#### **MINUTES**

A public meeting of the Placentia Council was held Tuesday, January 20, 2015 at the Town Hall with the following in attendance:

Mayor: Wayne D. Power **CAO:** Ed O'Keefe

**Deputy Mayor:** Keith Pearson **Public Works Supervisor Harold Power** 

**Councillors:** Noella Collins **Executive Assistant:** Debbie Gear

> Dan Greene Frank Coombs

Frankie Nash Observers:

William Woodman Women's Institute

Four Others

**Absent:** Mary Greene (Medical)

#### Welcome

Prior to the start of the regular meeting, Mayor Power welcomed President Ruby Baldwin and members of the Dunville Chapter of the Women's Institute who are attending as a field trip to view a meeting of Council. The WI has been ongoing since the 1960s and the Town is pleased to display in Council Chambers the Tweedsmuir Cup award for their short novel Of Wooden Boats and Iron Men won in 1970. The WI also display artwork at the Cultural Arts Centre next door

#### Call to Order

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

## **Adoption of Agenda**

The agenda for January 20, 2015 was circulated prior to the meeting.

#### Motion #15-001 Councillor Coombs/Councillor Nash

Bet it resolved that the revised agenda as presented prior to the start of the meeting of January 20, 2015 was approved by Council. (CARRIED: Mayor Power, Deputy Mayor Pearson, Councillors Nash, Greene, Collins, Coombs and Woodman voted in favour of the motion.)

## Minutes of the Meeting of December 16, 2014

The minutes of the meeting of December 16, 2014 were circulated prior to the meeting. There were no errors or omissions noted

#### Motion #15-002 **Deputy Mayor Pearson/Councillor Collins**

Be it resolved that the minutes of December 16, 2014

were adopted as circulated.

(CARRIED: Mayor Power, Deputy Mayor Pearson, Councillors Nash, Greene,

Collins, Coombs and Woodman voted in favour of the motion.)

There was no business arising from the minutes or the action sheet.

# **EXECUTIVE COMMITTEE REPORT**

(Mayor Power, Chair; Deputy Mayor Pearson, Councillor Dan Greene, Resource Person - CAO)

A report on the Executive Committee meeting held on January 9, 2015 was circulated prior to the meeting for Council's information.

# **Temporary Accounting Clerk**

The Executive Committee recommended that Council approve the advertisement for a full-time temporary clerk for the accounting department; the usual probationary period of three months will apply.

# Motion #15-003 Deputy Mayor Pearson/Councillor Greene

Be it resolved that the motion to approve the advertisement for a full-time temporary clerk for the accounting department under the condition of the usual probationary period of three months is approved.

(CARRIED: Mayor Power, Deputy Mayor Pearson, Councillors Nash, Greene, Collins, Coombs and Woodman voted in favour of the motion.)

Council was advised that the two new pickup trucks have arrived and the new sander is installed in one of them and ready to go.

The Executive will discuss the Town's branding requirements in conjunction with other committees and when all levels have discussed and determined quantities and costs, a recommendation for funding approval will be forwarded to the Finance Committee.

Members of the Executive Committee will arrange a meeting with Laval High School's principal to discuss community use of their recreation facilities.

# FINANCE COMMITTEE REPORT (January 13, 2015)

(Councillor Dan Greene, Chair; Councillors William Woodman & Frankie Nash; Resource Person - Administrative Office Manager)

## **Accounts Payable**

The Finance Committee recommended that Council approve the Accounts Payable Transaction Journal dated January 6, 2015 in the amount of \$39,796.70.

## Motion #15-004 Councillor Greene/Councillor Woodman

Be it resolved that the Accounts Payable Transaction Journal dated January 6, 2015 in the amount of \$39,796.70 is approved. (CARRIED: Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

## **Cheque Register - General Account**

The Finance Committee recommended that Council approve the Cheque Register dated January 6, 205 in the amount of \$139,288.09 for cheques numbered 022914 to 023060.

