



Town of Borden-Carleton

Regular Council Meeting Minutes

July 18th, 2023 – 20 Dickie Road Borden-Carleton, PE

7:00pm

PRESENT: Mayor Randy Ahearn, Deputy Mayor Larry Allen, Councillor Barb Wood, Councillor Nicole Arsenault-Bernard, Councillor Eric Stewart, Councillor Laurel Palmer-Thompson and Councillor Ashley Steele.

REGRETS:

STAFF PRESENT: Chief Administrative Officer, Jim Wentzell

ALSO PRESENT:
6 persons from the general public

1. CALL TO ORDER:

Mayor Randy Ahearn called the meeting to order at 7:00 p.m.

2. DISCLOSURE OF CONFLICT OF INTEREST:

Part VI, Section 23 of the Municipalities Act, which maintains that

No member of Council shall derive any profit or financial advantage from his/her position as a member of Council and, where a member of Council has any pecuniary interest in or is affected by any matter before the Council, shall declare his/her interest therein and abstain from voting and discussion thereon.

There were no conflicts of interests declared at this council meeting.

3. ADOPTION OF THE AGENDA:

It was duly moved by Councillor Eric Stewart. and seconded by Deputy Mayor Larry Allen THAT the agenda be approved as presented.

MOTION CARRIED (6-0) (RR#23-07-01)

4. APPROVAL OF PREVIOUS MINUTES:

It was duly moved by Deputy Mayor Larry Allen and seconded by Councillor Barb Wood. THAT the minutes of the June 13th, 2023 regular Council meeting be adopted as presented.

MOTION CARRIED (6-0) (RR#23-07-02)

5. PRESENTATIONS:

5.1 Chad and Nic Howatt – Objection to DP Murphy Inc application to IRAC for a Retail Gas Outlet in Borden-Carleton

A letter was received from Chad & Nic Howatt dated June 30 2023 to IRAC expressing their objection to a Gasoline Retail's Vendor's license being approved to DP Murphy Inc proposed for the corner of Dickie Road and the TCH PID #686592.

Chad Howatt discussed with Council that another gas station was not needed and that it would affect both his business and Chad Cerruti's business negatively. Both his business and Cerruti's have been in the community for decades and employ local people. He felt the Town was in the danger of losing its only grocery store if IRAC approved another gas station. He and his brother Nic would like to see the Town write a letter of objection to the granting of a license for another gas station in the Town.

Chad Cerruti and his lawyer Derek Key were present at the meeting and stated that the granting of a retail gas license to Dan Murphy to be located at the corner of Dickie Road and Industrial Drive would put their business in danger of closing and that would have a negative effect on the community. IRAC has received many letters from the community stating they were opposed to the granting of a gasoline retail license.

During the discussion, members of Council stated they were very supportive of both businesses as they were valuable assets to the community.

Mr. Key circulated to members of Council Sections 14-17 Rules of Practices & Procedures of the PEI Regulatory & Appeals Commission (IRAC) and felt the Town could be a "Friends of the Commission Intervener" and as such could express the concerns of the community.

The CAO suggested that the Town discuss this possibility with the Town's solicitor and seek his advice on this matter.

Following the discussion, the Mayor thanked those appearing before Council and it was agreed that the Town would seek legal advice to determine how the Town could make Council's support of business in the community know to IRAC.

Many members of Council stated that as individuals they would be expressing their concerns and objections to IRAC to the granting of an additional gas retail license in the Town.

6. COMMITTEE REPORTS:

6.1 Police Report:

The RCMP report for the month of June 2023 submitted by Acting Sergeant Logan were presented by Councillor Nicole Arsenault.

It was duly moved by Councillor Nicole Arsenault and seconded by Councillor Eric Stewart THAT the policing reports for the Town of Borden-Carleton be accepted as presented.

MOTION CARRIED (6-0) (RR#23-07-03)

A discussion took place on the traffic jams and traffic delayed from vehicles leaving the province after weekend music festivals and what responsibility the festivals should have for traffic heading for the Confederation Bridge as well as the need for more RCMP presence in the Town to help alleviate traffic bottlenecks and improve traffic flow.

