The 17th meeting of the Town Council of the Town of Happy Valley-Goose Bay was held on November 28, 2006 at 7:00 p.m. and called to order by Mayor Leo Abbass.

Present:
Mayor Leo Abbass
Deputy Mayor Stan Oliver
Councillor Dean Clarke
Councillor Bill MacKey
Councillor Paul Tsibidis
Councillor Madelyn Kelly
Councillor James H. Saunders
Town Manager Al Durno
Town Clerk V. Sheppard
Director of Economic Development Betty Collins-Menne
Recording Secretary Donna Jones

Absent:
Director of Tourism, Parks and Recreation Ken Anthony

Mayor Abbass welcomed RCMP Assistant Commissioner Gerry Lynch and Inspector Greg Bursey to the Council Chambers. Assistant Commissioner Lynch advised he was on a special mission on behalf of the Aboriginal Advisory Committee and had a presentation to make to Deputy Mayor Stanley Oliver. Deputy Mayor Oliver served for four years as Chair on the Aboriginal Advisory Committee and was also the Newfoundland and Labrador National representative on the Committee. On behalf of the Commissioner's Office in Ottawa he presented a gift and thank you to Deputy Mayor Oliver for his years of service on the Aboriginal Advisory Committee.

**1 DELEGATION, Fred Loxton**

Mr. Loxton passed along information he researched on the internet concerning Air Canada through ACE Holdings looking at spinning off Air Canada maintenance and repair units to other areas. He felt that the Base area would be an ideal place for this sort of operation with the infrastructure that is already there. The Mayor advised that he and Councillor Clarke would take his information to the next Goose Bay Airport Corporation meeting.

b) **DELEGATION, Gerald Dyson**

Mr. Dyson asked what the latest is on the dialysis machine for this area; the damming of rivers in Quebec and what effect this would have on rivers in our area. He would like Council to ask some questions on this project. He also queried the status of the chip seal for the Trans Labrador Highway and he felt that the road should be paved rather then using the cheaper chip seal product. Mr. Dyson also queried the status of the sewer treatment plant.

**2 ADOPTION OF AGENDA OF THE 17th MEETING**

It was moved by Deputy Mayor Stan Oliver seconded by Councillor J. Saunders to adopt the agenda of the 17th meeting of the Town Council of the Town of Happy Valley-Goose Bay as presented. Motion Carried unanimously.

**3 ADOPTION OF MINUTES OF 16th MEETING**

It was moved by Councillor B. MacKey seconded by Councillor P. Tsibidis to approve the adoption of the minutes of the 16th meeting of the Town Council of the Town of Happy Valley-Goose Bay as amended. Motion Carried unanimously.

**4 ACTION REPORT**

a) Councillor Kelly queried 16th 5(d) and whether the meeting has been set up between Destination Labrador and the Council. The Town Manager will follow up on the request made to Destination Labrador.

b) Mayor Abbass queried 6 (h) whether any action has been taken on dilapidated buildings on the North Side. The Town Manager advised that this will take months as the whole town is to be surveyed to make note of dilapidated buildings. The Town Manager advised that work is also being done in this regard under the Community Studies Program concerning properties on the North Side.

c) Mayor Abbass queried 7 (f) and if a response was received from Snowflake Figure Skating Club concerning the canteen concession. The Town Manager advised that direction was given to Director Anthony to send the letter.

**5 CORRESPONDENCE**

There were 11 Incoming Letters and 5 Outgoing Letters in the Council Package.

**6 MUNICIPAL SERVICES COMMITTEE – Councillor James H. Saunders**

It was moved by Councillor J. Saunders seconded by Deputy Mayor S. Oliver to adopt the Municipal Services Report with the exception of item (e) which will be voted on separately. Motion Carried unanimously.

**a) Permit Report**

Permit Report to November 21, 2006 was enclosed for information.

**b) Land Application – Tom Angiers**

Application received from Tom Angiers for Crown Land located on the Trans Labrador Highway between the bridge crossing and the treatment plant to be used for agricultural. Committee recommends denying the request due to the expansion of the town's well field.

**c) Land Application – Cheryl Bessey**

Application received from Cheryl Bessey for Crown Land 30 x 60 meters located at the west end of Barrett Street to be used for residential. Committee recommends denying the request due to future development of the proposed area.

**d) Land Application – Labrador Envirotech**

Application received from Labrador Envirtech for Crown Land 100 x 200 m located on the dump road to install two 40,000 liter holding tanks, a 30 x 60 ft storage building and a 100,000 liter holding reservoir. Committee recommends approving the request in principal subject to approvals from all appropriate Federal and Provincial departments for the proposed use.

