

TOWN OF O'LEARY
REGULAR COUNCIL MEETING
SEPTEMBER 9, 2020

Council members met with Community Seniors Cooperative member John Martin, Project Manager Jordan MacDonald and Consultant John Aylward. John M. gave a brief background on the Cooperative, Jordan presented the current status of the community care facility project and John A. provided the details of what is required for the project funding through CMHC to be approved. A request for funding was made to Council which was discussed later in the meeting.

Present: Mayor Eric Gavin; Councillors Judy MacIsaac, Darrel Wood, Kevin Maynard, and Joey Dumville; CAO Bev Shaw; Press - Graphic.

Regrets: Deputy Mayor Darren MacKinnon and Councillor Valene Gallant.

1. MEETING TO ORDER:

Mayor Gavin called the meeting to order at 6:10 pm and declared a quorum present. The agenda was approved with additions 1. Fire department tanker; 2. Speed humps; 3. CSQL request. ***Moved by J. MacIsaac, seconded by D. Wood and carried.***

2. CONFLICT OF INTEREST:

Nil

3. MINUTES:

The minutes of June 17, 2020 special council meeting reviewed for errors and omissions. ***Moved by J. MacIsaac, seconded by D. Wood and carried*** that minutes be approved as presented.

4. BUSINESS ARISING FROM MINUTES:

-Darrel advised that new sewer lateral line and drainage system installed at 567 Main Street.

5. FINANCIAL BUSINESS:

Monthly financial reports circulated to Council. Bank balances as follows: August 31, 2020 for general account - \$324,662.92 and for sewer - \$280,056.40. Expenses for May 1 - August 31, 2020 for general totalled \$250,421.44 and for sewer - \$81,629.83. Revenue for May 1 - August 31, 2020 for general - \$339,992.06 plus loan proceeds of \$16,830.00 for the new maintenance truck, for sewer - \$339,848.64. ***Moved by D. Wood, seconded by J. MacIsaac and carried*** that

financial report including bank balances, receipts and expenses be approved.

6. NEW BUSINESS:

A. Mayor's report - Eric reported that he met with Ron MacWilliams, O'Leary Fire District Chair regarding the truck replacement proposal from the fire department. Also met with CSCL committee.

B. Administrator's report - Bev thanked Council and especially Judy for the 40 years of service recognition, gift and kind words presented during the drive in concert. Summer students have returned to school and several groups have contacted the office in regards to using the boardroom this fall. Met with CSCL, O'Leary Fire District chair, Sunshine Seniors Group executive and John Maynard.

Building/business permits - Permit to ADL for 1 North Street for commercial storage; permit to Charles Adams, 10 Kent Street for renovations and change of use from single family dwelling valued at \$50,000; denial of permit for Recreation Vehicle on residential lot; building permit for Canadian Potato Museum at 1 Dewar Lane, for kitchen expansion and patio valued at \$450,000; and permit for Jason Perry, 26 Kent Street, for privacy fence valued at \$900.00.0

Overtime/vacation time - Bev 27 hours overtime and week and a half vacation left. Dale has 46 overtime hours and vacation booked for October. Andrew has 15 hours overtime and 2 - 3 days of vacation left.

C. Reports from departments -

Recreation - Recreation Director's report circulated to Council and Joey highlighted Andrew's statements on recreation programming, minor soccer, slo-pitch leagues, Softball PEI Provincials, drive in festival, Softball Canada events, and the potential outdoor rink. Andrew asked for approval in submitting an application to Softball Canada for championships in 2022 and with that submission a \$1000 deposit is required. ***Moved by J. Dumville, seconded by D. Wood and carried*** that Recreation Department be granted approval to apply for Softball Canada events including the \$1000 deposit when required.

Police & Fire Protection - Darrel reviewed RCMP reports for June, July and August 2020. Hours spent on O'Leary business in June - 156, in July - 140 and August - 155. Reports for June - August from the Fire Chief advised that the department has responded to 18 calls. Department requested that bay doors be painted and it was suggested that someone be hired using their building maintenance budget.

Properties - Kevin stated there isn't much to report but asked for information on Pate Subdivision lots being sold.

Newcomers/Recruitment/Community Endorsements - Judy has been busy with bi weekly meetings with CSCL and that progress on community care facility is optimistic. Credit to Project Manager Jordan MacDonald is due for his excellent skills in managing this project. Judy attended the drive in concert and commended the organizers - great event. Judy also

recommended that the Town arrange a meeting with CSCL consultant, John Aylward as he's offered to provide his expertise in helping to develop O'Leary. Bev to arrange session. Navigator meetings are monthly virtual ones and Judy noted that three new navigators have been hired for PEI.

Sanitation & Community Development - Eric reported that contractor is currently preparing site for Lagoon Sludge Removal Project and that subcontractor from Ontario to arrive soon. Sewer rate review application to IRAC has been advertised and a few comments have been heard from residents. Suggested that some explanation be added to the Town's facebook page. Community development has been slow this summer. Eric mentioned that Department of Highways is repairing the storm drainage issue at the corner of Main and Gaspé.

