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Minutes of Council Meeting

November 16, 2021 7:00 PM. Council Chambers

Present:	Mayor	Krista Freake
	Deputy Mayor	Brian Hooper
	Councillors:	Rhoda Hannem
		John Mullett
		Perry Pond
		Ken Tucker
		Derek White
	Town Manager	Todd Champion
	Town Clerk	Coreen Colbourne
	Recreation and Tourism Manager	Ashley Ivany
	Superintendent of Works	Ivan Bridger

Mayor Freake brought greetings to those watching on Facebook and to Council.

1. Call to Order

21-228 White/Hooper

Resolved to call the meeting to order.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

2. Approval of Agenda

21-229 Hooper/White

Resolved to adopt the agenda as presented.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

3. Minutes for Approval

3.1 Regular Council Meeting October 26, 2021

21-230 White/Pond

Resolved to adopt the minutes of the Regular Council meeting of October 26, 2021, as attached.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

Mayor Update:

A sincere thank you was given to those who helped in any way with the search efforts of the two missing men. Thoughts and prayers were sent out to the families at this time.

A meeting was held with MHA Bennett on Wednesday November 10th to discuss follow-up to the wharf infrastructure. Also discussed was Council's displeasure with the lack of communication and disrespectful relationship with the provincial government.

A meeting was scheduled with NDP interim Leader Jim Dinn on Thursday.

There has been ongoing discussion with PC leader David Brazil, a meeting is to be scheduled following closure of the house which is anticipated to be in the coming week.

Correspondence was received from Central Health CEO and President, Ms. Andre Robichaud indicating that she received our correspondence regarding collaborative health services and is looking forward to furthering her discussion with Council once the cyber-attack/IT issues are resolved.

The Mayor has been approached by a number of concerned citizens regarding how they can support Council's endeavour to move forward with the economic diversification strategy.

4. Recreation/Tourism Committee

4.1 Update by Deputy Mayor Hooper

STADIUM UPDATE

- The Recreation Director, Town Manager, and the Superintendent had a meeting with the consultant, contractor, and subcontractor for the stadium retrofit today, the compressors and gaskets have been installed, the contractor is finishing ductwork and installing the fans for the emissions and CO2 detection. They are completing some electrical hook ups for the plant and should be starting to commission the plant on November

22nd. If everything runs smoothly, we will start making ice on November 26th. Beyond the plant, there are a repair issue in the stadium that we are looking at addressing. Ice that falls from the eaves in winter, this is a safety issue as it can hit someone as they are leaving the stadium. We have asked for quotes to build a steel mezzanine for the entry/exits for the stadium, Concrete Concept and Rentals Inc. came in as the lowest quote at \$11,980.00 plus HST, this will come from the Stadium Building Maintenance budget.

- Advertising - Notre Dame Agencies and H&R Block will be splitting the advertising on the Zamboni for a contract of 3 years.

BOARDWALK

We have approximately 1500 feet of boardwalk that still has to be upgraded (which will not be covered in the Covid Stimulus Grant). This does not include the section from Oak Street that meets up with the pond, nor does it include the two lookouts. We have \$6000 in the budget for boardwalk maintenance, at which we are looking to spend on materials so that we can continue our boardwalk repairs.

SOFTBALL FIELD

Mills and Wright have reached out and asked if we can dig test pits as they want to ensure that we will have the proper drainage. In their original proposal that was awarded, they had assumed the subgrade condition was suitable for the ballfield and it wasn't until further conversations with the Recreation Director that they had concerns about drainage. They would like to have an engineer on site to perform percolation tests and compaction tests to complete a Geotechnical Report. They feel that it may be a wise investment, as it will provide a small peace of mind that the ballfield won't give the Town problems in the future, this will cost \$3,478.50 (taxes in).

SPECIAL EVENTS

Bonfire Night and Remembrance Day - We would like to thank everyone who came out and participated in Guy Fawks Night and our Remembrance Day ceremonies. It was nice to be able to host these events in person as well as virtual.

Christmas - The Town will be hosting our annual tree lighting ceremony on December 2nd at the Town Hall starting at 6:30pm, public are welcomed to attend. Our annual Santa Claus Parade will be taking place on December 4th, 2021, starting at 7:00pm, we are still looking for business', organizations, and families to put floats in our parade. Prizes will be awarded best decorated floats in various categories. Stay tuned to our Facebook page for more Christmas events.

OTHER RECREATION

Train Park Trail - Our Town workers are progressing on the Train Park Trail, we have approximately 0.8 km left to complete on the trail at which we are using boardwalk because the water run off is creating boggy conditions on what is left of the trail. We have reached out to 3 companies for quotes at which Pritchett's Timber Mart came in at the lowest of \$68,408.90 pre-tax. We will be looking to utilize what we have left from our Covid Stimulus Budget and our Train Park Budget to purchase the material.

