

***Town of Long Harbour - Mount Arlington Heights
Minutes of Regular Meeting
December 4, 2025***

In Attendance

Mayor Walter Keating

Councillor Kayla Squires

Deputy Mayor Jamie Bruce

Councillor Linda Murphy

Councillor Lydia Burke

Councillor Isadore Gambin

Councillor Loretta Keating

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

CALL TO ORDER

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

ADOPTION OF AGENDA

MOTION 12-04-25-01 - Adopt the Agenda

Moved by Councillor Loretta Keating, seconded by Councillor Isadore Gambin.

BE IT RESOLVED THAT the Agenda be adopted as presented.

In Favor: Mayor Walter Keating

Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, L. Murphy, K. Squires, I. Gambin

MOTION CARRIED

ADOPTION OF MINUTES

MOTION 12-04-25-02 - Adopt the Minutes of the Regular Meeting held November 20, 2025.

Moved by Councillor Kayla Squires, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the minutes of November 20, 2025, Regular Meeting be adopted without errors or omissions.

In Favor: Mayor Walter Keating

Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

BUSINESS FROM THE MINUTES

Fire Department Request for Remuneration

Firefighters training is often offered during weekdays when firefighters are working. Oftentimes firefighters must take vacation time or other days off to participate in fire and emergency training. They are requesting to be paid a remuneration to offset lost wages or to further entice members to participate in training.

This item was deferred until a meeting was held between the Fire Department Committee and the Fire Department.

- Mayor met with the Fire Department, and they will follow up with a letter outlining what they're looking for.

Emergency Intake Line

I have requested Cahill to provide a detailed quote that includes supplies and labour. I will bring it forward once received.

- Deferred until the quote is received.

Streetlights around Big Head Deferred until the quote is received.

Establishment of a Town of Long Harbour/Mount Arlington Heights Facebook page

Councillor Isadore Gambin added this to the agenda.

MOTION 12-04-25-03 – Establish a Town Facebook Page

Moved by Councillor Isadore Gambin, seconded by Councillor Kayla Squires.

BE IT RESOLVED THAT the Council of Long Harbour-Mount Arlington Heights will create an official Facebook Page to keep our community updated on local events, notices, council activities, and agendas.

In Favor: Councillors: Kayla Squires
Isadore Gambin

Opposed: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Burke, L. Keating, L. Murphy

MOTION FAILED

Audio recording of Regular Town Council Meetings

Councillor Isadore Gambin added this to the agenda.

MOTION 12-04-25-04 – Audio Record the Regular Town Council Meetings

Moved by Councillor Isadore Gambin, seconded by Councillor Kayla Squires.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will audio record the regular town council meetings and the audio recording be kept for a period of three months, after which it would be deleted.

In Favor: Councillors: Kayla Squires
Isadore Gambin
L. Murphy

Opposed: Mayor Walter Keating
Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating

MOTION FAILED

MANAGER’S REPORT

Generator for Municipal Complex – The generator is on back order. There is no additional information to report.

Maturin Pond Trail Update – Brook Construction has started the project.

DELEGATIONS

NEW BUSINESS

The Finance Committee’s 2026 Budget

The Finance Committee’s 2026 budget was presented to Council. The 2026 budget was balanced at \$1,395,633.00.

MOTION 12-04-25-05 – Adopt the 2026 Budget

Moved by Councillor Lydia Burke, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights adopts the 2026 balanced budget in the amount of \$1,395,633.00 as presented.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

The 2026 Tax Structure

The Finance Committee's 2026 Tax Structure was presented to Council.

MOTION 12-04-25-06 - Adopt the 2026 Tax Structure

Moved by Councillor Loretta Keating, seconded by Councillor Kayla Squires.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights adopts the 2026 Tax Structure as presented.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

2026 Tax Discount

MOTION 12-04-25-07 – 2026 Tax Discount

Moved by Councillor Kayla Squires, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will offer a 20% discount on all residential property tax and residential water fees, if accounts are paid in full on or before March 31, 2026.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

Annual Leave for Town Manager

I'm requesting approval to take 3 days annual leave during the Christmas Season. We normally close the town office after lunch on Christmas Eve and reopen on January 2nd. Judy and I both keep annual leave to cover this period.

