

Town of St. George's
Regular Council Meeting

Minutes of a regular meeting of the council
of the Town of St. George's, held in the
Town Hall, September 8, 2015

Members Present

Mayor D. Conway
Deputy Mayor A. Tobin
Councillors: F. Alexander
S. Lee
A. White
G. Carroll
C. Foote

Also Present

Town Manager R. Chant
Town Clerk D. Woolridge

Public in Attendance

Two residents of the town

Call to Order

Mayor Conway called the meeting to order at 7:00 p.m.

Adoption of Minutes:

Regular Meeting of Aug. 4, 2015

Regular Meeting of August 4, 2015

Motion #15 - 87 Lee/Alexander

Resolved that minutes of the regular meeting of August 4, 2015 be adopted as circulated. All in favour. Motion carried.

Delegations

One resident in attendance expressed concerns to council with regard to dust, noise, speed, damage to roads, and fumes created by trucks hauling on the access road to Turf Point. The resident also complained of problems with noise and fires by owners of "fishermen's shacks" on the shore at all hours during the warmer months, lack of proper water/sewer, and no taxation on these buildings. Problems with ATVs were also mentioned. The resident suggested better dust control, grading roads, trucks advised to slow down and not use their jake brakes, permits be required for fires on the beach, signs erected, and a newsletter issued listing the noise regulations.

Ray was directed by council to talk with the owner of Turf Point about the dust.

Proclamations

Mayor Conway read the proclamation making September 2015 Arthritis Awareness Month.

Committee Reports:

a) Finance

1) Motion #15 - 88 Alexander/White

Resolved that the corrected total of \$36,170.63 for general invoices be approved for payment. All in favour. Motion carried.

2) Motion #15 - 89 Alexander/Tobin

Resolved that Keith A. Penney's invoice in the amount of \$904.00 for Audit of Gas Tax Funding Agreement for year ended December 2014 be approved for payment from the Gas Tax Funding account. All in favour. Motion carried.

b) Projects

Tender closes September 16 for Recreation Upgrades.

d) Stadium

Tentative date to open is November 1.

e) Roads

The paving contract for Harview's Lane, etc., was approved last week and is in the process of being awarded to Marine Contractors.

Building Applications

1) Fence Application

An application had been submitted to erect a fence around property on Farm Road. The property identified appears to have been sub-divided without the proper development permit for a sub-division being approved by the Town. Ray will write the owner and ask that a proper development application be submitted before a fence permit can be issued.

2) Building Permit (Resubmitted)

Application for a building permit that was previously tabled and denied at a meeting on May 5, 2014 was resubmitted to council, property to be accessed from Woodland Drive. A previous permit issued by the Town to construct a road off Woodland Drive on December 6, 2013 was appealed and ordered vacated by the Appeals Board on March 25, 2014. The Board was not satisfied the Town had all the applicable information to approve the application for the proposed road with regard to site suitability and road standards in accordance with its Municipal Plan and Development Regulations. On November 24, 2014, an engineer's report on soil stability eliminated the possibility of erosion; the other two issues (length of road and width of cul de sac) still remain. (Council had suggested an alternate access to the resident through the pit on Barachois Drive, but received no reply at the time.)

Motion #15 - 90 Alexander/Tobin

Resolved that permit be denied because of no access, and cul de sac and length of proposed road not in line with regulations. All in favour. Motion carried.

3) Permit to Apply for Crown Land

A request for approval to construct an RV park on his property was also submitted by this same resident and a Municipal Recommendation Form for Crown Land Applications within Municipal and Planning Area Boundaries for property adjacent to his that would facilitate the development. These properties combined would include three zones: rural, residential and environmental protection. An RV park would only be permitted in the section designated as rural. This item was deferred until our next meeting.

New Business

1) Quotation - Flow Meters

A quotation for Lease or Purchase of Flow Meters and one year of sampling and reporting as per the Federal Wastewater Regulation was submitted by BioMaxx Wastewater Solutions for \$13,531.35 for purchase, \$7,620.00 for lease, and \$2,580.00 to monitor.

Ray will see if funds are available; if not, maybe it will be included in next year's budget.

2) **Quit Claim - 39 Station Road**

Motion #15 - 91 Foote/Lee

Resolved that we sign the quit claim requested to our portion of the property described in the survey of 39 Station Road that was updated on May 15, 2015. All in favour. Motion carried.

3) **Business Tax Exemption - Teck Cominco**

Ray will contact Teck Cominco to negotiate a figure and come back to council.

