

Town of Channel – Port aux Basques
1807th Regular Meeting
April 28th, 2020

The 1807th Regular Meeting of Council convened at 5:30 pm via video conferencing Mayor Spencer presiding. Taking part were Deputy Mayor Strickland, Councillors Battiste, Blackler, Coffin, Keeping and Lane. Also in attendance were the Town Manager and Town Clerk.

Mayor Spencer called for a moment of reflection as today is National Day of Mourning for lives lost or injured workers through the work place.

Adoption of Minutes: It was moved by Councillor Blackler and seconded by Councillor Battiste the Special Meeting of April 8th, 2020 which contained several motions be adopted as presented and discussed. MC Unanimously

It was moved by Deputy Mayor Strickland and seconded by Councillor Battiste the 1806th Regular Minutes of March 10th, 2020 be adopted as presented and discussed. MC Unanimously

Mobile Speed Sign: Councillor Keeping asked was the sign out. The Town Manager stated that the sign needs to be reset and is slated for Cox Avenue first due to the speeding problem on this street.

Correspondence: It was moved by Deputy Mayor Strickland and seconded by Councillor Lane the correspondence be accepted and dealt with where necessary. MC Unanimously

Request to Purchase Residence for Animal Shelter: A request was received from the residents of 89 LeGallais inquiring if they were to purchase a small residence could it be turned into an animal shelter.

Councillor Keeping suggested we write them back and advise they can request a plan amendment at their own cost if they have a place in mind. Councillor Blackler said he feels they need to come to the town after they have a place in mind. The Town Manager said with regards to Councillor Blackler's comment as he said before this is only allowed in a rural zone like Edna's Road. Mr. MacIsaac said it is not a permitted use anywhere else. The Town Manager said even if we advertised it and allowed it in an area that did not meet the zoning requirements we are opening the door wide open to other such request and we won't have a leg to stand on to refuse it. Councillor Keeping said once they get a spot we can make a plan amendment, we don't necessarily have to say an outright no. The Town Manager advised that a plan amendment is very costly. Mayor Spencer said the current town plan doesn't permit this only in the Edna's Road area. Councillor Lane said we have a cat shelter in our own building and another group want to start up one. The Town Manager said this was only granted because it was a temporary shelter. Mr. MacIsaac reiterated his recommendation that we not allow it as it does not meet our zoning requirements and will only open the door to more requests to go outside of the town plan.

- **Street Paving** – paving for 2020 carried over from 2019 will need to be retendered as it exceeds the \$100,000 limit set by the Public Tendering Act. I have asked to have this included with area contract for paving in Stephenville and Codroy Valley which is set to be released.

- **Property Acquisitions on Hardy's Arterial.** Both properties were sent to the solicitor for NLESD, Ian Wallace, on April 2, 2020 for execution. Ian provided an update today that the conveyance for the property adjacent to Craig Walters is currently with NLESD for signing. This may be delayed due to the district's signing policy and the current social distancing requirements. It has been advised that NLESD is prepared to provide the Town with a right of way easement with limitations for property adjacent to St. James Regional High. The district is not prepared to provide an easement in perpetuity (no fixed expiration date).

- **Proposed Mary Browns Development- Grand Bay West Road.** The revised contract was sent to DC Ventures (Colin Allen) on April 13, 2020. He had a couple of questions for clarification which were provided but he has not responded to date. Committee members were advised that Municipal Affairs/local contractors may ask questions regarding tendering the project and should be prepared to provide a response should that item be discussed.

- **Senior Housing Project** – CMHC last provide an update on March 24, 2020 that the request for funding has moved to the second stage of the qualifying process. The maximum grant amount to be expected, as per my previous info update, is \$83,000, with the remaining portion to be in the form of a loan. Grayson Kelly with NLHC advised that the cut-off date for notification of the project funding was March 31, 2020. No new funding sources have been provided from Gudie's office since I contacted her in February. Archdeacon David with the Diocesan Synod of Western Newfoundland indicated their church was interested in exploring the possibility of a joint partnership but he has not responded since my last email of April 7, 2020. A number of sites were requested to be investigated for possible development (i.e. Read Street, Regional Street, and Dennis Road) with pros/cons evaluated for each site. Any change of location which requires moving the proposed development on Stadium Road to another location will require Environmental Assessments to be completed (\$10,000/assessment), with the exception of the Dennis Road property. Also, a new site servicing location plan will be required which involves engaging an engineering company. This will involve further delays and costs that were not included in the original application.

- **Industrial Building Spray Foam Application** – DMG (Jerry Baird) completed the application of spray foam in the area of Codroy Seafoods leased area. The remaining portion of the building was delayed for completion due to the relocation of all material stored from recreation and heavy equipment.

- **Split-Body Refuse Collection Truck** - Minister Bragg provided a letter indicating his approval to make an application for funding, which has been submitted. The new truck will need a smaller capacity than the previous unit in order to gain access to different streets in smaller communities. The current unit capacity was based on historical collection. Changes in exhaust system technology increased the length of the unit by approx... 24". This in turn will require stricter enforcement of bag limits for residents/businesses.