MOTION 12-04-25-08 – Approve Annual Leave

Moved by Councillor Kayla Squires, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves the Town Manager's annual leave for December 29th, 30th, and 31st.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

CBCL – Municipal Plan Update

The Geological Survey of NL has provided comments on the coastal and slope hazards within the Town's Municipal Planning Area. The Geological Survey NL is advising the Town to:

1. Plan on at least a 100-year horizon, accounting for sea level rise and more intense storms.
2. Apply a combined coastal setback that keeps new development at least 30 m inland from the shoreline or cliff tops and outside low-lying lands at or below roughly the 4 m contour.
3. Treat steep slopes as potential hazard areas and ensure any development on, above, or below these slopes is evaluated by a qualified professional.
4. Maintain or widen natural buffers along brooks and the shoreline to help manage flooding and erosion.

The document provides CBCL's proposed approach to dealing with these potential hazards, in the Town's Municipal Plan and Development Regulations, and asks if Council is comfortable with their direction.

Also, it should be noted that further public engagement will be required to allow the public to review the updated Municipal Plan and Development Regulations.

My recommendation is to approve CBCL's proposed approach as it covers all potential hazards caused by climate change as specified by Interdepartmental Land Use Committee, (ILUC).

MOTION 12-04-25-09 – Municipal Plan and Development Regulations

Moved by Councillor Loretta Keating, seconded by Councillor Kayla Squires.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves CBCL's approach to the Geological Survey of NL. Approval is to include a presentation of the Municipal Plan and Development Regulations, to the Town Council as well as public engagement in the form of a Public Meeting.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

Town Hall Meeting for Residents

Councillor Squires added this topic to the agenda.

MOTION 12-04-25-10 – Schedule Town Hall Meeting

Moved by Councillor Kayla Squires, seconded by Councillor Isadore Gambin.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights approves scheduling a town hall meeting for residents.

In Favor:

Opposed: Mayor Walter Keating
Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION FAILED

- Council deferred having a Town Hall Meeting until all councillors have completed their mandatory training.
- It was agreed that the Town Hall Meeting would be designed to raise issues and/or concerns that affect all community residents.

Shoreline Erosion Assessment

Councillor Squires added this topic to the agenda.

There is a need to have our community assessed for shoreline erosion.

- Town Manager noted that she has reached out to Bobby Skanes from TRACT Consulting, requesting she present to Council the Climate Readiness Initiative including the scope of work for this project. After the presentation, Council will have a better understanding of where we are regarding Climate Readiness and will be better equipped to continue with climate readiness initiatives.

Main Street - Required Upgrades and Brush Cutting

Councillor Squires added this topic to the agenda.

Main Street is deteriorated in several areas with cracked pavement on the edge of the road. It's becoming a safety hazard, especially the entrance into our community from the Access Rd. (as well as brush cutting)

MOTION 12-04-25-11 – Forward a Letter to the Minister of Transportation and MHA Jeff Dwyer

Moved by Councillor Kayla Squires, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will write a letter to the Minister of Transportation requesting upgrades to Main Street. This letter should be copied to MHA Jeff Dwyer seeking his support for the upgrades to Main Street.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

Required Upgrades to Depot Road

Councillor Squires added this topic to the agenda.

- Deferred for additional information. Councillor Squires will research the issue.

Library

Councillor Squires added this topic to the agenda.

The library needs to be more accessible, (separate room or area) possibly add a games table for the youth of our community

- Councillor Squires will create a plan to submit to Council for approval.

Letter from Resident Re: Garbage Collection

The resident explained that she put a dryer and a rug out for bulk collection. These items were placed at the roadside on October 26th for the bulk collection scheduled for October 27th. The rug was taken, but the dryer was not. The resident contacted the Eastern Regional Service Board by phone and email, and their employee contacted the contractor responsible for the bulk collection. The contractor said the dryer was not out in time for collection and there would be no other efforts made to remove the dryer. The resident maintains that the contractor is being deceptive. Both items were put out on October 26th in time for the bulk collection.