Projects - We have been approved for JCP for 4 workers to build picnic tables, Adirondack chairs, garbage bins, and upgrades to the train park. We have also been improved for CEEP project at which we will be looking to improve Hann's point and the Bird Sanctuary.

21-231 Hooper/Mullett

Motion to purchase the steel for the mezzanine project at the stadium at a cost of \$11,980 plus HST from Concrete Concepts & Rentals, Lewisporte.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

21-232 Hooper/Mullett

Motion to spend \$6000.00 for the remainder of the boardwalk maintenance.

Question to the motion by Councillor Tucker: It does pertain to the Woolfrey's Pond Boardwalk only, correct?

Answer: Correct

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

21-233 Hooper/Mullett

Motion to approve \$3478.50 taxes included.

The purpose of this is to perform percolation and compaction test on the proposed softball field site.

Question to the motion by Councillor White: Did anyone from public works dig a hole on the site to see what the conditions were?

Answer: No, Town staff put the material there in the first place, so it was felt it wasn't needed, but would do so at the request of Council members.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

Councillor Pond was in conflict with the upcoming motion and left chambers.

21-234 Hooper/Mullett

Motion to purchase the materials for the Train Park at a cost of \$68,408.90 plus tax from Pritchett's Timber Mart.

Question to the motion by Councillor White: What area does it cover?

Answer: From the Welcome sign back to the Train Park.

Question to the motion by Councillor Tucker: Were the funds coming from the covid funding?

Answer: The majority was coming from the covid funding, the rest was coming from budgeted funds for the Train Park for 2021.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Tucker and White.

Decision: Motion carried.

Councillor Pond re-entered chambers.

5. Economic Development

Update by Councillor Mullett

Meeting to be held on November 2, 2021.

The Heritage Museum building has been put on the committee's radar, it is an older building, there has been repairs made to it already, and it requires a lot more repair, the committee will keep the building on their action list over the winter months.

21-235 Mullett/Pond

Motion to approve occupancy Permit; 83 Road to the Isles; Permit No. 21-013R as submitted.

Question to the motion: Everything is in order with the permit, correct?

Answer: Correct

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

Councillor Mullett reiterated Mayor Freake with respect to our MHA, he is our representative in government, and feels that he is not representing the Town right now, residents were encouraged to contact MHA Bennett.

Councillor Pond gave reasons as well, as to why residents should feel shortchanged by government, and to voice their opinions to our MHA.

Mayor Freake said how government's lack of commitment is leaving the Town in the position of not being able to present a business plan for potential industry to our town.

Councillor Pond reiterated that because of government's non-commitment the Town is missing out on some great opportunities for the Town.

Lands Committee

6.1 Update by Councillor White

Councillor White reminded residents and businesses of the Town's commitment for a cleaner town. He said that the Town may put their name in for Communities in Bloom if properties are cleaned well. He said that the Town of Lewisporte won it some time ago.

21-236 White/Tucker

Motion that we would direct our Town Planning Consultant to amend zoning for 22 Centennial Drive from residential seniors to residential medium density.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

21-237 White/Tucker

Motion that we would direct our Town Planning Consultant to amend zoning for 323 Main Street from commercial to residential medium density.

Councillor Tucker wanted to know what kind of building could be put on the property, just residential or commercial as well?

Councillor White said that it would be for residential development, or for a convenience store at the Town's discretion.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

A motion was made by Councillor White to put a piece of land on Council Road up for sale. The actual number of the civic address was not readily available. The motion could not be made without knowing the address, and Councillor White withdrew the motion.

7. Public Works

7.1 Update by Councillor Pond

Motion 19-215 made at the October 29, 2019 Council meeting requires an amendment.

The motion read;

Whereas the Town's JCB 214S rubber tire backhoe was slated for auction; and whereas Mike Pearce (Die Trac Campus Administrator) has requested the backhoe be donated to Die Trac for refurbishment as a teaching aid, it is resolved to donate the JCB 214S rubber tire backhoe to Die Trac Technical Institute conditional that it be returned to the Town once refurbished.

The motion is amended as follows:

21-238 Pond/White

Whereas the Town's JCB 214S rubber tire backhoe was slated for auction; and whereas Mike Pearce (Die Trac Campus Administrator) has requested the backhoe be donated to Die Trac for refurbishment as a teaching aid, it is resolved to donate the JCB 214S rubber tire backhoe to Die Trac Technical Institute.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

21-239 Pond/White

Be it resolved that the Town of Lewisporte accept and award tender for the supply of one 2021-2022 tandem dump truck to Western Star Truck in the amount of \$201,862.00 plus HST.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

21-240 Pond/White

Motion to proceed with the availing of services from Central Newfoundland Waste Management for garbage collection services of residential properties within the Town of Lewisporte as soon as they can make that happen.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

8. Protective Services

8.1 Update by Councillor Tucker

A meeting was held with the executive members of the Lewisporte Regional Fire and Rescue on November 1, 2021. Several items were discussed and will be followed up on, they will be brought to public council meeting once more details become available. There will be a more detailed report from protective services after the next meeting.

