waterline maps for our staff to review. We will meet with her next week to discuss.

Outside Maintenance – Out outside maintenance are gearing up for winter. The pickup, sander, and plow are in good working order. We have our first order in for salt and sand. The Docks are in, and staff will repair them before they go back in the water. Staff cleaned the wet wells last week; this is normally done a couple of times a year. They cleaned the DAF tank today.

Two beavers were removed from shingle pond last week.

Work is going well on the trail, and the trail is looking great. We will continue with this work, and the work at the community garden.

Fitness Centre – We continue to have requests from non-residents who wish to use the gym. Does Council plan to reopen the fitness centre to the public?

- Council will not reopen the fitness centre to the public at this time.

Emergency Management Plan – I have updated the plan and sent a copy to the planning committee to review. Any changes they note will be made before I forward it to all councillors and fire department.

Main Road – I have forwarded another request to Highway Maintenance to repair the road shoulder and guardrail on Main Street, in the bottom. Photos showing the guardrail rotted and broken and the area where drainage has washed away the road shoulder.

DELEGATIONS – None

NEW BUSINESS

2023 Budget and Tax Structure

The Finance Committees Budget and Tax Structure for 2023 was presented by the Town Clerk/Manager.

RESOLUTION 11-17-22-03 2023 Budget

Moved by Councillor Gary Keating, seconded by Councillor Wayne Kelly.

BE IT RESOLVED THAT the 2023 Budget in the amount of \$1,321,116 be adopted as presented.

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

MOTION CARRIED

2023 Tax Structure

Long Harbour-Mt. Arlington Heights 2023 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)	¾ 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, 2023. A 20% discount will be applied to 2023 residential property tax accounts paid in full by March 31, 2023.	

The Due Date for all Taxes is June 30, 2023

2% compound interest will be charged monthly on all accounts not paid in full by June 30, 2023. A 20% discount will be applied to 2023 residential property tax paid in full by March 31, 2023.

It was pointed out that the 2023 Tax Structure does not offer a discount on the water fee.

RESOLUTION 11-17-22-04 2023 Tax Structure

Moved by Councillor Lydia Burke, seconded by Councillor Merrill Norman.

BE IT RESOLVED THAT the 2023 Tax Structure be adopted as presented.

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

MOTION CARRIED

Salary Increases for 2023

Councillor Wayne Kelly declared a conflict of interest.

RESOLUTION 11-17-22-05 Salary Increases for 2023

Moved by Councillor Lydia Burke, seconded by Councillor Merrill Norman.

BE IT RESOLVED THAT the Town of Long Harbour-Mount Arlington Heights will increase the salaries of the full-time permanent staff 3.9% starting January 1, 2023.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald

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

MOTION CARRIED

The Royal Canadian Legion

The Royal Canadian Legion is requesting councils support for their Veterans Service Recognition Book with the purchase of an ad. The ad size and costs are outlined on the second page. In the past, Council purchases a business card ad for \$230.00.

MOTION 11-17-22-06 Purchase ad in the 23rd Annual Edition

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

BE IT RESOLVED THAT Council will purchase a business card size ad in the 23rd Edition of the Veterans Service Recognition Book.

In Favor: Mayor Walter Keating
Deputy Mayor Kevin McDonald

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

MOTION CARRIED

St. Frances Xavier Parish Committee

The Finance Committee of St. Frances Xavier Parish is requesting Council to consider assisting the Parish financially by helping to alleviate the burden that they face each month with their monthly expenses.

The committee is available to meet for further discussion.

- Schedule a meeting with the finance committee on December 5, 2022, at 2:30 p.m. All councillors are welcome to attend.

485 Main Street – Demand Notice

Tax arrears on 485 Main Street cannot be collected because the property is listed with an unknown owner. Council can legally collect 6 years of tax arrears through a demand notice, placed on the property. If the Demand Notice placed on the property is not satisfied within 60 days, the Council can proceed to a Sale for Taxes.