It was duly moved by Councillor Laurel Palmer-Thompson and seconded by Councillor Barb Wood THAT a meeting be set up with the organizers of the weekend music festivals along with the RCMP, Strait Crossing and provincial traffic officials to discuss improving traffic flow through the town in the future

MOTION CARRIED (6-0) (RR#23-07-04)

6.2 Fire Department Report:

The Fire Department report for the month of June 2023 was presented by Councillor Nicole Arsenault.

It was duly moved by Councillor Nicole Arsenault and seconded by Councillor Eric Stewart THAT the Fire Chief's report submitted by Fire Chief Shawn Jessome be accepted as presented.

MOTION CARRIED (6-0) (RR#23-07-05)

6.2.1 New Firefighter

It was duly moved by Councillor Nicole Arsenault and seconded by Councillor Barb Wood THAT Anna Jesulaitis be accepted as a volunteer firefighter with the Town of Borden-Carleton Fire Department.

MOTION CARRIED (6-0) (RR#23-07-06)

6.3 Recreation Director's Report:

The Recreation Director's Report for the month of June 2023 was submitted and found in the Council package and presented by Deputy Mayor Larry Allen.

It was duly moved by Deputy Mayor Larry Allen, and seconded by Councillor Nicole Arsenault THAT the Recreation Director's report for the month of June 2023 be accepted as presented.

MOTION CARRIED (6-0) (RR#23-07-07)

During the discussion of the Recreation Director's report members of Council inquired whether the Town would be hosting a dance at the Arena in September. The CAO stated that there had not been any discussions in respect to hosting a dance this year. Members of Council stated that they would like to have a meeting with staff to discuss a dance being held in September.

6.3.1 Canada Day Photo Contest

The CAO reported that three photos were received to be judged in the Town's Canada Day Photo contest. After reviewing the three submissions, it was agreed to rate the photos as follows:

- 1st Place - submitted by Jordan Jessome**
- 2nd Place – submitted by Monica Winn**
- 3rd Place – Tanya Howatt**

6.4 Properties and Planning Report:

6.4.1 A report of the development permits issued for the month of June 2023 was circulated to Council.

Councillor Laurel Palmer-Thompson gave a report from the Properties and Planning Committee.

It was duly moved by Councillor Laurel Palmer-Thompson, and seconded by Deputy Mayor Larry Allen THAT the Properties and Planning Committee report be accepted as presented.

MOTION CARRIED (6-0) (RR#23-07-08)

Councillor Palmer-Thompson stated that there was confusion with residents in respect to the determination of the buffer zone and set back requirements for coastal parcels of land. The CAO was requested to seek clarification on what the buffer and set back requirements are for developments in the Town.

6.4 Finance and Administration Report: Report included in the Council package.

Councillor Eric Stewart presented the Finance and Administration report for the month of June 2023.

6.4.1 Cash Flow Report June 2023

6.4.2 Disbursement Listing June 2023

A list of cheques and disbursements for the month of June 2023 was included in the report for Council's review.

Monthly totals: Town \$194,411.20
 Arena \$3,652.60
 Utility \$31,690.52

It was duly moved by Councillor Eric Stewart and seconded by Deputy Mayor Larry Allen THAT the Finance and Administration reports be accepted as presented.

MOTION CARRIED (6-0) (RR#23-07-09)

6.4.3 CAO Update – Various Activities

The CAO circulated members of Council and update on various activities during the past month.

7. EXTERNAL REPORTS: No external reports this month.

8. CORRESPONDENCE:

INFORMATION ITEMS:

8.1 *The Terry Fox Foundation – 43rd annual Terry Fox Run* – Invitation to the Town of Borden-Carleton to participate in the run.

