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Minutes of Council Meeting

March 10, 2026 7:00 PM

Present:	Mayor (Chair)	Krista Freake
	Deputy Mayor	Betty Clarke
	Councillors	Lisa Grimes
		John Mullett
		Perry Pond
		Ken Tucker
		Derek White
	Town Manager	Todd Champion
	Town Clerk	Coreen Colbourne

Mayor Freake welcomed fellow Councillors and management and brought greetings to those watching on Facebook.

1. Call to Order – 7:05 pm

Mayor Freake brought forward a land acknowledgement.

2. Approval of Agenda

26-027 Mullett/Tucker

Resolved to adopt the agenda, as presented.

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

Opposed: None

Decision: Motion carried.

3. Minutes of Previous Meetings

3.1 Minutes for Approval - Regular Council Meeting on February 10, 2026, and the Special Meeting of Council on March 3, 2026.

26-028 Clarke/White

Be it resolved to adopt the minutes of the Regular Council Meeting on February 10, 2026 and the Special Meeting of Council on March 3, 2026.

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

Opposed: None

Decision: Motion carried.

4. Mayor's Update

- A follow-up meeting was held with the MHA after a February 3rd discussion with Dr. Jarrett Butler regarding the family care team and doctor recruitment.
- A meeting is now scheduled for March 17th with the Minister of Health to continue these discussions, and the public will be updated on the outcome.
- The Mayor noted a successful meeting was held with municipalities and local service districts under the Lewisporte RCMP detachment.

5. Recreation/Tourism Committee

- Tickets are now available for the Brittany Inns 40th Anniversary Mussel Bed Soiree Kitchen Party, featuring Shanneyganock with guests Coldwater Junction and the Black Sheep. Due to strong initial interest, residents are encouraged to purchase tickets early.
- The recent Winter Carnival was declared a tremendous success with excellent participation from residents of all ages. Thanks were extended to attendees, staff, and community partners.
- Planning is underway for an Easter community event, with details to be shared on the Town's Facebook page.
- Destination Lewisporte attended the Outdoor Adventure Show in Toronto to promote tourism. A review meeting is scheduled for the week of March 9, 2026, to discuss the event's outcomes.
- The recreation department is exploring LED lighting upgrades to improve lighting quality and reduce energy costs, with a funding application being prepared for the Newfoundland Power Community Grant Program.

Motion

Councillor Mullett was in conflict and left chambers at 7:10:46.

26-029 Pond/Tucker

I'd like to make a motion that the Town of Lewisporte award the contract for the supply and install of two new softball field dugouts, removable vinyl covers for both new and existing, and a new player access gate to MacKenzie's Construction in the amount of \$33,229.89 plus HST as per quote dated January 20th.

We received two quotes, one from Mackenzie's Construction and one from Apex Construction Specialists, theirs was a little bit higher at \$35,447.00, so I still move that we award the contract to Mackenzie Construction for \$33,229.89 plus HST.

In favour: Mayor Freake, Deputy Mayor Clarke, Councillors Grimes, Pond, Tucker and White.

Opposed: None

Decision: Motion carried.

Councillor Mullett re-entered Chambers at 7:12:23.

6. Economic Development

- A "SWOT" (Strengths, Weaknesses, Opportunities, and Threats) information package regarding the Marina was previously circulated and discussed. The Town is seeking funding to take over the old wharf and the Coast Guard building.
- Dietrac is currently operating successfully with positive student outcomes and planned operations, and any future issues will be addressed through a meeting with Mike, despite no new updates being available at this time.
- The tender for the Dinner Theatre Project has been awarded to Burnt Bay Construction. The council is hopeful for an opening in early December to allow for Christmas dinner meetings and winter programs.
- The council will be meeting with Mills & Wright consultants in the near future regarding downtown development.
- Three at-large members, unrelated to the Marina Development, have been selected by the planning committee to serve on the LMAA.
- The town manager and deputy mayor met with the mayor of Gander to discuss a tourism partnership and the 25th anniversary of 9/11, emphasizing that the Town should be part of the celebrations.

Motion

Occupancy Permit - 26-003C (Commercial) – No Limits Inc. to occupancy 252-256 Main Street.

26-030 Clarke/Pond

I so move that we accept the permit, as presented.

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

Opposed: None

Decision: Motion carried.

- The mayor and another councillor met with NTV News and the mayor with the Telegram regarding the Bay Du Nord announcement, emphasizing its long-standing work on the Port of Lewisporte and past interest in oil and gas, while seeking \$10-15 million in additional government support for waterfront infrastructure, acknowledging that \$5 million has already been secured.
- The Town has submitted a proposal to Equinor to participate in offshore supply opportunities. While the Town does not currently meet the minimum requirements, it could with a provincial investment.
- The Town has been actively pursuing offshore oil and gas opportunities since 2017. Efforts were paused when BP did not find sufficient product in the Orphan Basin, but work has continued, positioning the Town to respond.
- The Town had a formal submission prepared for the province to address financial shortfalls for port operations, which has been sent and a response is awaited. It coincided with Equinor's release of an RFP for offshore substation services.