Councillor Kelly challenged the ruling that she is in a Conflict of Interest to vote on the Labrador School Board motion. Mayor Abbass noted that in his opinion all Council would be going against the Act if she stays and votes on the motion. At this point Councillor Kelly left the Chambers.

**e) Request – Labrador School Board**

Request received from the Labrador School Board to have the Robert Leckie School demolished and the site rezoned from Public to Residential Low Density to allow for the subdivision of the land to resell as residential lots.

Committee recommends approval to have the parcel of land rezoned from Public to Residential Medium Density and not Residential Low Density. Further to this that the request in principal subject to:

a. approvals from the appropriate authorities for demolishing of the school, and
b. the proposed lot layout and design to be approved by the town prior to any development.

It was moved by Councillor J. Saunders seconded by Deputy Mayor S. Oliver that the topic of the request from the Labrador School Board be referred back to the

Municipal Services Committee before any action is taken. Motion Carried. Councillor Clarke opposed.

Mayor Abbass asked the Town Manager to obtain a clear ruling from Municipal Affairs tomorrow on whether Councillor Kelly is in a Conflict and also a ruling on Council's responsibility if there is a perceived Conflict of Interest.

*Councillor Kelly returned to the Council Chambers*

**f) Home Based Business – Shawn Hagerty**

Request received from Shawn Hagerty to operate a home based business at his residential property at 16 Davis Crescent. Committee recommends approval to operate a phone and fax service for electrical contracting services and the general public. Committee recommends approval subject to no adverse or negative feedback from the community, and that traffic be kept to a minimum on site.

**g) Purchase of 18 Davis Crescent**

Request received from Shawn Hagerty to purchase 18 Davis Crescent from the Town for a price of $4,000.00 plus HST. Committee recommends approval subject to the following conditions:

a. both parcels of land (16 and 18 Davis Crescent) be consolidated to form one parcel, and
*b.* at no time shall this parcel be subdivided to form an additional mini home lot

**h) Swimming Pool Guidelines**

Committee recommends to adopt the swimming pool guidelines, as presented:

***GUIDELINES FOR DOMESTIC SWIMMING POOLS***
***TOWN OF HAPPY VALLEY-GOOSE BAY***

The following have not been adopted as a bylaw, these are suggested guidelines.

1. It is recommended that the area of the portion of such swimming pool filled or capable of being filled with water does not exceed 10 % of the area of the lot.

2. It is recommended that the swimming pools shall be a minimum of 1.22m from the property lines at the back and sides of the property, measured from the outside edge of the pool, and will not be allowed upon any right-of-way or easement.

3. It is recommended that any in-ground swimming pool be located behind the minimum set back line from the street.

4. It is recommended that the swimming pool not be located near or under power lines.

5. It is recommended that no lights, diving board or diving platform or any other equipment appurtenant to such swimming pool, except fences shall be erected above the height of 1.0 m above the average elevation of the finished level of the ground abutting the portion of a swimming pool filled or capable of being filled with water.

6. It is recommended that all swimming pools shall be completely enclosed to prevent uncontrolled access from the street or adjacent properties.

7. It is recommended that any wall or fence used to enclose such swimming pool shall be a minimum of 1.829 m high and shall be constructed as to prevent easy access either through or over it. Any gate through this enclosure must be lockable.

8. It is recommended that every fence shall have a gate or gates of chain link fencing or of material of not less than

9. equivalent strength which provides an equivalent degree of safety; and every gate shall be of the same height as the fence, be supported by substantial hinges and be equipped with self-closing, self-latching devices placed at the top and on the inside of the gate and also with a lock.

10. It is recommended that every gate shall be kept closed and locked at all times when an adult person is not present to supervise the pool.

11. It is recommended that drainage approval be obtained from the Engineering Department.

12. It is recommended that walking surfaces around pool border be of a non-slip material.

13. It is recommended that deep and shallow ends must be clearly indicated.

14. It is recommended that all ladders and steps must possess secure handrails.

15. The owner is responsible for ensuring children are NOT left unsupervised.

16. The owner is responsible for contacting insurance company concerning condition of homeowner's policy.

Committee recommends these guidelines be made available to retailers in town that sell swimming pools, they be placed on the town web page, advertised in the local paper, on the community roll up channel and copies made available at the Town Office.

**i) Request – JJ's Trucking**

Request received from JJ's Trucking to have the dumping fee waived for the removal of the building located at 4 Regina Street. Committee recommends approval conditioned upon the project being completed within thirty days from commencement of the project.