#### Motion #15-005

# Councillor Greene/Councillor Nash

Be it resolved that the Cheque Register dated January 6, 205 in the amount of \$139,288.09 for cheques numbered 022914 to 023060 is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

## **Cheque Register - Special Accounts**

The Finance Committee recommended that Council approve the Special Accounts Cheque Register for the month of January, 2015.

#### Motion #15-006

#### Councillor Greene/Councillor Nash

Be it resolved that the Special Accounts Cheque Register for the month of January 2015 is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

#### Visa Statement

The Finance Committee recommended that Council approve the Visa statement dated November 5 to December 4, 2015 in the amount of \$1,016.40.

#### Motion #15-007

## Councillor Greene/Councillor Woodman

Be it resolved that the Visa statement dated November 5 to December 4, 2015 in the amount of \$1,016.40

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# **VALE - Proposed Agreement**

The Finance Committee recommended that Council approve an agreement with Vale for a grant in lieu of \$150,000.00 for the period January 1, 2015 to June 30, 2015 for their demonstration plant property in Argentia. In the event that Vale retains ownership of the demonstration plant beyond that date, they will continue to pay \$25,000.00 per month until such time the plant sale is finalized.

#### Motion #15-008

#### Councillor Greene/Councillor Nash

Be it resolved that an agreement with Vale for a grant in lieu of \$150,000.00 for the period January 1, 2015 to June 30, 2015 for their demonstration plant property in Argentia is improved on condition that if Vale retains ownership of the demonstration plant beyond that date, they will continue to pay \$25,000.00 per month until such time the plant sale is finalized.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

Council expressed concerns that there will be cleanup left undone when Vale vacates the premises but after discussion were reasonably assured that the ponds remediation will have to meet the Department of Environment standards and all cleanup issues will be addressed by the AMA and government.

# **Donation to Age Friendly Fair**

The Finance Committee recommended that Council approve an in-kind donation of no fee to be paid for rental of the arena by the Placentia Area Chamber of Commerce toward their Age Friendly Fair in June of 2015.

# Motion #15-009 Councillor Greene/Councillor Woodman

Be it resolved that an in-kind donation of no fee to be paid for rental of the arena by the Placentia Area Chamber of Commerce toward their Age Friendly Fair in June of 2015 is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

#### **Purchase of Sander**

The Finance Committee recommended that Council approve the purchase of a sander for the Public Works Department at a cost of \$6,800.00 plus tax installed on a Town owned vehicle.

## Motion #15-010 Councillor Greene/Councillor Nash

Be it resolved that the purchase of a sander for the Public Works Department at a cost of \$6,800.00 plus tax installed on a Town owned vehicle is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# **Water Rescue Equipment Purchase**

The Finance Committee recommended that Council approve the purchase of Water Rescue Equipment for the Fire Department at an estimated cost of \$13,370.00 HST included.

# Motion #15-011 Councillor Greene/Councillor Nash

Be it resolved that he purchase of Water Rescue Equipment for the Fire Department at an estimated cost of \$13,370.00 HST included is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# **Alarm System Upgrades**

The Finance Committee recommended that Council approve the expenditure of \$836.20 to install an alarm system at the Cultural Interpretation Centre and of \$292.67 to improve the coverage of the alarm system at the Town Hall offices. (HST included in both quotes.)

# Motion #15-012 Councillor Greene/Councillor Nash

Be it resolved that the expenditure of \$836.20 to install an alarm system at the Cultural Interpretation Centre and of \$292.67 to improve the coverage of the alarm system at the Town Hall offices (HST included in both quotes) is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

Staff will ask the supplier to include additional security systems for the interpretation centre on the existing contract with the Town for the remainder of the contract period. This will allow the Town to advertise for quotes for a single package for all buildings when the agreement expires.