RESOLUTION 11-17-22-07 Demand Notice – 485 Main Street

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

WHEREAS the owner of property situated at civic address 485 Main Street, Long Harbour-Mount Arlington Heights is indebted to the Town of Long Harbour-Mount Arlington Heights for outstanding real property taxes in respect of real property situated at civic Address 485 Main Street, in the Town of Long Harbour-Mount Arlington Heights, in the Province of Newfoundland and Labrador (which real property is hereinafter referred to as the “**Subject Property**”).

AND WHEREAS Section 134(1) of the **Municipalities Act**, Chapter M-24 of the Statutes of Newfoundland and Labrador, 1999, as amended (hereinafter referred to as the “**Municipalities Act**” provides, inter alia, that taxes fixed, established and imposed in respect of real property, including real property tax, constitute a lien upon that real property except where the real property is sold for tax arrears by the council;

AND WHEREAS Section 134(3) of the **Municipalities Act** provides, inter alia, that the lien described under Section 134(1) of the **Municipalities Act** is considered to be a first mortgage on the real property ranking in priority to all other encumbrances affecting the real property;

AND WHEREAS the **Municipalities Act** provides that the council may proceed to discharge the lien by sale under the **Municipalities Act**, as amended.

YOU ARE HEREBY NOTIFIED that the Town of Long Harbour-Mount Arlington Heights hereby demands from you the balance of the real property taxes on the Subject Property as of today’s date in the amount of \$1,954.09 which represents the arrears of taxes imposed upon civic address 485 Main Street, Long Harbour-Mount Arlington Heights, for the period of years 2017 - 2022, which property was then assessed under the name of **Brendan F. Murphy**.

YOU ARE HEREBY FURTHER NOTIFIED that in the event that the amount demanded herein are unpaid, the Town of Long Harbour-Mount Arlington Heights will proceed by public auction, under the provisions of the **Municipalities Act**, to sell the Subject Property for the arrears, **with interest and the expenses of and incidental to the arrears**, unless they are paid within 60 days from the date of this Notice.

THEREFORE BE IT RESOLVED THAT Council will place the Demand Notice on the property at civic address 485 Main Street.

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

MOTION CARRIED

DEVELOPMENT

LHDC – Middle Pond Subdivision

The Board of Directors of the LHDC respectfully puts forward a request to the Mayor and Council to consider assuming responsibility of the Middle Pond Subdivision access road on an as is basis and include the road as part of the Town's Local Road network.

- Council will defer this issue for more information.

FINANCE

Cheque and Visa List

The cheque list was presented covering the period from October 27, 2022, to November 17, 2022, in the amount of \$55,538.63, and the Visa Statement for September in the amount of \$4,064.14.

MOTION 11-77-22-08 Cheque List and Visa Statement

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

BE IT RESOLVED THAT the cheque list for the period of October 27, 2022, to November 17, 2022, in the amount of \$55,538.63 is approved for payment. Also approved is the Visa statement for November in the amount of \$4,064.14

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

MOTION CARRIED

Cash Analysis: Cash analysis was copied to all councillors

CORRESPONDENCE

Census Canada – Correction of 2021 Population

In response to our request, a review of the 2021 Census population and dwelling counts for Long Harbour-Mount Arlington Heights has been completed. The Population was revised to 233 up from 185 and the Private Dwellings count was increased from 97 to 125.

The document will be kept on file for anyone who wish to review it further.

NOTICE OF MOTION – None

COMMITTEE REPORTS

MNL Conference 2022 – November 2 – 5, 2022 Gander NL - Submitted by Deputy Mayor Kevin McDonald

The conference had 4 different venues to host the events which made it a little challenging. Parking was an issue but there was bus transportation available.

Gender Equality and Male allyship around the municipal table – Quite a discussion around equality, diversity and inclusion. Dr. Diedre Walsh opened the session and spoke about sharing identity without fear she referred to a Queer indigenous community. Everyone needs to get involved in community policies and fully understand what is intended. Men need to support diversity. A lengthy discussion around Harassment and Violence and MNL is doing a training course on this issue. We still live in a Male dominant work force, and this is the system. Discussed Gender based violence, sex workers rights, rate of pay, abuse of power and violation of human rights. Empowering Team Virtual training. There is continuing effort in working with indigenous partners and members of the indigenous community within the sector to ensure reconciliation efforts at the municipal level are ongoing. Michael Lynch did a great virtual presentation at this session.