- 8.2 *Immigration Refugees and Citizenship Canada – Welcoming Week September 8-17, 2023*
 8.3 *Ombuds PEI – Best Practices: A Guide to Closed Council Meetings & Committee Meetings*
 8.4 *Local Choice PEI – Electoral Reform at the Municipal Level*
 8.5 *Department of Housing, Land and Communities’ – Fiona Support Initiative*
 8.6 *Federation of PEI Municipalities – Housing Accelerator Fund Portal*
 The CAO will explore the possibility of the Town applying for funding under the Housing Accelerator Fund.
 8.7 *Community Conservation Research Network – Coastal Communities Face the Future* (short film)

Action Items:

- 8.8 *Baseball PEI* – Donation request of ice time for fundraising auction

It was duly moved by Councillor Eric Stewart and seconded by Councillor Barb Wood THAT the Town of Borden-Carleton donate one hour ice time to Baseball PEI for the organization’s upcoming online auction in support of Team PEI U15 Provincial baseball team to travel to Laval, Quebec from August 23rd to August 28th, 2023.

MOTION CARRIED (6-0) (RR#23-07-10)

9. UNFINISHED BUSINESS:

9.1 Housing Issues Update: Read Road

The CAO reported that the Paynter Brothers have signed the revised LOI and they are still targeting a Fall start for the first building.

9.2 Participation in PEI Discovery and Research Centre:

The CAO reported that the PEI Discovery Centre has still not decided for the location of the Discovery Centre as others have expressed interest in the Centre.

9.3 Update on Fabrication Yard Development:

The CAO reported that the Province has engaged a consultant to develop a site plan for use of the Fabrication Yard. They will be making a presentation to Council as the next step before a planning report is completed and a Public meeting is held.

The CAO was requested to contact our Planner about his availability to represent the Town and oversee an application for development on the Fabrication Yard which is in the Comprehensive Development (CDA) Zone.

10. NEW BUSINESS:

10.1 Island Regulatory Appeals Commission (IRAC) – Notice of Application for New Retail Gasoline Outlet (PID# 686592) – Borden-Carleton

Circulated to members of Council was a copy of Notice of application to IRAC for a Retail gasoline outlet license from D P Murphy Inc on their property at the corner of Dickie Road and the TCH, PID 686592

In addition, the Town had posted a Notice on social media outlining that the Town's role is in respect to the issuing of a Development Permit and Gasoline Retail sales are permitted in the Highway Commercial (HC) Zone providing certain conditions are met.

10.2 Insurance Coverage 2023:

It was duly moved by Deputy Mayor Larry Allen and seconded by Councillor Ashley Steele THAT the Town of Borden-Carleton accept the new values for Insuring Town properties as received from Intact at an additional premium of \$3,452 for 2022/23

MOTION CARRIED (6-0) (RR#23-07-11)

11. IN-CAMERA:

It was duly moved by Councillor Nicole Arsenault. and seconded by Councillor Ashley Steele to go into in-camera to consider matters pursuant to *MGA s. 119(d) human resource matters, including labour relations or employee negotiations.*

MOTION CARRIED (6-0) (RR#23-07-12)

Council went into in-camera at 9:05pm

It was duly moved by Councillor Nicole Arsenault. and seconded by Councillor Ashley THAT Council moves back to a public meeting.

MOTION CARRIED (6-0) (RR#23-07-13)

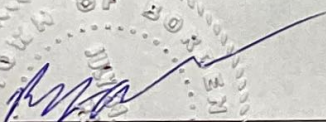
Council returned to open session at 9:40pm

It was duly moved by Councillor Ashely Steele, and seconded by Deputy Mayor Larry Allen THAT Council accept the resignation of the CAO Jim Wentzell to take effect upon his replacement being hired.

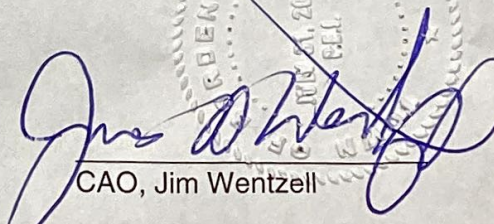
MOTION CARRIED (6-0) (RR#23-07-14)

12. ADJOURNMENT:

Council meeting adjourned at 9:45pm.



Mayor, Randy Ahearn



CAO, Jim Wentzell