D. 2nd reading of Remuneration Bylaw - A Bylaw to Regulate Remuneration of Council and Appointees Bylaw # 2020 - 03:

WHEREAS the Municipal Government Act R.S.P.E.I. 1988, Cap. M-12.1, enables Council, by bylaw, to establish types, rates and conditions of payments to be made to or on behalf of a member of the Council, a member of a Council Committee or another person and is required by the Municipal Government Act to permit such payments;

AND WHEREAS the O'Leary Town Council has had opportunity to review the Bylaw to Regulate Remuneration of Council and Appointees Bylaw # 2020 - 03 and read it a first time at June 17, 2020 Council meeting;

THEREFORE BE IT RESOLVED that Town of O'Leary Remuneration Bylaw # 2020 - 03 be hereby read a second time. ***Moved by Judy Maclsaac, seconded by Darrel Wood and carried.***

WHEREAS the Municipal Government Act R.S.P.E.I. 1988, Cap. M-12.1, enables Council, by bylaw, to establish types, rates and conditions of payments to be made to or on behalf of a member of the Council, a member of a Council Committee or another person and is required by the Municipal Government Act to permit such payments;

AND WHEREAS the O'Leary Town Council has had opportunity to review the Bylaw to Regulate Remuneration of Council and Appointees Bylaw # 2020 - 03, read it a first time at the June 17, 2020 Council meeting and read a second time at this September 9, 2020 Council meeting;

THEREFORE BE IT RESOLVED that Town of O'Leary Remuneration Bylaw # 2020 - 03 be hereby officially approved. ***Moved by Judy Maclsaac, seconded by Darrel Wood and carried.***

E. Council's evaluation of whether to revisit Bylaw Enforcement Officer topic from March 2020 meeting. Council agreed no change has occurred and to revisit in the spring.

F. Purchase of larger flower pots with reservoirs for light poles. Bev presented pictures and estimates to replace our current 16" pots with 21 - 24" pots with reservoirs to reduce manpower for watering from twice daily to twice weekly. Council to discuss further at next council meeting.

G. Approval of gift cards for casual admin worker: Tyler worked for Bev during holidays but had been employed by the Potato Blossom Festival. ***Moved by J. Maclsaac, seconded by***

D. Wood and carried that a \$100 gift card per week be presented to Tyler as no wage was paid.

H. Approval of heat pump installation at Retail Centre: **Moved by J. Dumville, seconded by J. Maclsaac and carried** that permission be granted to lessee to install heat pumps at their own expense.

I. Approval of purchase of rink boards for possible future outdoor rink: Purchase of old rink boards for \$500 was approved on a **motion by J. Maclsaac, seconded by J. Dumville and carried**.

J. Quotes for tractor painting - **Moved by D. Wood, seconded by K. Maynard and carried** lowest estimate of \$2106.80 from Getson's Auto Body be accepted to paint the wheels, fenders and steps of John Deere 6430 tractor.

K. Permits - **Moved by J. Maclsaac, seconded by D. Wood and carried** that permit application from Howard Waite to locate a recreation vehicle on PID 40568, 33 Ellis Avenue be denied. **Moved by D. Wood, seconded by J. Dumville and carried** that permit application from Canadian Potato Museum to extend kitchen facility and construct new patio at 1 Dewar Lane, PID # 40436, valued at \$450,000 be approved. **Moved by D. Wood, seconded by J. Maclsaac and carried** that permit application from New Scotland Group Inc. (Jeff Laceby) to replace front porches and veranda and to change use from single family dwelling to duplex at PID 42218, 567 Main Street, valued at \$25,000, be approved.

L. Approval of extra 2 weeks for Tom re maintenance shed roof - **Moved by J. Dumville, seconded by D. Wood and carried** that Tommy Clements' employment be extended by two weeks to allow maintenance to the storage shed roof.

M. Purchase of new Town flags - **Moved by J. Dumville, seconded by J. Maclsaac and carried** that purchase of new Town flags be approved at a cost of \$1780. + taxes for 20.

N. Purchase of speed humps for Centennial Ave. - **Moved by D. Wood, seconded by J. Maclsaac and carried** that purchase of speed humps from SSI for \$3000 + HST and shipping be approved. Council agreed that installation be delayed until spring and noted that 3 of the humps are backordered.

O. Boardroom opening to public - **Moved by J. Dumville, seconded by J. Maclsaac and carried** that reopening of boardroom for public use be permitted with necessary protocols in place.

P. Advertisement of Pate Subdivision lots - Bev presented quotes from major newspapers across the country for advertising. Council agreed to table this till budget time.

Q. Donation request from Potato Museum - Canadian Potato Museum requested a donation of \$25,000 to assist with their \$100,000 portion of extension project. **Moved by K.**

Maynard, seconded by J. Dumville and carried that this request be denied at this time and to be revisited at budget time.

R. Other business & correspondence:

Firetruck tanker replacement: After discussions with Fire Department and O'Leary Area Fire District executives, it was ***moved by J. Dumville, seconded by J. Maclsaac and carried*** that Council recommend and approve purchase of a new tanker with maximum \$250,000 financing at BNS. The tanker purchase will have to be tendered but preliminary estimate is \$235,000. The O'Leary Fireman's Club has committed \$25,000 to the purchase.

Community Seniors Cooperative Ltd.: The Cooperative met with Council members prior to this meeting and then made a presentation at this evening's meeting to present their request for support in making the equity available that is required to qualify for CMHC mortgage financing. The community care facility is estimated at \$8 Million and 20% equity is needed. ***Moved by J. Dumville, seconded by D. Wood and carried*** that \$75,000 be provided to CSCL from the Town's current Community Development budget plus Council commits to seeking financing for \$200,000, payable over four years commencing when equity funding is required by CSCL's mortgage application to CMHC. All funds are based on successful mortgage application from CSCL to CMHC. A letter of intent indicating that \$275,000 will be available from the Town and to be provided to CSCL to accompany their mortgage application. (Vote 3 for, 1 against)

7. COMMITTEE OF THE WHOLE:

Moved by D. Wood, seconded by K. Maynard and carried that council adjourn to committee of the whole session at 8:00 pm.

Moved by D. Wood, seconded by J. Dumville and carried that regular meeting reconvene at 8:25 pm.

Results from Committee of the Whole
nil

8. ADJOURNMENT

Meeting adjourned at 8:30 pm on a ***motion by J. Maclsaac, seconded by D. Wood and carried.***