# Account #O-KC004 - Request for Adjustment

The Finance Committee recommended that Council deny the verbal request for a \$75.00 tax adjustment for the cost of a tax certificate on account #O-KEC004, the cost of the tax certificate is in keeping with the Town's approved tax structure.

## Motion #15-013 Councillor Greene/Councillor Woodman

This request was discussed and was referred back to the Finance Committee to obtain a request in writing.

## **Motion for Forensic Audit**

The following motion was presented to Council.

## **Motion #15-014**

# **Councillor Nash/Deputy Mayor Pearson**

Whereas recent irregularities in the Town of Placentia's finances have been discovered and are currently under investigation and whereas this current investigation covers a four year period (2010 to 2014) and involves a forensic audit by Byron D. Smith (the Town's own accountant) and the RCMP therefore be it resolved that Council meet to devise the terms of reference and criteria for a request for proposals that will be used to select an auditor to conduct a forensic audit of the Town of Placentia's finances for the last seven years. This meeting of Council will happen within the next 30 days. Therefore be it further resolved that the purpose of this audit is to establish a clear picture of the Town of Placentia's operation which is paramount for the future of our Town.

There was lengthy discussion wherein those in favour of the audit cited transparency, integrity and responsibility to taxpayers necessary to restore the public's confidence in Council. Those not in favour of doing the audit at this time cited the anticipated high cost as it relates to the benefits to be received.

#### VOTE ON THE MOTION:

(CARRIED: Deputy Mayor Pearson, Councillors Collins, Coombs and Nash voted in favour of the motion; Mayor Power, Councillors Greene and Woodman voted against the motion.)

## **PUBLIC WORKS COMMITTEE REPORT** (January 13, 2015)

(Councillor William Woodman, Chair; Councillors Dan Greene & Frank Coombs; Resource Person - Public Works Supervisor)

# **Farrell's Excavating Quarry Permit**

The Public Works Committee recommended Council reject Farrell's Excavating Limited's application for a quarry permit at Southeast Road as the location is in the Town's watershed area.

# Motion #15-015 Councillor Woodman/Councillor Coombs

It was moved that the application from Farrell's Excavating Limited for a quarry permit at Southeast Road be rejected as it is in the Town's watershed area.

# **Discussion:**

The CAO explained that there was further information received from the applicant which prompted a site visit by the Public Works Supervisor and Farrell's representative. The opinion of management is that a quarry in this area would not be visible from the road and would not affect the Southeast River and therefore should be approved.

Councillors were concerned about the number of quarries in our area and asked if a local contractor could supply the rock. It was also suggested that Dexter was denied a similar permit a year ago but it was explained that was a different circumstance - Dexter had applied for a permit on private land; there were two other contractors who could supply the material were located in that area.

Based on discussion and new information, Dr. Greene stated he would like to amend the motion to approve the permit based on the staff review of the site. Council suggested deferring the motion to the Committee again however Councillor Greene had made a point of order, he requested an amended motion that should be dealt with before further discussion.

# **Motion #15-016** Councillor Greene/Councillor Nash

It was moved that the application from Farrell's Excavating Limited for a quarry permit at Southeast Road be approved based on new information submitted by staff.

(DENIED: Mayor Wayne Power and Councillor Greene voted in favour of the motion to approve; Deputy Mayor Pearson, Councillors Collins, Coombs, Nash and Woodman voted against the motion to approve.)

#### Vote on Motion #15-015

(DENIED: Councillors Coombs, Collins and Woodman voted for the rejection; Mayor Power, Deputy Mayor Pearson, Councillors Greene and Nash voted against the rejection.)

The application was referred back to the Public Works Committee for further discussion.

## #9-15 Gales Road - Occupancy Permit Application

The Public Works Committee recommended that Council approve the application for an occupancy permit at #9 - 15 Gale's Road, Placentia; premises to be used as a storage area/warehouse for supplies.