An update was given by Councilor Tucker prepared by our Regional Fire Department

Lewisporte Regional Fire Rescue, November 2021 Council Report

- Firefighters of Lewisporte station have participated in approximately 159 hours of training for this month. Practices have included Jaws of Life, breathing apparatus, car fire training along with maintenance and truck inventory.
- We have responded to one call, which have included a motor vehicle collision.
- Fire Department is also in the process of confirming vax passes before the deadline, as outlined by the province.
- The department in conjunction with Shoppers Drug Mart is hosting a flu vaccine clinic for all firefighters and spouses on Wednesday, November 17, 2021.
- Just a reminder that when the time changed, on the first Sunday of the month, everyone should have made sure that their smoke detector is working, and batteries changed. If you forgot to do this, please do so immediately, because smoke detectors save lives.
- Youth Firefighting Program will be going ahead in January 2022 unless something changes with Covid19 protocol. Any students that attend Levels 1, 2 or 3 at Lewisporte Collegiate can sign up. Please look for applications at the school in the next week or so.
- The fire department was out on Halloween Night giving out over 300 treats. Many thanks to the firefighters that took the time to lend a hand.
- Lewisporte Regional Fire Rescue is now accepting applications for new recruits. Please pickup an application at the Town Hall or from any firefighter.

A reminder was made to residents to please make sure they display their street number on their property or building so it is visible to first responders

9. Finance/HR

9.1 Cheque Register

Councillor Hannem was in conflict and removed herself from Chambers.

An Amendment to motion 21-219 was made to include:

21-241 Hooper/Pond

Motion to approve the cheque register as presented, cheque numbers 001196 up to and including 001320, for a total of \$240,660.17, with the exception of cheque numbers 001196, 001256, 001257, 001276, 001291, and 001294.

Resolve to approve cheque number 001276

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Mullett, Pond, Tucker and White.

Decision: Motion carried.

Councillor Hannem re-entered Chambers.

21-242 Hannem/Hooper

Motion to approve the cheque register as presented, cheque numbers 001321 to 001383, with the exception of cheque numbers 001337, 001342, 001359, 001364, and 001365.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

Deputy Mayor Hooper was in conflict and removed himself from Chambers.

21-243 Hannem/Mullett

Resolved to approve cheque numbers 001337 and 001342.

In favour: Mayor Freake, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

Councillor Hooper re-entered Chambers.

Councillor Pond was in conflict and removed himself from Chambers.

21-244 Hannem/Hooper

Resolved to approve cheque number 001359 and 001364.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Tucker and White.

Decision: Motion carried.

Councillor Pond re-entered Chambers.

Councillor Tucker was in conflict and removed himself from Chambers.

21-245 Hannem/Hooper

Resolved to approve cheque number 001365.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond and White.

Decision: Motion carried.

Councillor Tucker re-entered Chambers.

9.2 Water Tax Exemption

21-246 Hannem/Hooper

Motion to approve the water tax exemption for 1356 Main Street from the period October 29, 2020 – October 29, 2021.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

9.3 Water Tax Exemption

21-247 Hannem/Hooper

Motion to approve the water tax exemption for 17C Council Road for the period of November 12, 2020 – November 12, 2021.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

9.4 Motion for Oil Storage Facilities

Due to a recent inquiry by a local business the Town reviewed its current Mil Rate for Tank Farms and compared its rate to other communities with Tank farms, It was discovered that Lewisporte's rate was significantly higher than

other Towns. We recognize that an adjustment in the rate will help encourage existing businesses to remain and potentially entice further expansion or new business.

21-248 Hannem/Hooper

Be it resolved that the Town of Lewisporte amend its Business Tax Mil rate for Oil Storage Companies from 60 Mils to 20 Mils effective with the 2022 Budget, this Mil rate will be applied for a duration no less than 5 years and to be re-evaluated at Budget 2027. The new Mil rate will be applied to existing and new Businesses within this classification.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

10. Correspondence

10.1 Letter from Honourable Krista Lynn Howell – Congratulations from the Minister of Municipal and Provincial Affairs to the newly elected Council, and mentions council training opportunities.

10.2 Memo from Municipal Assessment Agency.

11. Adjournment

21-249 Pond/White

Resolved that the meeting adjourn.

In favour: Mayor Freake, Deputy Mayor Hooper, Councillors Hannem, Mullett, Pond, Tucker and White.

Decision: Motion carried.

Time: 7:45 PM

Krista Freake, Mayor

Coreen Colbourne, Town Clerk/Treasurer