

Rural Municipality of Wellington

Council Meeting – November 19, 2018 – 7:00 pm

Meeting Minutes

Present:

Alcide Bernard, Mayor, Marcia Enman, Deputy Mayor

Council members : Raymond Arsenault, Jamie Cormier, , Pierre Bernard, Irene MacCaull

Incoming council: Albert Arsenault, Shawn Bernard, Kelly Arsenault-Richard, Jeannette Gallant, Moira McGuire.

Imelda Arsenault, CAO

Regrets : Michel Gagnon

1. Call meeting to order

Mayor Bernard called the meeting to order and welcomed the new council members.

Fire Department report

This report is deferred to the next meeting.

2. Approval of agenda

It was moved and seconded to approve the agenda as presented.

Motion carried (5/5)(2018-79)

3. Approval of meeting minutes – October 15,2018

It was moved and seconded to approve the meeting minutes as presented with the suggested edit: one change in MacCaull should be MacCaull.

Motion carried (5/5)(2018-80)

4. Business arising from the minutes

a. Gas Tax Projects

- i. Lift Station replacement
- ii. Mill Road storm sewers

For the benefit of the newly elected Councillors, Mayor Bernard explained that the municipality receives \$ 100 000 per year from the Gas Tax Project and the current 5-year Program ends in March 2019 with a renewed 5-year program to start in April 2019. The projects for the current program, that are still in development are the Lift Station replacement and the Mill Road storm sewers. Councillor Bernard described the work needed to do the work on the replacement as it is outdated and a previous assessment done by WSP consultants had recommended that it be replaced . Mayor Bernard gave an update on the estimated cost of this project which is higher than anticipated at \$ 380 000. At this cost, it could take the next four years of the Gas Tax Project funds. A meeting will be organized with CBCL engineers to discussed the propose replacement plan and estimated costs.

The Mill Road storm sewer project consists of replacing the existing storm sewer section on Mill Road and extending the sewer to the end of Mill Road. As this work is being done, the road will be widened and shoulders filled with crushed asphalt. The total cost of this project is estimated at \$465 000. The government is contributing \$100 000 per year for two years and the Municipality has approximately \$125,000 of Gas-Tax funds to invest in this project, therefore, the municipality will need to find \$140 000.

b. Asset Management Program

The AIM Network program is now available for council members to gain knowledge on how to manage assets that belong to the municipality. Training will be available to those who wish to participate. The group will be advised when these sessions will take place.

c. Barlow Road Home

The building has been demolished. It has been an agenda item for the past four years so Mayor Bernard is pleased that this file is now closed.

d. Social Media Policy

The policy has been reviewed thoroughly and has been developed to avoid misunderstandings on what social media venues should be used for the municipality and what councillors need to consider when dealing with social media. A copy of the policy will be added to the orientation binder

It is moved and seconded that the Social Media Policy be adopted with the suggested edits.

Motion carried 5/5 (2018-81)

e. Energy Audit

The municipality is looking at ways to save energy through various ways: changing the electrical system, looking at heating system improvements and other ways. There is government funding available to assist with these changes. However, an energy audit has to be done on the buildings (Municipal building, Interpretive Center and the Fire Hall) before decisions are made on the changes to be done.

The office has contacted three providers to provide a quote on the audit. These companies are busy so it could take a couple of months before the audit is done.

f. Christmas Dinner – December 2

The Christmas Dinner will be held on December 2 at the Vanier Centre at 5:00 pm. Patsy Richard is the caterer and will serve a Turkey Dinner.

Action

Members are asked to let Imelda know if they are attending or not by noon on November 23 as this is the date to submit numbers to Patsy.

g. Infrastructure projects (2019-2021)

The Municipality has been asked to submit to government their intention of applying for Infrastructure Funding for capital expenditures for the next three years. Some of the possible projects are:

- Lift Station Replacement, Mill Road storm sewers, extend sidewalk to the legion, add lampposts on the new sidewalk, Heating system changes, Walking trail repair (may not qualify) or expansion.

There is a cost share with the federal (40%) and provincial government (33.3%) which means that the municipality needs to find the remaining 26.6%.

Action

CAO will prepare the paperwork on these projects

6. New Business

- a) Planning Board Report
 - i. Rezoning of PID: 262089 - Parcel 1 (which was formerly a part of 262006) and PID 262089 -Parcel 2(which was formerly a part of PID 261867)

The Planning Board received a rezoning request for PID: 262089(Parcel 1 and 2) (formerly a part of PID:262006 and PID 261867) to allow for the expansion of Le Chez Nous.

“Whereas an application was received from La Coopérative Le Chez Nous Ltée for 64 Sunset Drive, to amend the "Community of Wellington Official Plan(Revised February 2013) , General Land Use Plan"; PID# 262089 Parcel 1 (formerly part of PID 262006) from Residential R-1 Zone to proposed Public Service and Institutional Zone and for PID 262089(Parcel 2 - formerly part of PID#261867) from Recreation and Open Space Zone to proposed Public Service and Institutional Zone

“And whereas in accordance with the Zoning and Subdivision Bylaw, Council shall consider the following general criteria, as applicable:

- Conformity with the Official Plan [required];
- Suitability of the site for the proposed development;
- Compatibility of the proposed development with surrounding land uses, including both existing and projected uses;
- Other matters as specified in the Wellington Zoning and Subdivision Bylaw;
- Other matters as considered relevant.

Be it resolved that official plan amendment [amendment # 2], to amend the Community of Wellington Official Plan be hereby formally adopted.

It was moved and seconded that the amendment be adopted.