## Motion #15-017 Councillor Woodman/Councillor Coombs

Be it resolved that the application or an occupancy permit at #9 – 15 Gale's Road, Placentia; premises to be used as a storage area/warehouse for supplies is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# #34 Old Settlement Hill, Freshwater - Accessory Building Application

The Public Works Committee recommended that Council approve the application for an accessory building permit at #34 Old Settlement Hill, Freshwater.

#### Motion #15-018

# Councillor Woodman/Councillor Coombs

Be it resolved that the application for an accessory building permit at #34 Old Settlement Hill, Freshwater is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# #745-759 Main Road Dunville - Construction/Accessory Building & Fence Permit Aps

The Public Works Committee recommended that Council deny the three applications for a new residence, a personal use garage and a fence at #745-759 Main Road, Dunville not be approved; this area is zoned *Commercial General* and residential construction is not permitted. The applicant is to be advised of the ongoing municipal plan process and pending hearing for possible zone change options.

#### Motion #15-019

# Councillor Woodman/Deputy Mayor Pearson

Be it resolved that the three applications for (1) a new residence, (2) a personal use garage and (3) a fence at #745-759 Main Road, Dunville are not approved; this area is zoned *Commercial General* and residential construction are not permitted. The applicant is to be advised of the ongoing municipal plan process and pending hearing for possible zone change options.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion to deny the permits.)

Deputy Mayor Pearson declared himself in conflict as a family member and left the room.

## #946 Main Road, Dunville - Accessory Building Permit Application

The Public Works Committee recommended that Council approve an accessory building permit to construct a wood storage shed at #946 Main Road, Dunville.

#### Motion #15-020

## **Councillor Woodman/Councillor Coombs**

Be it resolved that the application for an accessory building permit to construct a wood storage shed at #946 Main Road, Dunville is approved.

(CARRIED:Mayor Power, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

Deputy Mayor Pearson returned to the meeting.

# **#18C Freshwater Crescent - Residential Extension Permit Application**

The Public Works Committee recommended that Council approve a residential extension permit at #18C Freshwater Crescent.

#### Motion #15-021

## **Councillor Woodman/Councillor Coombs**

Be it resolved that the application for a residential extension permit at #18C Freshwater Crescent is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

Councillor Coombs declared himself in conflict as property owner and left the room.

## #21 Beach Road - Commercial Development Application

The Public Works Committee recommended that Council approve a commercial development permit for #21 Beach Road with the stipulation that the applicant receive approval from all other government agencies and accepts responsibility for costs associated with connecting to the Town's water supply.

# Motion #15-022 Councillor Woodman/Deputy Mayor Pearson

Be it resolved that the application for a commercial development permit for #21 Beach Road is approved with the stipulation that the applicant receive approval from all other government agencies and that the applicant accepts responsibility for costs associated with connecting to the Town's water supply.

(CARRIED: Mayor Power, Deputy Mayor Pearson, Councillors Collins, Greene, Nash and Woodman voted in favour of the motion.)

Councillor Coombs returned to the meeting.

## **Tender of Surplus Equipment for Sale**

The Public Works Committee recommended that Council approve the tendering for sale of surplus equipment to include pickup trucks, exercise equipment and office supplies.

#### Motion #15-023 Councillor Woodman/Councillor Greene

Be it resolved that the tendering for sale of surplus equipment to include pickup trucks, exercise equipment and office supplies is approved.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# **Newfoundland Power Permits**

The Public Works Committee recommended that Council ratify the following Newfoundland Power permits previously approved by the Public Works Committee.

- Replace two poles at #48 Swans Road, Placentia
- Replace two anchors near Placentia Mall, Blockhouse Road,
- Install one pole to provide service at 509 Southeast Road, Southeast Replace a deteriorated secondary pole on Brook Lane.

# Motion #15-024 Councillor Woodman/Councillor Coombs

Be it resolved that the applications from Newfoundland Power permits previously approved by the Public Works Committee are ratified by vote of Council.

