

Town of Channel – Port aux Basques

1858th Regular Meeting, August 22, 2023

The 1858th Regular Meeting of Council convened at 6:00 pm Mayor Button presiding. Present in Council Chambers were Councillors Ingram, Strickland, Keeping, Davis, and Lane. Deputy Mayor Andrews joined by Google Meet. Also present were Town Manager, Leon MacIsaac and the Town Clerk, Nadine Osmond.

ADOPTION OF MINUTES: It was moved by Councillor Lane and seconded by Councillor Keeping the 1857th Regular Meeting of Council, be adopted as presented and discussed. MC Unanimously

BUSINESS ARISING FROM MINUTES:

CCCF – Bruce II Fuel Switching & Energy Refit Project: The Town Manager said the contractor has arrived to start work, but Square D has still not responded to emails, so he is assuming the delivery date of the panel that is needed has not changed. Councillor Lane said we will have to meet with the user groups to advise them of a schedule. We will have a further discussion on the timelines for this work later.

Dilapidated properties – The Mayor asked if there has been any movement on the dilapidated properties. The Town Manager advised there are two vacant properties that we can discuss and make a motion for a demolition order. Also, we just conducted auctions on three properties which we have received bids on that need to be discussed further. We can discuss these properties after the regular meeting.

New Salt Shed – The Mayor asked for an update on the Salt Shed. The Town Manager advised that the tender for the salt shed closes September 1. Councillor Lane asked how long it would take to get started after the tender closed. The Town Manager said we would have to sign off on the tender results presented but that would depend on how high the amounts of the bids are. Councillor Lane said we could be in the same position we were last year.

Grand Bay West Trail: The Town Manager advised that printed copies of an updated report from Mills and Wright are available for Council's review.

Affordable Housing: The Town Manager advised that cabinetry and appliances need to be installed. The Mayor asked if there was a timeline and the Town Manager advised we are aiming for October 1 if no further delays arise. The renters of these units have been informed. The paving company is out of town for a few days but when they are back, paving at this location will be on their list.

Softball Field: The Mayor said that repairs have been completed to the backstop, but we will still investigate the options for getting a new one. Councillor Lane said the new power panel installed for the field needs to be enclosed to protect it from the rain. We will get one of the town workers to work on building a box for the power panel.

Recreation, Softball Field: The Town Clerk advised that the funding application for washrooms for the softball field was approved. Councillor Lane said that maybe for the next application submission could be for an electronic scoreboard. The Mayor agreed and said that interest in softball and baseball is growing across the island, and it certainly has for our area and an electronic scoreboard could see more interest in our field. The Softball Tournament brought in a lot of out-of-town teams, with 60 hotel rooms booked for the tournament.

Basketball Court: The Town Manager advised that the fencing has been taken down to allow for paving and new fencing will be put back once paving is completed.

Email received from a resident of Regional St – The Consultant for the Brook Street project has looked at the couple of properties below Brook Street to prevent the water run off.

Letter received from resident of Cox Avenue – Mayor Button asked if there are ongoing issues with 2 Cox Avenue? The Town Manager advised that the Province and the consultant for the project in this area have been speaking with the resident.

Anderson's Lane: The Mayor asked if we found any additional information on the culvert on Anderson's Lane. The Town Manager advised that our staff do not remember working on it. Councillor Keeping has this item in the Public Works Report.

Memorial Bench placement at the Bruce II: The Town Manager advised that he gave a plan to our workers to start this project. The Mayor said that a couple of benches are here with another due to arrive so it would be good if the area was ready to place the benches. The addition of a couple of other memorial benches in town is nice to see for the families.

ADOPTION OF SPECIAL MINUTES: Mayor Button advised there were a few Special Meetings in July and August to discuss some items that required motions of Council. The Mayor read the motions and asked if the Councillors still prepared to make their motions and all agreed.

It was moved by Councillor Davis and seconded by Councillor Keeping the Special Minutes of July 18, 2023, August 1, 2023 and August 14, 2023 be adopted as presented and discussed. MC Unanimously.

Councillor Keeping asked if the signs that was discussed on one of the Special Meetings actually did get installed. The Town Clerk said we have temporary signs in place until the signs from the signage company are ready to be installed.

CORRESPONDENCE: It was moved by Councillor Lane and seconded by Councillor Ingram the correspondence be accepted and dealt with where necessary. MC Unanimously

Letter received from resident & business owner of Gullage Drive regarding her road – Letter received regarding the condition of Gullage Drive states the frustration that they have gone through over the last couple of years to maintain her business located there. She has called on the condition of her road several times but unfortunately Gullage Drive could not get paved until the paving company was in town. It was too big of a job for the town to pave. However, Gullage Drive is now paved since this letter has been submitted. The Town Clerk said she will not read the full four-page letter as the issue has been resolved but will provide a copy to the Public Works Committee to review.

