

***Town of Long Harbour - Mount Arlington Heights
Minutes of Regular Meeting
August 20, 2026***

In Attendance

Mayor Walter Keating

Councillor Lydia Burke

Councillor Loretta Keating

Absent: Deputy Mayor Jamie Bruce

Councillor Kayla Squires

Councillor Linda Murphy

Councillor Isadore Gambin

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 08-20-26-01 - Adopt the Agenda

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

BE IT RESOLVED THAT the Agenda be adopted as presented.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

ADOPTION OF MINUTES

MOTION 08-20-26-02 - Adopt the Minutes of the Regular Meeting held July 23, 2026

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

BE IT RESOLVED THAT Council adopts the minutes of July 23, 2026, Regular Meeting without errors or omissions.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

BUSINESS FROM THE MINUTES

BECP Consulting Service – Re: Rapid Adaptation Projects

This funding opportunity will be offered by FCM for projects that were identified by our Climate Change Adaption Plan. At the last meeting, there were some questions about BECP Consulting Services. The following questions were forwarded to BECP Consulting Services:

1. Is there a Rapid Adaptation Project that includes guarding against or reversing coastal erosion?
2. Does the Rapid Adaptation project funding include the consultants fee?

BECP Consulting Services replied with the following email:

Yes, the Rapid Adaptation Projects program funds projects for Coastal and Floodplain Rehabilitation. The Maximum award includes:

- Grant for 70 – 100 % of eligible costs
- Up to a maximum of \$75,000.00

The program starts again on October 6, 2026, for new applications and ends on November 10th. The projects must be completed within 2 years. Consultant fees to carry out the project work are covered with grant but it doesn't pay for time needed to prepare the application. BECP writes they don't expect the application would be overly time consuming.

Further to this discussion with BECP, I have emailed TRACT Consulting about this opportunity and am waiting for a response. TRACT may wave application costs or incorporate them into the funding application.

- Town Manager to further pursue this funding opportunity?

MANAGER'S REPORT

I have been working with ACOA over the past few weeks wrapping up the Maturin Pond Phase 2 project. As you know, there were two change orders during the project. Both change orders were to do with replacing boardwalk with raised trail and culverts. This has produced cost savings on the project, and for this reason there will be funds remaining in the ACOA grant. ACOA doesn't like to see funds left on the table after a project ends so we were looking at ways to utilize the remaining funds.

My first suggestion was to include the invoices for Mills & Write Landscape Architecture. I got approval for this expenditure to be covered under the ACOA grant and have since submitted claim 8 with all invoices paid to Mills & Wright in 2026, for this project's costs.

We also discussed funding an entrance or a trail sign or removing deadwood from the trail.

ACOA are confident that there will be a small amount of funding left even after the landscape invoices are funded, and we can consider how to best utilize it once we know exactly how much.

- The Town Council will make a decision on how they will utilize the funds remaining in the grant once they know the amount of funds remaining.

DELEGATIONS

NEW BUSINESS

Recreation Boaters Committee – Re: Repair and Strengthen Breakwater

Councillor Linda Murphy declared a conflict of interest as her brother-in-law is the chairperson of the Recreation Boaters Committee.

The background: The Recreation Boaters Committee received two quotes to have armor stone placed at the breakwater across from Roy Murphy's. The Long Harbour Development Corporation will supply the armor stone at no cost.

First quote was submitted by TRY-US Enterprises at \$34,500.00 taxes included.

The second was submitted by H&R Enterprises at \$28,750.00 taxes included.

The Recreation Boaters Committee submitted the following letter: The Recreation Boaters Committee have been active for the past few years and are actively working together to create a plan for boaters' recreation. The letter lists some of the work completed such as:

- The removal of deteriorated slipway and a new concrete slipway built in its place.
- Purchased four floating docks for recreation boaters.
- Meeting with small Crafts & Harbours about removing the old, deteriorated government wharf and installing a new breakwater and docks.
- Built a concrete slipway, removed the old, dilapidated dock and installed an armor stone breakwater.

The Recreation Boaters Committee are requesting funding to repair the eroded breakwater. It is becoming unsafe along the shoreline and will continue to deteriorate if not repaired. For reference, this area is 8 – 9 feet high and 100 ft long. Armor stone would be supplied by LHDC from Middle Pond Road and the Industrial site.

Both contractors, H&R Ent and Try Us Construction were brought to the site to measure the amount of material needed to be transported and placed.

MOTION 08-20-26-03 – Request Boaters Committee to Obtain a Third Quote for this Work.

Moved by Councillor Lydia Burke, seconded by Councillor Kayla Squires.

BE IT RESOLVED THAT Council will request the Recreation Boaters Committee to submit a third quote for this work.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

Regular Meeting August 20, 2026

Email – Re: Water Connection at 230 Main Street

The email from the resident at 230 Main Street reads as follows:

Hi, I am requesting getting my water connected that was overlooked as I was away and not contacted. I am only requesting the same service to all other residents. Thank you.

During the waterline replacement project, the contractor connected each occupied home to the new waterline as part of the work being completed. Houses not occupied were not connected, however, the contractor dropped the curb stop for future development. Before the project began, Council informed every resident of how this process would work, and at the start of the project, the contractor met with each homeowner to confirm connection locations. The homeowner of 230 Main Street met with the contractor several times before he left town.

Working on private property can create liability concerns for Council. If any damage were to occur—or be claimed to have occurred, during the installation of a service line, Council could be held responsible. There are also insurance considerations, as having town staff work on private property may affect compensation/insurance coverage.

Council could consider hiring a contractor to complete the work; however, even in this case, Council may be held liable for any damage, and it would set a precedent for future situations.