(CARRIED:Mayor Power, Deputy Mayor Pearson, Councillors Collins, Coombs, Greene, Nash and Woodman voted in favour of the motion.)

# Proposed Mink Farm - Argentia Access Road

The proposed mink farm is not within the Town's municipal or planning boundary however Council has requested that management write a letter outlining concerns with possible odor and insect issues as well as possible increase in the number of the mink in years to come.

# Right of Way - #206-228 Shaw's Lane Development

Part of the condition of development at #206-208 Shaw's Lane is that the property holder provide proof of ownership of the right of way. Documentation in this regard was provided to the Town and forwarded to the Town's lawyer for affirmation that all is in order. A reply was received from the Town's lawyer outlining a number of questions the legal group had. After discussion at the Public Works Committee, it was recommended that the applicant's lawyer should discuss this further with the Town's lawyer and if both could agree that ownership of the right of way is in order, it would be referred back to the Public Works Committee to discuss and ensure all other stipulations are met before a permit is approved.

This was discussed and although Council is sympathetic to the applicant, clear legal title remains a requirement and proper documentation must be provided to the Town.

## **Sanding Equipment**

Public Works has received a new sander and with three now operational it feels that sanding will be well taken care of. The Department will provide the committee with a report on proceedings over the next couple of weeks.

## **Ice Issue in Argentia**

An issue with ice building up on a section of road in Argentia was addressed by the Public Works department though they were unable to pinpoint the leak. The Supervisor will monitor the situation.

# MUNICIPAL & COMMUNITY SERVICES COMMITTEE REPORT (January 13, 2015) (Councillor Frank Coombs, Chair; Councillors Dan Greene & William Woodman; Resource Person-CAO)

Councillor Coombs gave a brief report from the Municipal Services Committee.

An issue with a local business with a dilapidated shed on their property is being dealt with satisfactorily at this time.

Back yard composting bins are available at the Town Hall; this will be advertised in the spring newsletter

The application for a new fire truck for the Town will be resubmitted to Fire and Emergency Services, NL.

Fire Hydrants throughout the town have been inspected, problems corrected and all documentation updated by Public Works staff. Councillor Coombs commended the Town's outside workers for the continued good work in their department.

# **CULTURE & TOURISM COMMITTEE REPORT (January 13, 2015)**

(Deputy Mayor Keith Pearson, Chair; Councillors Noella Collins; Resource Person - CAO)

Councillor Collins left the room for a moment at this time (approximately 8:25 to 8:28 p.m.)

Deputy Mayor Pearson noted that the Voices of Placentia Bay display is being worked on at the Cultural Interpretation Centre and before it is unveiled for the public, Council will be invited to a tour.

The Committee will be working on developing a list of items to be purchased as promotional material for the Town.

A Santa Claus Parade survey was circulated requesting public opinion; generally the parade is a great success with minor suggestions regarding an earlier start date, slower pace and provision of hot chocolate at the start up gate being offered. These will be brought forward to next year when the Town of Placentia and the Dunville Lions Club start planning the 2015 Santa Claus parade.

Dr. Von Houligan's travelling show's request for permission to set up in the Town Square in August was tabled; a review of their event and associated requirements will be conducted and this will be further discussed at the next committee meeting.

The Department of Health and Community Service - *Eat, Greet and Participate Division* asked the Town to promote healthy eating at events sponsored by or held in the Town. The Committee has agreed to promote but not mandate healthy snacks.

# **RECREATION COMMITTEE REPORT (January 13, 2015)**

(Councillor Noella Collins, Chair; Councillor Frankie Nash; Deputy Mayor Keith Pearson; Resource Person - CAO)

Discussions are ongoing with stakeholders on the applications for student funding for this summer.

A meeting will be scheduled with the principal of Laval to discuss use of their facilities by the general public.

There is a Winter Carnival meeting for the Recreation Committee and some community member groups on Thursday, January 22, 2015 at 1:30 in the Town Hall.