**j) Request – Mokami Status of Women Council**

Request received from the Mokami Status of Women's Council for permission to place a 12 x24 foot trailer at 1 Kessassasskiou Street. Committee recommends denying the request.

**k) Water Supply**

Council discussed the water issue and recommend to investigate any and all ways and means of furthering our water related issues to have the best water supply possible.

**l) Employee Vacancy Report**

Superintendent of Works, Road Transport briefed Council on staff changes within his department.

**m) Letter**

Committee recommends that Council write Labrador City, Wabush and Churchill Falls requesting a meeting to discuss the paving of the Trans Labrador Highway.

7 **TOURISM PARKS AND RECREATION COMMITTEE - Councillor B. MacKey**

**a) Tourism Parks and Recreation Committee Report**

Tourism Parks and Recreation Report for the period from October 11, 2006 to November 21, 2006 was presented for information.

b) **Winter Lights Celebration**

Judging will take place on December 10, 2006.

c) **Tree Lighting Ceremony**

The annual tree lighting ceremony will be held on Thursday, December 7, 2006.

**d) Santa Claus Parade**

The annual Santa Claus Parade will be held on Saturday, December 16, 2006. Our next meeting will be held at 7:00 pm. Wednesday, November 29. All are welcome.

## 8 ECONOMIC DEVELOPMENT COMMITTEE Councillor M. Kelly

It was moved by Councillor M. Kelly seconded by Councillor B. MacKey to adopt the Economic Development Committee Report as presented. Motion Carried unanimously.

**a) Managing for Results in Regional Economic Development Workshop**

Committee recommends that the Director of Economic Development attend the "Managing for Results in Regional Economic Development" workshop being held in St. John's, NL January 15-17, 2007.

**b) ACOA In-Kind Contributions Guidelines**

Enclosed in Council's package is the ACOA In-Kind Contribution Guideline

**c) Central Labrador Economic Development Board**

Enclosed in Council's package are the September and October 2006 board meeting minutes.

**d) Advancing Communities Conference**

Enclosed in Council's package are the minutes from the Advancing Communities Conference held in Charlottetown, P.E.I. October 23-26, 2006.

**e) UVS Canada Beyond the Next Frontier Conference**

Enclosed in Council's package was a memo on the UVS Canada Beyond the Next Frontier Conference held in Montebello, Quebec November 8-10, 2006.

**f) Expo Labrador**

Enclosed in Council's package was a newsletter on the Expo Labrador Conference & Trade Exhibition.

**g) Energy Efficiency and Sustainability Practices Workshop**

Committee recommends that the Director of Economic Development attend the Energy Efficiency and Sustainability Practices Workshop being held in Happy Valley-Goose Bay November 28, 2006.

**h) Lake Melville Community Employment**

Enclosed in Council's package was information on the annual general meeting being held at the E.J. Broomfield Arena on November 28, 2006. Invitation has been extended to Council to attend the Annual General Meeting.

**i) Sustainable Transportation Plan for Labrador**

Enclosed in Council's package was a PowerPoint presentation on "Sustainable Transportation Plan for Labrador.

**j) Letter**

Committee recommends that a letter be written to the Province to address the issue of residual value of buildings at 5 Wing Goose Bay.

## 9 FINANCE AND ADMINISTRATION COMMITTEE – Deputy Mayor S. Oliver

It was moved by Deputy Mayor S. Oliver seconded by Councillor P. Tsibidis to approve the Finance and Administration Committee Report as presented. Motion Carried unanimously.

**a) Gasoline Tax Agreement**

Committee recommends entering into an agreement with the NL Government as contemplated by the Federal Gas Tax agreement.

**b) Request NLHC**

Request received from NLHC to meet with Council on a semi annual meeting. Committee recommends that Council write them advising that Mayor Abbass is the contact person.

**c) Complaints Report**

Enclosed in Council's package are the September and October 2006 complaint reports.

Mayor Abbass requested an explanation of Complaint #2564 and the Town Manager advised he will check into this. The Mayor also queried Complaint #2561.

**d) Request for Assistance – Kaitlyn Abbass**

Request received from Kaitlyn Abbass, a member of the Newfoundland and Labrador Under 18 Female Canada Games Hockey Team, for funding to prepare for the Canada Games being held in the Yukon Territories in March 2007. Committee recommends contributing $250.00.

**e) Fuel Pricing**

Enclosed in Council's package are the heating fuel prices effective November 15, 2006.

**f) Fines Report**

Enclosed in council package was the fines report to September 30, 2006.

**g) Labrador's Forest Industry**

Enclosed in Council's package was information on the Labrador Forest Industry.

