



WABUSH

**WABUSH TOWN COUNCIL
COUNCIL MEETING #24-3
March 21st , 2024**

TIME AND PLACE

A meeting of the Wabush Town Council was held on March 21st, 2024. The meeting was called to order at 5:30 pm by Mayor Ron Barron.

COUNCILLORS PRESENT

Mayor Ron Barron
Councillor Mary-Lou Battcock
Councillor Bob Cole
Councillor Burke
Councillor Shazia Razi
Councillor Rita Pynn
Deputy Mayor Kelly O'Brien

OTHERS PRESENT

Charlie Perry – Town Manager
Tiffanee Rideout – Town Clerk/Director of Finance
Darlene Roberts – Administrative Clerk

Residents

Frankie Delahunty
Len Lynch
Mike Cole
Carl Smart
Brian Abbott
Bill Courtney

**PROCLAMATION/
VISITORS/PETITIONS**

Frankie Delahunty – Resident Concern about Tax Structure for 2024
(Attached letter from Ed Delahunty)

Len Lynch – Resident Concern about Tax Structure for 2024.
Len did not agree with the increase in taxes for the garages because there are no services associated with the garages. Mr. Lynch would like for the tax structure stay at 7 mills and not implement a minimum on these properties. Len is concerned with it becoming an undue hardship for the senior residents.



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Mr. Barron advised residents that the council has reviewed the tax on the garages and the tax structure will be amended. There were many resident concerns on this issue. Mayor Barron advised residents that the garages were in the tax structure as real property and therefore were subject to the minimum fee. MNL would not allow the Town to separate the garages and vacant property so the tax structure would have to be amended.

Mr. Charlie Perry told residents that if their garages were in disrepair and would like to apply for an exemption to contact the Town for further details. The tax exemption for low income is available to any resident that qualifies. Mr. Lynch would like to see the low-income qualifying amount increased.

Mr. Carl Smart was also concerned with the high increase on the garages with no service to the property and would like to see Council amend the tax structure.

Councillor Burke said that there was no increase in the garage tax structure in 60 years and the amount of 100.00 from 300.00 was fair to all residents.

Mr. Frankie Delahunty would like it clearly marked on the bills that there is a minimum tax on these properties, so residents would be informed as to why the increase happened.

Deputy Mayor O'Brien thanked the residents who attended the meeting and for expressing their concerns with the Council.

Councillor Razi said Council changed the tax structure to lower costs for the residents.

Mr. Perry told the residents that in comparison to an existing garage attached to a property, the difference in the assessments is \$150.00 between the two properties. He also said that the Town is following up on more opportunities to generate revenue from lots in the business park and on Snow's Drive to keep taxes low in the future for residents.

Mayor Barron thanked the residents in the gallery for coming out to voice their concerns.

Proclamation : National 3-digit suicide and Crisis hotline initiative

Mayor Barron sends condolences to Constable Jordan's family, friends, and the Royal Newfoundland Constabulary for their loss.



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APPROVAL OF MINUTES

Be it so moved and seconded that Council approve minutes 24-2 and 24-2SB as presented.

Moved By: Councillor Battcock
Seconded By: Councillor Burke

All in Favour
Motion Carried

BUSINESS ARISING ACTION LIST

The MARC steps are scheduled to be completed in 2024. The wood chips for the playground are not available at this time, but the Facilities Manager will cost them out in the Spring. Other materials for the playground are also being considered.

The Town Manager is still waiting on a response from the government on the safety issue at the intersection from the highway to First Street. Council would like to put out a survey to the residents for their feedback on this issue.

The overflow parking lot enclosure to the Bill Chaplin Arena is in the process of being costed out.

Mr. Perry advised residents that their complaints are being heard and that it takes time to get them resolved, and that the Town will address them all.

ADOPTION OF AGENDA

It was moved by Councillor Pynn and seconded by Deputy Mayor O'Brien to adopt Agenda 24-3 as presented.

All in Favour
Motion Carried

COMMITTEE REPORT: FINANCE

Report Attached

BE IT RESOLVED that, we the Ultimate Recipient, Town of Wabush, accept cost-shared funding as outlined in the Department of Transportation and Infrastructure project approval letter dated 26th day of February 2024, Project number 17-MYCW-24-00113, 2023 Mike Adam Recreation Complex (MARC) Step Replacement. This council agrees to provide the Ultimate Recipient share value of \$1,289,525 in funding for this project and authorizes the Mayor and



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Town Clerk to enter into a funding agreement with the Department of Transportation and Infrastructure on behalf of Town of Wabush.

Moved By: Councillor Burke
Seconded By: Councillor Razi

All in Favour
Motion Carried

Mr. Perry told the Council that the amount listed was on schedule A and had to be there but said it will change in the future. Councillor Razi welcomes the new steps for the MARC.

BE IT RESOLVED that Council approve the 2024 Amended budget as presented.

Moved By: Councillor Burke
Seconded By: Councillor Pynn

All in Favour
Motion Carried

BE IT RESOLVED that council rescind the previous motion for a request to borrow from the Bank of Montreal for a Komatsu Grader w/ Wing attachment.

Moved By: Councillor Burke
Seconded By: Deputy Mayor O'Brien

All in Favour
Motion Carried

The new Komatsu grader has arrived and will be in operation in the coming days. Mayor Barron would like the gate to be installed on the older grader for spring snow removal.