7. **Lands Committee Report**

- It was noted that most correspondence regarding land is personal and cannot be discussed publicly.
- Residents intending to purchase property or build in the town are strongly recommended to speak with town staff early to prevent future delays.

8. **Public Works**

- Public Works has been very busy over the last three months with snow clearing, salting, sanding, and widening streets and intersections, prioritizing public safety.
- With snow melting, residents are advised to be cautious of potholes. Crews will begin pothole surveys and repairs once weather permits.

Motions

At a special council meeting held on March 3, 2026, two (2) motions regarding reallocation of MYCW funding were brought forward and carried. After submitting these motions to the provincial government, they have determined that the motions do not meet their guidelines, unallocated funds must be reallocated to an open project in the same funding year. Therefore:

Motion 1

26-031 White/Clarke

I resolve to rescind motions 26-023 & 26-024.

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

Opposed: None

Decision: Motion carried.

Motion 2

26-032 White/Clarke

Be it resolved to reallocate the remaining balance of the 2020-2023 Multi-Year Capital Works funding as per schedule A dated February 26, 2026, to Project 17-MYCW-26-00095 Splash Pad and facilities and authorizes the Town Manager to enter into a funding arrangement with the Department of Transportation and Infrastructure on behalf of the Town of Lewisporte.

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

Opposed: None

Decision: Motion carried.

Motion 3

26-033 White/Clarke

Be it resolved to reallocate the remaining balance of the 2023-2026 Multi-Year Capital Works funding as per schedule A dated February 26, 2026, to Project 17-MYCW-26-00072 Noseworthy Street Upgrades and authorizes the Town Manager to enter into a funding arrangement with the Department of Transportation and Infrastructure on behalf of the Town of Lewisporte.

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

Opposed: None

Decision: Motion carried.

Motion 4

CCBF Funding remains allocated to projects until they are officially closed off, therefore if there are outstanding credits with these projects, the funds cannot be utilized. The Town still has allocated funding to the Alder Road Upgrade Project that has been completed for several years, therefore:

26-034 White/Clarke

Resolve that the Town of Lewisporte close CCBF project # 138-2011-1972 Alder Road Upgrade with a remaining balance of \$23,029.29 for use on future projects.

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

Opposed: None

Decision: Motion carried.

Staff Respect

- The mayor issued a serious reminder that abuse of Town staff, particularly outdoor and stadium staff performing duties like snow clearing, will not be tolerated.
- Residents with an issue are directed to contact Town Hall directly and not to engage in any physical or abusive interactions with staff.

9. Protective Services

- The Town successfully applied for and received a \$500 FireSmart educational awareness program grant. A public event will be held in the spring to share prevention materials. The Town has also submitted an application to a new provincial wildfire fire smart program for funding to create fire breaks.
- The fire department's current Jaws of Life is over 25 years old, outdated, and has failed during two recent practice sessions.
- An application for provincial cost-sharing for a new Jaws of Life was denied, and subsequent letters to the minister went unanswered, causing disappointment among the council.
- Council emphasized that the equipment is crucial for responding to accidents on provincial highways within their regional service area, which extends from east of Lake O'Brien to the second intersection for Norris Arm.
- The council met with the MHA and sent letters to provincial ministers to seek financial assistance for the equipment, as traditional funding was denied and they believe residents should not bear the full cost, with correspondence needing to be resent due to a change in ministerial portfolio.
- The purchase will be funded in part by money set aside for capital purchases, \$10,000.00 provided by the province for wildfire assistance, and off set by \$1000.00 received for each out-of-town emergency call.

Motion

23-035 Tucker/Grimes

I motion that we purchase a new Jaws of life, a battery-operated jaws of life, which is the new modern technology with all the accessories that's required, from a company Safety Source Incorporated in Nova Scotia, with a cost of \$97,370.00 plus HST.

- Councillor Pond expressed extreme disappointment and felt obligated to support the motion for purchasing "jaws of life" equipment due to the lack of provincial government cost-sharing, despite repeated requests, highlighting the essential nature of the equipment for volunteer firefighters and its typical scope beyond municipal responsibility, he also highlighted the imperative to acquire the equipment to prevent volunteers from facing equipment failure during critical highway responses
- Councillor Tucker said Council will continue to press the MHA on the issue.
- Mayor Freake reiterates profound disappointment in the province's lack of engagement or response to requests for financial support for the fire department, which serves Lewisporte and surrounding areas.
- Councillor White suggested the government should acknowledge the fire department's regional service area when considering funding.