The Recreation NL Conference will be held in May, a decision on who will attend will made in the near future.

Facilities Manager, Rhonda Power is working on a proposal to NL Power on a project to conserve power/save energy as entry for their Take Charge competition.

Damages to the chimney at the arena have been repaired by a local contractor.

Applications have been submitted to host some Softball Newfoundland events this summer.

Indoor walking takes place at the arena on Monday, Wednesday and Friday of each week during the winter from 10:00 to 11:30 a.m.

The Placentia Lions Swimming Pool committee has raised close to \$260,000 to date for their aquatic centre project; this includes \$50,000 from Vale.

# **ECONOMIC DEVELOPMENT COMMITTEE REPORT (January 13, 2015)**

(Councillor Frankie Nash, Chair; Deputy Mayor Keith Pearson; Councillor Noella Collins; Resource Person - CAO)

Information on the Junior Achievement Program was circulated to Council for their information as well as to the Chamber of Commerce and the Business Development Corporation. Committee Chair, Councillor Nash has volunteered to lead an Economics for Success program offered at Laval.

The minutes of the *Its Our Business* forum that was held in December will be reviewed by the Committee with a view to having a follow up meeting in March.

Councillor Nash advised that a session is being planned by the Chamber of Commerce/AMA to discuss Argentia issues and the Husky situation in an effort to get accurate facts out.

Council held some dialogue on the issue of Husky and their mandate in Argentia per their agreement with the Province. It is understood that the agreement with Natural Resources says that the benefit has to stay in this area. The project gates are a renewable resource and should the company go with alternate options, Council should push for the gates to be finished.

## **COUNCILLORS' COMMENTS**

**Councillor Coombs** asked if all costs have been covered for the mezzanine project at the arena. Council was informed that the agreement was that the cost would be shared between the Town and the Placentia Lions at a cost of \$150,000.00 each. The project cost slightly more than that; Town of Placentia paid \$150,000.00 as agreed; Placentia Lions paid the remainder.

**Councillor Collins** discussed the quality of the promotional products (pens and in particular the iPad portfolios) recently purchased. The pens are satisfactory but the portfolios are cracking where the logo was applied.

**Councillor Woodman** says he will attend the Eastern Regional Service Board meeting with Eastern Waste Management next week and at the end of the month go to Bay Roberts for the UMC meeting.

**Deputy Mayor Pearson** asked if there are an options to clear the sidewalks in the busy parts of town at least. This matter will be referred back to the committee.

A brief update on engineering projects was provided; the wave wall tender closes January 28, 2015.

The engineers have arranged for test holes to be done at Castle Hill Road tomorrow in preparation for the Jerseyside Reservoir project.

**Councillor Nash** asked the status of the human resources study; the Executive is meeting next week to address the short term requirements.

**Councillor Greene** gave some statistics on the recent Vale Liaison Committee meeting held Thursday. There are currently 391 employees on site, 73 of whom live within a 50 km radius and 80 of whom are female. It expected there will be long term employment for 150 - 180 employees. He also reported that Mr. Dan Donnelly is retiring now that the construction phase of the project has wound down.

**Mayor Power** advised he has been asked to be the public representative on the Risk Assessment team regarding Placentia Bay Pilotage changes. A meeting is scheduled for March; Mayor Power will discuss this matter with local stakeholders if and when requested.

This is week three of the new waste management collection team; it was a bumpy start but seems to be settling now.

The Mayor also noted issues with the quality of Transportation & Works snow clearing to date in Placentia; this was reiterated by Councillor Collins who included the Argentia Access Road as well. There appears to be some improvement since the Mayor addressed concerns with the Regional Manager and Minister David Brazil.

ADJOURNMENT		
There being no further business, the meeting	ng concluded at 8:50 p.m.	
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MAYOR WAYNE D. POWER	ED O'KEEFE, CAO	
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DATE		