One member is an employee of the facility so recluses herself in light of potential conflict of interest.

b) Motion carried 4/5 (2018-82)

ii. Building permit request

The municipality received a Building permit request from la Coopérative le Chez Nous Ltée to allow for the expansion of the existing building. The plans include rooms to house the long-term beds, washroom, tub room, a recreational area for seniors, offices, dormitory area for staff, staff kitchen and staff room, storage and a new entrance. It will include 12 500 square feet, 5000 on first floor and 7500 on the second floor.

Negotiations are taking place with government to buy a piece of land behind lot no 262089 to add parking space.

The construction is planned to begin in December 2018 pending various approvals including the Building Permit and anticipates completion in June 2019. The mechanical, plumbing, electrical and architectural plans will all be stamped which is in line with the new National Building Code.

The Planning Board held a meeting on November 15 and recommends to Council to defer the building permit request until all the appropriate information on the land use is received. Council members discussed the concerns brought forward at the Public Meeting on rezoning meeting held on November 15. Participants expressed concern for the parking area in front of the building. The plan seems to indicate that a large amount of sidewalk would be lost in this plan and cars would have to back out on the street. The building seems to be very close to the existing Sunset Drive. The Wellington Municipal Office will contact the PEI Department of Transportation, Infrastructure and Energy to confirm that the site plan has been approved by highways.

In light of the absence of important information to make an informed decision, the decision is deferred until all the information is received. It was also discussed to waive the fees associated with the rezoning process.

It is moved and seconded that the request for a building permit for La Coopérative Le Chez Nous Ltée be deferred until all the information required to make an informed decision is received.

One member is an employee of the facility so recluses herself in light of potential conflict of interest.

Motion carried 4/5 (2018-83)

7. Financial Report

The council reviewed the financial report year to date.

8. Committee Reports

a. Sewer

There is nothing new to report. A question was asked on the generator and how is the system functioning when there is a power outage. TRITEC is the security company who call when an alarm is received on issues to the sewer system.

The generator is only refuelled once every few years but is checked yearly.

Councillor Bernard will no longer be on the Council having completed his term therefore, it is important to have another councillor responsible within a few months. It is essential for the new lead on the sewers be trained to understand the system. Mayor Bernard thanked Councillor Bernard for his contribution to this file and appreciates his help for the coming months.

b. Club

i. Nothing to report.

c. Recreation

- i. The lights on the main sign need to be fixed and will require a new baluster. The cost will be the same to operate the sign.
- ii. The pond skating rink will be available again this year. Councillor Raymond will clear the rink when needed. Jessie Francis will help with this task. It is suggested to purchase a snow blower to clear the rink and this equipment would be used to clear the sidewalk around the Vanier Center as well.

It is moved and seconded that the municipality purchase a snow blower.

Motion carried. 5/5(2018-84)

d. Bingo

- i. Nothing to report

e. EMO Team

- i. The EMO team is well advanced in the preparation in case of a disaster. A rehearsal exercise will be held shortly with the team and representatives of the community. A question was brought forward on flood prevention and if the municipality should act on this. Mayor Bernard clarified that the EMO is to address need when a disaster strikes and not a preventative exercise.

f. CMA 2019 – Budget

- i. Councillor Enman gave an update on the activities surrounding this event on August 11, 2019.

It was moved and seconded that a budget of \$ 24 100 be approved for the CMA event. The Municipality's portion is \$ 5100.00with an anticipated financial contribution of \$4000 from the PEI Department of Education, Early Learning and Culture and \$1500 in sponsorship funds.

Motion carried. 5/5(2018-84)

g. Regional incorporation

Mayor Bernard gave an update on the status of the regional incorporation. A consultant firm has been chosen to do the Municipal Growth Management Study-which should begin in early December.

It was moved and seconded that the firm Brighter Futures and Planning be hired to do the work involved for the regional incorporation work.

Motion carried 5/5 (2018-84)

h. Bienvenue, Welcome Évangéline

The new pamphlet prepared by the group was shared. It includes pertinent information for new residents moving to the Evangeline region. One of the objectives of the campaign is to bring a welcome basket to the new families moving in the area. Council identified 8 new families who have moved to Wellington.

Action: Imelda will check the names of these families and a representative from the new council will be named to assist with this.

9. Correspondence

a. Request for la Grub à Félix

Felix Arsenault is interested in having a food truck parked in Wellington for the summer season. A formal letter of request is expected.

b. Lettre de Claudette Gallant

The municipality received a letter of resignation from the bookkeeper indicating she is retiring as of January 1. The office will need a replacement for this position. There are possibilities in filling in this work for January 2019.

Action: Mayor Bernard will proceed in finding a replacement

c. Jeux des Aînés

The games were a great success and the municipality will receive reimbursement for some expenses as well as a portion of the funds that are part of the surplus left after the games.

d. Orientation session – FPEIM

The orientation session for new members and re-elected members of council will be held on December 1 at the North Shore Center from 9:00 am to 4:00 pm.

Action: Council members should confirm with Imelda if they are attending the workshop.

10. Other

Mayor Bernard extended a word of thanks and appreciation to the 5 councillors (Marcia Enman, Michel Gagnon, Raymond Arsenaut, Jamie Cormier and Pierre Bernard) that have not offered for re-election. He extended his appreciation for all the time and efforts they have spent to provide a valuable service to their community.

Next meeting

e. Oath of office of all new elected members of Council

The oath of office will be held prior to the next meeting which is to be held on December 4 6:30 pm.

Adjournment

It is moved and seconded that the meeting be adjourned at 9:30 pm.