- It was noted that the fire department's regional coverage extends from a little east of Lake O'Brien to the second Norris Arm turn off and down to Boyd's Cove.
- It was noted that the cost recovery for responses does not fully cover the operational expenses associated with using equipment like the Jaws of Life. The \$1000.00 per call fee is viewed more as a maintenance and fuel fund.

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

Opposed: None

Decision: Motion carried.

- The purchase of modern equipment is seen as a long-term investment that could last ten to fifteen years or more, and the Town is in a good financial position to make the purchase.
- The fire department's application to a company called Global Medic in Ontario was successful. They will receive a skid unit at zero cost, which includes a thousand-litre water tank, fifty feet of hose, a pump, and eight pairs of coveralls.
 - The Town must travel to St. John's on March 17, 2026, to pick up the unit.
 - While intended for wildfire fighting, the unit can also be used in rural areas or parts of the town with difficult water access.

Policing and Community Safety

- A meeting was held on March 5th with senior RCMP officials and representatives from eight communities covered by the Lewisporte Detachment.
- A common concern across all communities was the need for more active traffic enforcement for both vehicles and ATVs.
- The issue of police resources and response times was discussed at length. It was noted that a single officer will not enter a situation like a domestic dispute without backup, which can lead to response delays of one to two hours while waiting for an officer from Gander or another location.
- The RCMP indicated that if they receive additional government funding, they plan to propose an additional member for the Lewisporte detachment, which would increase the number of officers from five to six. The Town will also add a request for traffic services resources to its correspondence with the government.
- The mayor noted that council plans to add a request for traffic services and additional police resources, potentially from a Gander detachment to their correspondence with the government, reflecting a common concern among all communities regarding police presence.

10. Finance/HR

10.1 Cheque Register – CIBC Operating Account

26-036 Grimes/Mullett

I motion to approve the cheque register as presented, for EFT's 413 to 445, and cheque numbers 39579 to 39599 with the exception of EFT's 425, 428, 431, 439, and cheques 39580 and 39588, for a total of \$556,147.01.

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

Opposed: None

Decision: Motion carried.

Councillor Pond is in conflict and left chambers at 7:49:02.

26-037 Grimes/Mullett

I motion to approve EFT 428 and 431.

In favour: Mayor Freake, Deputy Mayor Clarke, Councillors Grimes, Mullett, Tucker and White.

Opposed: None

Decision: Motion carried.

Councillor Pond re-entered Chambers at 7:49:52.

Councillor Tucker was in conflict and left chambers at 7:50:04

26-038 Grimes/Mullett

I motion to approve EFT 425, 439 and cheque number 39588.

In favour: Mayor Freake, Deputy Mayor Clarke, Councillors Grimes, Mullett, Pond and White.

Opposed: None

Decision: Motion carried.

Councillor Tucker re-entered Chambers at 7:50:31.

Councillor Grimes was in conflict and left chambers at 7:50:34.

26-039 Mullett/Clarke

I motion to approve cheque number 39580.

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

Opposed: None

Decision: Motion carried.

Councillor Grimes re-entered Chambers at 7:51:08.

10.2 Motion to Refinance Loans

Motion 1

26-040 Grimes/Mullett

Be it resolved that the Town of Lewisporte borrow from the Canadian Imperial Bank of Commerce, the sum of \$215,606.00, with an amortization period of nine (9) years and a fixed term of two (2) years, for the purpose of refinancing the recreation shed loan.

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

Opposed: None

Decision: Motion carried.

Motion 2

26-041 Grimes/Mullett

Be it resolved that the Town of Lewisporte borrow from the Canadian Imperial Bank of Commerce, the sum of \$213,364.00, with an amortization period of four (4) years and a fixed term of two (2) years, for the purpose of refinancing the King Street Outfall & Water Tank Bypass Projects Loan.

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

Opposed: None

Decision: Motion carried.

11. Other Business

- A meeting is scheduled for March 16, 2026, for the old LMAA Board to hold its final meeting and transition to the new board structure, which will operate under the new constitution and bylaws.
- The Mayor signed a proclamation declaring March as Easter Seals Month in the town. The proclamation recognizes the work of Easter Seals Newfoundland and Labrador in supporting people with disabilities through recreation, employment, and educational programs.

12. Adjournment

26-042 Pond/Clarke

Resolved that the meeting adjourn.

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

Opposed: None

Decision: Motion Carried

Time of adjournment: 7:55 PM.

Next Public Council Meeting to be held on April 7, 2026.

Krista Freake, Mayor

Coreen Colbourne, Town Clerk