Mayor Abbass asked the Town Manager to contact Keith Deering requesting he make a presentation to the Council regarding the forest industry in Labrador in regard to the Halifax Report.

**h) CLEDB Minutes**

Enclosed in Council's package are the Central Labrador Economic Development board Inc. meeting minutes for September 19, 2006.

**i) Presentation – Hon. John Hickey**

Enclosed in Council's package was a copy of the presentation made by the Hon. John Hickey.

**j) NLFM – 2007 Membership**

Committee recommends that Council renew their memberships for 2007 in the NLFM and the NLAMA

## 10 APPROVAL OF CHEQUES

It was moved by Deputy Mayor S. Oliver seconded by Councillor P. Tsibidis to approve the cheques in the amount of $136,707.91 . Motion Carried unanimously**.**

| Cheque Number | Pay to the order of: | Cheque Amount |
|---|---|---|
| 60015552 | N.E.Parrott Surveys Ltd. | $ 843.60 |
| 60015566 | Henderson Recreation Equip. | 32,818.25 |
| 60015576 | Central Pre-Cast Ltd. | 2,098.74 |
| 60015579 | Enviro-Safe Fuel Systems Ltd. | 1,224.46 |
| 60015584 | Goose Bay Motors | 1,090.52 |
| 60015585 | Goose Sales & Services Ltd. | 1,098.33 |
| 60015591 | Lewis Concrete Forming Ltd. | 2,736.00 |
| 60015600 | Sojourn Enterprises | 612.52 |
| 60015601 | Stewart McKelvey Stirling | 1,396.97 |
| 60015602 | Strongco Equipment | 2,696.76 |
| 60015604 | Traction #557 | 1,447.65 |
| 60015605 | Trancontinental Media | 517.11 |
| 60015606 | Truro Inc. | 596.93 |
| 60015610 | Mark's Work Wearhouse | 870.94 |
| 60015611 | Speedy Auto & Window Glass | 2,087.85 |
| 60015625 | Goose Bay Wholesalers Ltd. | 2,181.80 |
| 60015632 | Labradorian Printers Ltd. | 553.95 |
| 60015633 | Labrador Specialty Service | 968.71 |
| 60015634 | Labrador Construction Ltd. | 22,597.08 |
| 60015639 | National Shoe | 627.04 |
| 60015646 | Switch Electrical Inc. | 847.40 |
| 60015649 | TST Overland Express | 1,389.81 |

| | | |
|---|---|---|
| 60015659 | CBCL Limited | 6,437.46 |
| 60015662 | East-Chem | 3,236.52 |
| 60015663 | Emco Limited-Waterworks | 601.01 |
| 60015675 | Ron Fougere Associates Ltd. | 44,721.94 |
| 60015680 | CBCL Limited | 408.56 |
| | TOTAL | 136,707.91 |

**11 COUNCILLORS FORUM**

a) Councillor Clarke reiterated, while the Press was in the Chambers, that MHA Hickey has done wonderful stuff for the area but chip seal on the Trans Labrador Highway is not a good decision and he hopes he changes his mind.

b) Councillor Tsibidis has an item he will bring to the Budget meeting.

c) Deputy Mayor Oliver commented on the smokers congregating outside the arena door having a smoke. He would like Director Anthony to arrange a smoking section outside the arena further from the main entrance.

d) Mayor Abbass commented that the upstairs room at the arena is not supposed to be locked except when the arena is closed to the public. The Town Manager was requested to have a word with staff that the upstairs room at the arena is to be made available to the public.

e) Mayor Abbass requested that consideration be given to implementing a policy that publicizing of public meetings be advertised for at least two weeks to give ample opportunity for attendance.

f) Mayor Abbass advised that the next Council meeting will be on Monday, December 18 at 5:00 p.m.

g) Mayor Abbass queried whether there were any requests from youth groups for additional ice time. Councillor MacKey remarked that all ice time slots are filled and there was a meeting earlier with user groups when ice times were allotted. Mayor Abbass would like to know from the Recreation Director whether he is getting any complaints from user groups for extra ice time.

h) Mayor Abbass expressed concern concerning vandalism around town and the Council has asked the RCMP for a stronger visible presence around town and the schools.

The open session adjourned at 8:15 p.m. and reconvened at 8:20 p.m. with a Business Session.

**12 BUSINESS SESSION**

a) **Meeting with Assistant Commissioner Gerry Lynch**

Mayor Abbass briefed Council on the meeting with Assistant Commissioner Gerry Lynch.

There being no further business the meeting adjourned at 8:45 p.m.

MAYOR LEO ABBASS

TOWN CLERK VALERIE SHEPPARD