BE IT RESOLVED that the Town of Wabush request to borrow \$453,644.10 from the Bank of Montreal (331 Water St., St. John's). The term and amortization period of this loan will be 5 years at an annual interest rate of 5.77% and monthly payments of \$8721.78. The purpose of this loan is to finance the purchase of a Komatsu Grader with Wing attachment.



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Moved By: Councillor Burke
Seconded By: Councillor Razi

All in Favour
Motion Carried

BE IT RESOLVED that council approve the 2024 Amended Tax Structure as presented.

Moved By: Councillor Burke
Seconded By: Councillor Razi

All in Favour
Motion Carried

COMMITTEE REPORT: PLANNING

Report Attached

BE IT RESOLVED that Council approves the new taxi business at 4-6 First Avenue

Moved By: Councillor Pynn
Seconded By: Councillor Razi

All in Favour
Motion Carried

BE IT RESOLVED that Council approves a 10% variance to increase the size of an accessory building at 141 Bowater Extension

Moved By: Councillor Pynn
Seconded By: Deputy Mayor O'Brein

All in Favour
Motion Carried

COMMITTEE REPORT: POLICY

Report Attached

There are a few policies waiting for approval from Management to be completed. The Town is waiting for enforcement regulations from the Municipalities Act.

COMMITTEE REPORT:

Report Attached



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PUBLIC WORKS

Councillor Cole thanked the RNC for their compliments on our road conditions.

The Mechanic position is still available and if there are no qualified applicants the Town will avail of a recruiting company to fill the position.

The Grenfell Corner Store will have a temporary water line installed until the Town can repair the broken water line.

The Public Works Director is costing a new dump truck from Canoe. Councillor Cole asked if used dump trucks could be an option to lower cost and purchase more.

COMMITTEE REPORT: RECREATION

Report Attached

Deputy Mayor O'Brein thanked the volunteers that maintain the Jean Lake Trail and the outdoor ice rink. Residents that would like to become lifeguards are encouraged to contact the recreation department, and the training would be provided free of charge. Councillor Burke asked if Aqua Fit Classes would be offered in the evenings and Mr. Perry said the recreation department is looking into it.

Deputy Mayor O'Brien thanked the recreation staff and volunteers for all their hard work during the Winter Carnival events. Mayor Barron thanked the teen ambassadors and Bruce and Bev Adams for all their help with the Winter Carnival activities. RJ attended many activities during Carnival and was a big hit with everyone.

The residents were reminded to go to the Town of Wabush Facebook page for the details for this weekend's Easter Egg hunt.

COMMITTEE REPORT: MEO/FIRE DEPT.

Report Attached

TOWN MANAGER:

Report Attached

CORRESPONDENCE

(Information Package Distributed to Council)

The Town will not be attending the SAM conference in Grand Falls-Windsor this year.



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ACCOUNTS PAYABLE:

Report Attached

BE IT RESOLVED that the Town of Wabush approves Accounts Payable Listing from February 14th to March 14th, 2024, in the amount of \$ 202,120.47 With the following abstentions:

37603 Dexter Institute Councillor Battcock

37636 Labrador Motors Mayor Barron

Moved By: Councillor Burke
Seconded By: Deputy Mayor O'Brien

All in Favour
Motion Carried

PERMITS:

BE IT RESOLVED that Council approve the Following permits:

6717	Snow Dump	H&H Enterprises
6718	Excavation	Grenfell Corner Store
6719	Snow Dump	D&D Snow Clearing

Moved By: Councillor Pynn
Seconded By: Councillor Burke

All in Favour
Motion Carried

The permits are starting to pick up and residents are reminded to get theirs early to prevent any delays.

NEW BUSINESS:

Councillor Razi

A letter to the property owner of the Shopping Center has been sent for them to address the decline in the parking area. The Town will look into ways to clearly mark the storm drains in the future.



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Councillor Razi would like to see corners and snow dumps cut down to enable better visibility for residents driving, and children walking to school.

Councillor Razi would like the Town to apply for the Community Seniors Grant to help groups in the area. For Earth Day Councillor Razi asked if there could be a giveaway of plants to children.

Councillor Cole

Councillor Cole wanted to inform residents that the Provincial Budget included funding for affordable housing in our area. Also included in the Budget is a \$ 40,000.00 rebate if anyone builds an apartment in their basement.

Councillor Burke

Councillor Burke told Council that there are no streetlights on the corner of First Avenue, and the area is very dark. He would like to see if Hydro would install some this year.

Councillor Pynn

Councilor Pynn wanted to clarify the home-based business tax structure. The Town of Wabush has a flat rate of \$ 700.00 for the year for home-based businesses. Other municipalities have a tax structure that is 1/10 of 1% of gross revenue earned and a minimum of \$ 300.00 for the year.

Mayor Barron

Mayor Barron would like to send his condolences to the families and friends of Mrs. Freak, Mr. Chaulk, Mr. Jennings, and Mr. Right.

Mayor Barron wanted to thank PWR for the donation of \$ 1000.00 to Search and Rescue. They are building a new facility and welcomes the donation.

Mayor Barron also wanted to congratulate Colin Rumbolt for his success in the Special Olympics winning 2 Gold and 1 Broze medal. The Fire Department had a parade upon his return.



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ADJOURNMENT

With no further business, meeting was called to adjournment by Councillor Razi at 6:52 p.m. The next meeting will tentatively be on Thursday, April 18th, 2024.

Respectfully Submitted,

Ron Barron
Mayor

Charlie Perry
Town Manager

RB:TR:dr