Newfoundland Power – this presentation was based upon taking charge and EV and electric systems. The energy sector in our province and worldwide is experiencing some major challenges on reducing carbon issues and how we all need to create a cleaner energy in the future and there are some huge challenges that we need to deal with. We have about 430 EV vehicles in the province with 80 charging stations. There are 3 levels of charging – level 1 could take from 9 – 50 hours, level 2 could take 2 – 9 hours and level 3 takes approx. 30 minutes. Maybe it would be a consideration for the town to think about its next vehicle being a EV?? NL Power is changing all their lighting the LED, communities should be constantly monitoring power uses and should try and reduce where possible, heat pumps, energy star models and take-charge rebates.

Telus Business – This session was focusing on bringing emerging technology to our municipalities. This new approach can monitor every single moment on everything we do, its not only a cost-effective effort but a safety effort. Our employees are working alone on a regular basis and there are great systems out there that can monitor every movement that is made. Also, there are some great security systems that are offered. Great tracking devices for vehicles. Computer Vision that understands changes. There are monitoring systems to tell you when bins are full, or buses are loaded or roads need clearing or traffic delays.

Growing Communities in Bloom – Growing Great Places Together. The Mayor or Bay Roberts did a great job with this presentation and all about beautification of the town. This year they planted 22000 tulips and next year they are increasing it to 50000. It was all about what they do and what is in it for the community. Communities in Bloom has been around for 27 years it not only beautifies the community but also gets volunteer out to help. The town of Bay Roberts won the 2022 CIB national award for its community size. Communitiesinbloom.ca

Energy Efficiency Retrofits: Closing the gaps. – This presentation discussed funding available to help residents to upgrade their homes to reduce the cost and upgrade their home to efficiently heat and power their homes. The presentation was around 3rd party lending, but this would not be of benefit to us, however promotion and assistance could be offered to residents that choose to go from oil heating to energy efficient sources. NL is higher per capita than any other province in the country. The rising cost of fuel energy is not going down and we need to mitigate and adapt to climate change.

Physician Shortage – There is continuous effort on what is being undertaken to help with this problem not only here in NL but across the globe. We have 125000 patients without primary care. A recruiting effort to India is underway to help bring professional health care to our province. This discussion got somewhat heated during the question period at the end from the Mayor of Fogo Island. This is a serious provincial wide issue that has government very concerned.

Developing a Provincial Social and Economic Well Being Plan – about the wellbeing of our people, low income of our people especially our seniors and the rising cost of living and no increase in allowances given to our seniors, however it was noted that everyone with a yearly income of less than 100K would be getting a \$500 cheque this month. A number of people got up to express their concerns on how the governments are not doing enough to help our older and homeless people...homeless people became homeless because they could not afford to live and pay their bills where they live, the cost of rent is going up and the inflation rate on top of rising interest rate is out of control. John Abbot has been asked to do research/study on poverty in NL.

Code of Conduct – the municipal code of conduct on Inappropriate behavior has been in effect since Jan 1st. The Municipal Conduct Act is newly developed and is in effect Sept 21/2022. Section 12-19 need to be adopted. In the Codes of Conduct there is a penalty section 12 (2). There are two codes 1 for councillors and 1 for municipal officials. We can draft our own code, or we can use the template and brand it with our own logo. If we are drafting our own, we should see legal advice, if we adopt the template, it is already done. This must be completed, and training done by March 1st 2023. There are 5 modules that must be taken which we are doing at present. The CAO needs to ensure infractions are investigated and JacobKimball@gov.nl.ca is always available for any questions or concerns.

Regional Economic Development Task Force – CBDC is available across the country to help entrepreneurs and small businesses succeed. There is funding available, and they are going to roll out training programs and funds available. We have the Avalon CBDC available to those wanting to start, expand or who are struggling with their businesses. Help is available. A big discussion on Regional Development and how far behind this province is when it comes to Regionalization. The rest of the country is well engaged in Regionalization and it's disturbing when this province isn't jumping on board. We do not have a Regional Economic Development Board that is effective the way it should be.