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- Bruce II Complex dehumidification system and roof – The tender for this required to be reissued due to the high bids received last year. It has been reissued with the building addition and Dextron unit separated with town taking over construction of the addition. Timelines for tendering is dependent on Municipal Affairs. EFCO, a commercial roofing contractor located in Stephenville, will evaluate the complex roof once weather improves. Fintan has recommended that all original caulking, seals and fasteners be inspected and replaced. He advised against placing any sealer application on the metal roof as it will likely cause issues rather than correct them.
- Bruce II Complex sliding entry doors – Commercial door contractor will assess front doors to determine whether new doors should be automated sliding or swinging units.
- Industrial Building Update (from Economic Development) - The application has been submitted to the Province by the Economic Development Officer regarding the Expression of Interest to develop Cooperative Vegetable Cold Storage Facilities. Hopefully this will progress from the EOI to the proposal stage. The deadline for applications is April 30, 2020
- Department of Transportation staff have not been in contact with the Town since our meeting with Minister Crocker, Minister Parsons, Minister Bragg and DTW staff. I will follow up with all respective parties to get an update on the information that was provided.
- The new Municipal Depot is schedule for completion May 31, 2020. The exterior components, i.e. paving, fencing, etc. will likely not be completed by that date but the building itself should be finalized. The PWC has requested a site visit for early May to review work completed to date.

Spring/Summer/Fall work plan

NOTE: Municipal Affairs has advised that municipalities are required to follow all protocols under the COVID-19 Pandemic guidelines. Construction companies are required to submit COVID-19 compliant Safety Work Plans (SWP) when requesting permits. Hand Washing stations must be onsite, PPE worn and social distancing maintained. This requirement also applies to any municipal projects as municipalities are responsible for their workers safety at all times. Failing to follow the guidelines will result in fines and court action.

COVID-19 restrictions to be implement: 2 metre distancing, one employee per vehicle, employee responsible to clean/sanitizer each piece of equipment. Safety Work Plan to be provided to each employee.

- Pothole repair – 3-4 staff and asphalt recycler.
- Winter repairs/maintenance – 2 staff: sods, driveways, etc.
- culverts/ditch maintenance – 3 staff including flags person & backhoe

- Street sweeping program – 2 units to start in downtown area and work towards Mouse Island/Grand Bay
- Guardrail repairs – 3 staff
- Placement of garbage bins, flower boxes, benches
- Spring Flushing program – 2 staff
- Armour stone – continuation from 2019, 3 staff
- Coleman's sidewalk modification & handrail, other various sidewalk repairs – 3 staff
- SPS cleaning and maintenance – 2 staff
- Annual clean up week – to be determined
- Asphalt repairs grind & patch – tender for 2020 season
- Municipal Depot decommissioning and relocation
- Bruce II Sports Complex roof repairs – coordinate with EFCO
- Grand Bay West garage roof replacement - EFCO
- Grand Bay Road West Sanitary Sewer & watermain installation
- Taylor's Lane/Anderson's Lane completion (trench box?)
- Dehumidification Unit contract - retendered
- MCW projects – Grand Bay Road, Cox Avenue, Carson Crescent (still with MAE)

Councillor Keeping said the Public Works Committee decided to change the format of their report. They did it in the manner like today's report so everyone is updated.

Cleanup Week – Councillor Keeping said he has a meeting with Western Regional Waste Management tomorrow morning and the site closure is on the agenda. Councillor Keeping said he wants to go back to the issue about the gentleman collecting white metals. He said he has a problem with this as here we are going to a court of appeal on this and allowing him to take white metals. The Town Manager said he already spoke to the gentleman concerned and he said he will be cleaning up this daily and moving it to the back of his building. Councillor Lane said he hopes none of us councillors are taking stuff over to him. Councillor Blackler said the other thing is if you go up for commercial business you are allowed in so what's the difference for a resident. Councillor Blackler said he doesn't see where you can't social distance as you are only dropping it off in the area indicated. Mayor Spencer said there is still no fencing put up in the industrial park. Councillor Lane said we really need to be pushing this.

Senior Housing Project – The Town Manager said he wanted to remind everyone that the remaining portion of the money required for this project would be in the form of a loan, not a grant. Councillor Battiste asked the Town Manager to send the Archdeacon another email regarding the church land as an alternate site.

Municipal Capital Works Projects – The Town Manager said currently there are 150 projects before the Federal Government, as soon as they are approved the individual towns will be contacted as soon as possible so they can go to tender to kick start the economy. We need a COVID-19 Safety Work Plan in place unless restrictions get lifted. Mr. MacIsaac reminded Council whatever projects we take on we must be able to afford them. We also need to bear in mind with the Bruce II closed and no revenue coming in it is going to impact next year's budget.

Split-Body Refuse Collection Truck - Councillor Keeping asked the Town Manager if when he checked with the three companies did he ask about if the cubic yard capacity could be reduced inside the unit so we can order a smaller truck. The Town Manager said if you want to go with a reduced cubic yard capacity you may have to come in with some strict guidelines with numbers of bags collected in order to do this.

Bruce II Complex Roof – Councillor Keeping advised the Town Manager he came across some information for spray on rubberized solution for metal roofing. He will drop it down to the Town Manager tomorrow.

New Municipal Depot – It was noted when the Public Works Committee met last week they expressed an interest in visiting the site and reviewing the building. The Town Manager said he will arrange this for early May. He noted the building is scheduled to be completed for the end of May but it won't be commissioned by then as they are behind.

It was moved by Councillor Battiste and seconded by Councillor Lane the Public Works Committee Report of April 22nd, 2020 be accepted as circulated and discussed. MC Unanimously

Crab Fishery: Mayor Spencer said he has been trying to keep everyone updated with COVID-19. The other day was an issue down of the government wharf with the fishermen. Councillor Keeping asked the status of the crab being off loaded here. Mayor Spencer said right now this is up in the air. The Province has approved the plant's safety plan but FFAW doesn't agree with it. They are also waiting on the price to be set. Councillor Keeping said so maybe they'll still offload here. Mayor Spencer said yes and it's not our jurisdiction.

Adjournment: With no further business it was moved by Councillor Battiste and seconded by Councillor Lane the meeting be adjourned at 6:40 pm.



John Spencer
Mayor



Julia Ingram
Town Clerk