Letter received from a B&B business owner regarding Air B&B's – A letter was received regarding the lack of regulations on Air B&Bs for our town. Air B&Bs are not required to pay business tax while she is as she has registered her B&B with the town as well as received approvals from other government departments. She is wondering why the Air B&Bs are not held accountable for the same standards. And now while we are in a housing crisis especially since Hurricane Fiona occurred, why hasn't the Town considered a moratorium on Air B&Bs? Recently, Toronto has implemented regulations to monitor the number of Air B&Bs. The Town Clerk advised that the Town Manager has also printed a copy of an article from CBC about the province looking into the situation with Air B&Bs. Mayor Button agrees that there has been a lot of talk on the Air B&Bs across the province. Town Manager advised that Air B&Bs have until next April to register with the Province so it may be difficult to implement a bylaw at the current time. Mayor Button asked if we could do some inquiries with other towns our size. Councillors can also inquire when they attend the MNL conference in October. Deputy Mayor Andrews was recently at a UMC Meeting in Bonavista, and they currently have placed a ban on new

Air B&Bs because there is over 200 in operation there. You can't set up an Air B&B in Bonavista now unless you have Council approval. Regulations for Air B&Bs will be discussed further once additional information has been gathered.

Email received regarding Municipal Capital Works – An Email was received notifying of the upcoming Municipal Capital Works application deadline of September 29, 2023. Mayor Button said we need to have a discussion on this taking into consideration the number of projects we currently have.

Letter received from business owner of Currie Ave – A letter was received from business owner regarding an excess amount of water coming on to his property from a pond on Army Hill. They would like public works to assess the situation. Public Works will review this.

Letter received from NL Health Services – A letter was received from Mental Health & Addiction Services of NL Health congratulating the town on a successful Astrolabe Festival. The Mayor said the whole festival was successful and the intention from the beginning was to do this for the community to get their minds off what has been going on in the past year and to keep it low cost or free if possible. He thanked everyone who participated in the festival in any way.

COMMITTEE REPORTS:

Public Works Report: The Public Works Committee met on Monday July 20th, 2023, at 9:00 am. Present were Councillors Ingram, Lane, Keeping, and the Town Manager. The following items were tabled for discussion:

1. **46 Main Street** – The Committee discussed the recent flooding and sewer backups at this property and the repair work that Town Workers undertook. The property owner alleged that the sewer backflow valves were not reinstalled when the work was being done and request that this be undertaken. The committee recommended that this be done immediately.
2. **6 & 8 Charles Street** – Sewer and Water Issues. The Committee met with the property owners who explained their issues and concerns with the Town sewer and drainage system in the area. After assessing the area and having a discussion with the property owners it was agreed that we bring in an engineer to work with our staff to exam the grades of their sewer and drainage systems and undertake any upgrades to rectify issues in this area. This is to be done a.s.a.p.
3. **11 Nelson Ave** – Complaints regarding a recent shed being built that didn't meet Town regulation. The Committee visited the site and determined the construction meet with Town regulations.
4. **31 Taverner Dr** – Request to locate a shed on a portion of the Town's water and sewer and utility easement. The Committee visited the site and recommended this request be denied. We wish to note the property owner has adequate room to locate the structure on his own property.
5. The Committee discussed a number of previous Public Works recommendations that need to be addressed. The Town Manger will do follow-up on these items.

46 Main St – The Town Manager advised that our workers found a pipe that was not connected to our system. It was going underneath their foundation into dead space.

Mayor Button asked if our superintendent has been engaged in looking at 6 Charles St. The Town Manager advised that he has discussed this with the superintendent, but he is not sure if he has started but our staff has been over to review where a new manhole could be placed. Councillor Keeping

confirmed he did have a discussion on the issue with the Lead Hand and the Superintendent. They are fully aware of the issue, so we just need to get it done before the residents contact us again.

It was moved by Councillor Davis and seconded by Councillor Keeping to accept the Public Works Report as presented. MC Unanimously

Mayor Button said he had a discussion with the Town Manager earlier as we have a lot of items that need to be clued up and follow ups to do on all our projects. The Mayor said regarding the sewer outfalls, he had a discussion with the province, and we need to have a meeting with a new consultant that will be involved with this project. Part of the discussion involved placement of armour stone. The Town Manager advised that the consultant will be in town on Thursday to review the areas of the demolished properties along the shoreline.

NEW BUSINESS:


Grand Bay West Trail Project Report: The Town Manager advised that Mills and Wright's report on the Grand Bay West Trail is based on information collected from discussions with area residents and Council. The Town Manager is asking Council to review over the next week to pass along any comments or changes. There will be another public session to present this report.

Social Housing Needs Assessment Report: The Town Manager advised that a Social Housing Needs Assessment Report is also available for Council's review. The Town Clerk will email a copy to everyone and have a couple of printed copies in the office.

Adjournment: It was moved by Councillor Strickland and seconded by Councillor Lane that with no further business the meeting was adjourned at 7:00 pm. MC Unanimously



Brian Button
Mayor



Nadine Osmond
Town Clerk