Premier Andrew Furey – We have Wind, Deep Water Ports and we have Oil. It needs to be developed and promoted. The world is changing to hydrogen and that is where the wind farms come in. Germany has stated they will take every single bit of hydrogen energy from the wind farms that this province can produce. This is clean and renewable energy.

Building Connections - Discussion around supporting immigration and building pathways on how to increase our population growth. We don't have the people to fill the jobs required to sustain businesses. We need to develop a culture that welcomes immigration into our communities. There was quite a discussion on how we need to get our workforce from 2019 pre covid back into our workforce. If the government doing enough for our own population.

Fiona, Forest Fires and Our Climates-Changed Future – Excellent discussion from the Mayor of Port Aux Basque and what that and surrounding communities went through and how the province pulled together to help out. Major challenges for those who won't be covered for their losses and what we as individuals need to do to make sure we have the proper coverage. There was a number of very sad and disheartening stories about people that

lost everything. Chief Rus Thibault gave an account of the forest fires in Central NL and how quickly that could have been a Fort McMurray disaster. In two months, two state of emergencies were declared. There were lots of lessons learned that the new mayor never imagined that he would have to deal with. There were 85 homes declared for demolition and 91 displaced households. It is so critical that every community has an Emergency Plan in place and needs to be review annually. We need to consider Mental Health, Evacuation, Emergency Housing and transportation and let us not forget the pets that many households have. What do you do with people that have covid and need to be evacuated and housed. We need to consider how we deal with evacuation lines and need to consider the Transmission lines in our EOC

LHDC Report – Presented by Gary Keating

There is a lot of discussion about Wind Energy. LHDC has had 5 meetings with 3 different companies to discuss economic development opportunities for this area.

Mayor's Report

Dr. W.H. Newhook Health Care Centre, Whitbourne.

Mayor Keating met with the Mayors of Chapel Arm and Whitbourne to discuss the Whitbourne Clinic. The clinic services 23 of our neighboring communities. The mayors have agreed to put together an agenda for a meeting with Tom Osbourn to discuss this very important issue.

Rumors around Town

Mayor Keating reported hearing rumors around town about a threat of vandalism to certain properties. Mayor Keating took this issue to the RCMP to open a file in case the threat of vandalism should materialize.

DATE FOR NEXT MEETING – December 8, 2022

ADJOURNMENT

MOTION 11-17-22-09 Adjournment

Moved by Councillor Gary Keating, seconded by Councillor Wayne Kelly.

BE IT RESOLVED THAT the meeting be adjourned to a privileged session at 7:52 pm.

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

MOTION CARRIED

Regular Meeting Resumed at 7:58 pm

Dilapidated Buildings and Car Wrecks

Council will forward a third and final notice to RJG Construction regarding 33 Depot Road, 31 Depot Road, and 388 Main Street.

Council will send another request to Gambin's Garage asking that he remove all vehicles from the roadside on Main Street and Gambin's Lane. All vehicles attached to Gambin's Garage should be moved to, and stored at, the location of his commercial property, Gambin's Garage, and stored behind a high fence, ensuring the vehicles are not impacting the public in any way.

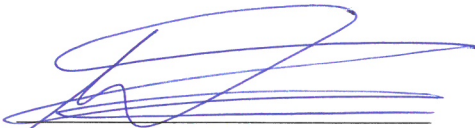
MOTION 11-17-22-10 Adjournment

Moved by Councillor Gary Keating, seconded by Councillor Merrill Norman.

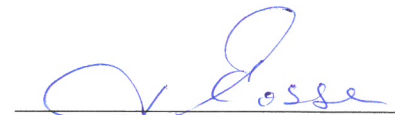
BE IT RESOLVED THAT the meeting be adjourned at 8:03 pm.

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

MOTION CARRIED



Walter Keating
Mayor



Juanita Gosse
Town Clerk/Manager