The resident is requesting Council use their influence with the ERSB in resolving this matter.

- Town Manager noted that she spoke with the resident after this letter was submitted and the dryer was removed by the contractor with the regular garbage collection. This doesn't, however, alleviate the frustration of the resident in dealing with the ERSB nor does it alleviate the fact that the contractor was deceitful in their response to her complaint.

MOTION 12-04-25-12 – Forward a Letter of Complaint to the ERSB

Moved by Councillor Kayla Squires, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will write a letter of complaint to the ERSB about the contractor.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce

Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

- It was also agreed to reach out to the community via one-call asking residents to let us know if they have complaints about garbage collection.

Norman's Cove-Long Cove Volunteer Fire Department

The letter from the Norman's Cove – Long Cove Volunteer Fire Department is a follow-up from the Mayor's and Deputy Mayor's meeting last month. It is a request for financial support in replacing their

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Regional Tanker Truck. This Tanker Truck was constructed by their Fire Department in 2010 and has served regionally for nearly 15 years. This truck is truly a regional asset and a vital tool in protecting lives and property in our area. The estimated cost for this replacement project is \$60,000 to \$70,000.

MOTION 12-04-25-13 – Support for Norman’s Cove-Long Cove Volunteer Fire Department

Moved by Councillor Loretta Keating, seconded by Councillor Linda Murphy.

BE IT RESOLVED THAT the Town Council of Long Harbour-Mount Arlington Heights will support Norman’s Cove-Long Cove Volunteer Fire Department with a donation of \$10,000.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Burke, L. Keating, K. Squires, I. Gambin, L. Murphy

MOTION CARRIED

DEVELOPMENT

DELEGATIONS - None

FINANCE

Cheque List Approval

The Cheque List from November 21, 2025, to December 4, 2025, was provided to all councillors to review.

MOTION 12-04-25-14 Approve Cheque List

Moved by Councillor Loretta Keating; seconded by Councillor Linda Murphy

BE IT RESOLVED THAT the cheque list for the period of November 21, 2025, to December 4, 2025, in the amount of \$48,324.40 be approved for payment.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Keating, L. Burke, L. Murphy, K. Squires, I. Gambin

MOTION CARRIED

Christmas Gifts

MOTION 12-04-25-15 Approve Christmas Gifts

Moved by Councillor Lydia Burke; seconded by Councillor Linda Murphy

BE IT RESOLVED THAT Council approves the following Christmas gifts:

Volunteer Fire Department – Cheque for \$750.00 for their Annual Christmas Dinner.
Sports and Recreation Committee – Cheque for \$750.00 for their Annual Christmas Dinner.
Councillors and Staff – Cheque for \$500.00 and gift bag, and Christmas Dinner.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Keating, L. Burke, L. Murphy, K. Squires, I. Gambin

MOTION CARRIED

CORRESPONDENCE

NOTICE OF MOTION - None

COMMITTEE REPORTS

Mayor Keating talked about the Council’s rules of procedure, whereby all items for the agenda must be submitted to the Town Manager in writing before 5:00 p.m. two days before the regular meeting. Councillors should keep in mind that all complaints must be submitted in writing. Also, he asks that we all work together and be respectful of each other. Let’s try not to email the staff after 4:30 p.m. as their workday ends at 4:30 p.m.
The best we can do is respect each other, do our best for our residents, and bring our community together.

DATE FOR NEXT MEETING – January 15, 2026

ADJOURNMENT

MOTION 12-04-25-16 Adjournment

Moved by Councillor Lydia Burke; seconded by Councillor Loretta Keating.

BE IT RESOLVED THAT Council adjourns the Regular Meeting at 9:12 pm.

In Favor: Mayor Walter Keating
Deputy Mayor Jamie Bruce
Councillors: L. Keating, K. Squires, L. Burke, I. Gambin, L. Murphy

MOTION CARRIED

Council adjourned the Regular Meeting at 9:12 p.m.

Walter Keating
Mayor

Juanita Gosse
Town Clerk/Manager