The homeowner of 230 Main Street has said that he only wants the same service other residents received. His trailer, which remains vacant, was not the only vacant home when the contractor completed the work. The other homeowner paid privately for their service line connection. If Council covers the cost of this connection, Council would also be responsible to reimburse the cost to the other resident.

Council has the authority to work outside its policy, but before doing so, I encourage careful consideration of the long-term implications, potential liability, and the precedent this may create for all residents. It may also unintentionally weaken respect for the policy itself. Also keep in mind, consistency at the Council level is important if management is expected to enforce Council's policies effectively.

Town Manager recommends council follow their policy.

It was determined, based on a Project Amendment Request, that the contractor may have been responsible to install the service line within 1.5 meters of the house. It was also noted that in special circumstances, previous councils have paid contractors to install service lines on residential property.

- Town Manager to schedule a meeting with Council and the Contractor to discuss the amendment request.
- Deferred to next meeting.

ACOA Build Communities Strong Fund

The completion of the Maturin Pond Trail, Phase 3, can be funded through the ACOA Build Communities Strong Fund, with the program funding up to 50% of project costs.

Phase 3 of the Maturin Pond Trail is designed and was included in our tender call for Phase 2. You may remember we sought a base price tender on Phase 2 and a separate tender on Phase 3. The Phase 3 separate tender came in at \$557,600 plus HST.

Mills and Wright designed the trail and have submitted a proposal to do the following work:

1. Revision of Construction Drawings - \$3,550.00 + HST
2. Tendering Support - \$3,300.00 + HST
3. Construction Administration - \$7,100.00 + HST

Total \$13,950.00 plus HST

Council would include this cost in the ACOA Building Communities Strong funding proposal.

There is also funding available for trails through the Active Living and Wellness Fund. Council can apply for funding of up to \$50,000.00. According to ACOA, Council can apply for both funding programs for the same project.

An LHDC director also suggested that they may help fund the final phase of the trail project. Having partners will certainly help secure government funding for this project.

- Town will approach Vale and the Long Harbour Development Corporation to support this project.
- Town will retender the project if funding can be secured.

MOTION 08-20-26-04 – Apply for funding through the ACOA Building Communities Strong Program for Phase 3 of Maturin Pond Trail

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

BE IT RESOLVED THAT Council approves applying for funding through the ACOA Building Communities Strong Program to complete Phase 3 of the Maturin Pond Trail.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

MOTION 08-20-26-05 – Apply for funding through the Active Living and Wellness Fund for Phase 3 of Maturin Pond Trail

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

BE IT RESOLVED THAT Council approves applying for \$50,000 through the Active Living and Wellness Fund to complete Phase 3 of the Maturin Pond Trail.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

Site Specific Health and Safety Plan

The Site-Specific Health and Safety Plan was copied to all councillors. The plan must be signed by Council and submitted for approval to the Department of Transportation and Infrastructure before salt & sand mixture can be delivered from the Transportation Depot in Whitbourne. The Site-Specific Health and Safety Plan must be updated yearly.

MOTION 08-20-26-06 – Site-Specific Health & Safety Plan Approval

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

BE IT RESOLVED THAT Council approves the Site-Specific Health & Safety Plan as presented.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

Kids Eat Smart

The Kids Eat Smart Foundation are requesting a donation to their Radiothon. One dollar equals one breakfast for a child. In 2025 Council donated \$1,000.00 to Holy Family School Breakfast Program.

MOTION 08-20-26-07 – Kids Eat Smart Donation

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

BE IT RESOLVED THAT Council approves a donation of \$1,000.00 to the Kids Eat Smart Foundation for Holy Family School Breakfast Program.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

Town Council Meetings Rules and Regulations By-law 2026

- Deferred to next meeting

DEVELOPMENT

DELEGATIONS – None

FINANCE

Cheque List and Visa Approval

The Cheque Log from July 24, 2026, to August 20, 2026, was provided to all councillors to review along with the Visa Statements for July to August.

MOTION 08-20-26-08 Approve Cheque List and Visa Statement

Moved by Councillor Kayla Squires, seconded by Councillor Lydia Burke.

BE IT RESOLVED THAT the cheque list for the period of July 24, 2026, to August 20, 2026, in the amount of \$99,871.89 be approved for payment. As well, council approves the Visa Statement for July to August in the amount of \$6,337.12.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

CORRESPONDENCE

Community Enhancement Employment Program (CEEP)

A letter was received by the government of Newfoundland and Labrador informing Council that they are approved for a CEEP grant in the amount of \$11,938.79.

MOTION 08-20-26-09 – Accept 2026-27 CEEP Funding

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

BE IT RESOLVED THAT Council accepts the CEEP funding in the amount of \$11,938.79.

In Favor: Mayor Walter Keating

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

MOTION CARRIED

Council Meeting with the Long Harbour Development Corporation

Mayor Walter Keating, Councillor Linda Murphy and Loretta Keating declared a conflict of interest as they have family members serving as Directors of the Long Harbour Development Corporation.

Councillor Gambin requested this item be added to the agenda. He says that scheduling this meeting was discussed some time ago.

- Town Manager to schedule a meeting with the Long Harbour Development Corporation.

NOTICE OF MOTION

COMMITTEE REPORTS None

DATE FOR NEXT MEETING – September 17, 2026

ADJOURNMENT

MOTION 08-20-26-10 Adjournment

Moved by Councillor Isadore Gambin, seconded by Councillor Lydia Burke.

BE IT RESOLVED THAT Council adjourns the Regular Meeting at 8:25 p.m.

In Favor: Mayor Keating

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

MOTION CARRIED

Walter Keating
Mayor

Juanita Gosse
Town Clerk/Manager