4) **Offer to Purchase - 35 Main Street**

Councillor Foote left the meeting at this point. Mayor Conway opened an offer to purchase 35 Main Street for the asking price of \$1941.89 + \$252.45 HST, totaling \$2194.34.

Motion #15 - 92 Alexander/Tobin

Resolved that 35 Main Street be sold for the offer of \$2194.34. All in favour. Motion carried.

Councillor Foote returned to the meeting.

5) **Request for Sign/Alders Cut**

An email was received from a resident of Pelly's Lane requesting a "Slow, Children at Play" sign and wondering whether alders could be cut by Town employees. Council agreed to both requests.

6) **Review - Budget 2015**

Councillor Alexander has some questions re bank balances, projected costs for the remainder of the year, collections, etc. He would like to see a comprehensive report for the end of October.

7) **Workers**

Mayor Conway informed council that he has been asked when the positions for Labourer/Operator/Lead Hand and Labourer/Operator, as indicated at the meeting in May, will be posted. Council decided to leave things as they are.

Council advised Ray that he has the authority to discipline workers when they refuse to carry out assignments. The only time they can refuse is if conditions are unsafe.

8) **Energy Audit**

Audits have been done for the RecPlex, Town Hall, and Maintenance Garage; we are still waiting for the report.

9) **Blueberry Festival Statement**

A statement of income and expenses was submitted for the Blueberry Festival. Mayor Conway informed council that the dinner theatre that was held in July for past and present council members was paid for by the Blueberry Festival Committee.

10) **Property Purchase - Woodland Drive**

A small piece of property at the end of Woodland Drive is currently for sale. The owner is asking \$2,000. This area is used by the Town to push off snow in winter.

Motion #15 - 93 White/Foote

Resolved that the Town purchase the property at the end of Woodland Drive. All in favour. Motion carried.

Councillor Foote left the meeting at this time (9:15 p.m.).

11) Waste Site Monies

The Bay St. George Waste Management Committee will be holding a meeting at the RecPlex Saturday morning at 10:00 a.m. A surplus of \$70,000 for 2013 is to be divided among the communities. We can either take our portion (approximately \$4300) or allow the committee to use it for a project. It was the consensus of council that we need the money.

Incoming Correspondence

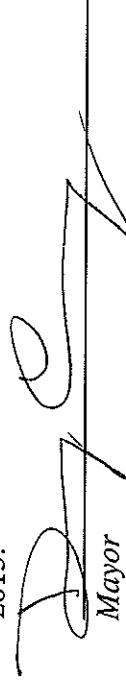
- 1) A letter from Sean Martin, Executive Director of Municipal Assessment, informing us that values on the new assessment roll for 2016 are increasing on average by 23% for residential and 10% for commercial properties.
- 2) A letter from Cluney Mercer, Assistant Deputy Minister of the Municipal Infrastructure and Engineering Branch of Municipal Affairs, informing us that applications for funding under the 2015-16 Municipal Capital Works program have not been approved. He encourages us to resubmit under the 2016-17 program.
- 3) A memo from Churence Roger including the MNL Mid-Year Update and a template letter to submit to the federal party leaders re implementation of Wastewater System Effluent Regulations.
- 4) Approvals to Borrow from the Department of Municipal and Intergovernmental Affairs to re-finance the balance of the Sewer Treatment Project loan at \$46,748.09; to borrow \$74,835.08 and \$8,562.55 GST for the Road Upgrades for Harview's Lane, Harview's Lane Extension, and Sullivan's Lane; and to borrow \$32,591.00 and \$15,088.32 GST for Recreation Upgrades and Tobin's Lift Station Retrofit.
- 5) A letter from Roxie Wheaton, Assistant Deputy Minister with the Department of Advanced Education and Skills, informing us of changes re payment of taxes to municipalities on behalf of long term Income Support recipients.

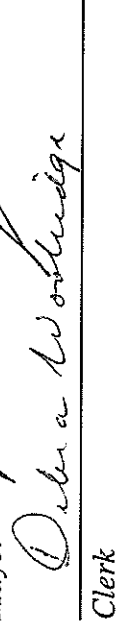
Adjournment

Motion #15 - 94 Tobin/Lee

Resolved that meeting do now adjourn. All in favour.
Motion carried.

Meeting adjourned at 9:20 p.m. to meet again on Oct. 5, 2015.


Mayor


Clerk

Note: Omitted on minutes for meeting of August 4, 2015 that motion to adopt minutes as circulated for meeting of July 6, 2015 was moved by Councillor Alexander, seconded by Deputy Mayor Tobin, all in favour, motion carried.