

Town of Bishop's Falls
Public Council (Special) Meeting No. 1270
July 15, 2010 at 4:30 pm
Council Chambers

Minutes

Item 1: Call to Order

Mayor R. Hobbs called the meeting to order at 4:38 pm on July 15, 2010 and presided with the following individuals in attendance:

Deputy Mayor D. Tremblett
Councillor A. Hynes (arrived at 4:42 pm)
Councillor P. Budgell
Councillor F. Mills
Councillor R. Canning

Randy Drover, Town Clerk

Councillor B. King was absent with regrets.

Item 2: Adoption of the Agenda

Motion 187/2010 – Councillor Mills/Councillor Canning

To adopt the agenda as presented.

Yeas: 5 – Mayor Hobbs, Deputy Mayor Tremblett, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

Item 3: Butler Street/McDonald Crescent Subdivision – Engineer Report

Mayor Hobbs read aloud the following section from the report provided by Design Management Group (DMG) pertaining to the Butler Street/McDonald Crescent Subdivision:

“I carried out two inspections on this property. On both occasions I was accompanied by Chris Tobin. The first visit was June 24th, and the second visit occurred on June 30th, 2010.

On the first visit, June 24th, I was concerned with a number of items as follows;

- 1) A power pole located on back of the property, if buried the normal depth, could be a danger of falling if the steep bank foundered. In discussions with Roy Adams, Adams Construction, I was informed that the pole was buried approximately twelve feet. This should be adequate to safely support the pole.
- 2) I was concerned with the steepness of the bank at the rear of the vacant lot. Mr. Adams has since hydro-seeded this bank and is of the opinion that the bank will not founder. I suggest an extended warranty of two years or be obtained from Adams Construction to carry out any necessary repairs if this bank does founder in the next few years. This warranty could be in the form of a letter from Adam's Construction.
- 3) The berm at the back of the Bragg and Hancock properties didn't appear to be hydro-seeded before my first visit. However it was evident during my second visit, that the area has been seeded and grass has started to grow there. I would like to monitor this area the next week or so.
- 4) During my first visit it didn't appear that it was possible to slope the Bragg or Hancock property from the back of the lot to the front of the property. Mr. Adams assures me that after Adams placed fill at the back of the property, there is at least a six inch difference in the asphalt at the front of the property and the top of the fill in the rear yard. This should be sufficient height to allow home owners to place topsoil and gradually slope this land from the rear the front of their property to avoid water ponding on the property."

DISCUSSION

Councillor Canning was concerned that the process employed by the engineers to assess the situation was not entirely objective. He would rather have seen a more investigative approach as opposed to relying on the word of the developer. Mayor Hobbs believed the two (2) year warranty provides a reasonable level of comfort. The Town's engineers are qualified professionals, and Council ought to trust their judgement and recommendations. Councillor Budgell agreed, suggesting that it made little sense to pay for an engineering assessment only to disagree with or reject the findings. The others agreed.

Motion 188/2010 – Councillor Budgell/Councillor Mills

That Council accepts the report provided by Design Management Group dated July 6, 2010 in relation to the Butler Street/McDonald Crescent Subdivision and authorizes the release of any monies owing to Adams Construction provided all conditions within the report are satisfied.

Yeas: 6 – Mayor Hobbs, Deputy Mayor Tremblett, Councillor Hynes, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

Item 4: West End Playground Mesh/Wire Fencing Tender

Mayor Hobbs advised Council that one (1) bid was received on the west end playground mesh/wire fencing tender. That bid, submitted by Temple's Backhoe Services, was \$50 for ten (10) feet. The bid is invalid because the fence was tender as a package and not on a piecemeal basis. His Worship went on to say that the fence must be removed to accommodate the plans of the Let Them Be Kids Committee. To accomplish this, we may need to call in casals and hire equipment, but it is of absolute necessity. The Councillors were disappointed with the results of the tender; however, they agreed the fence must come down.

Motion 189/2010 – Councillor Budgell/Councillor Hynes

That Council authorizes the Town Clerk to employ the required resources to remove the fence in the west end playground.

Yeas: 6 – Mayor Hobbs, Deputy Mayor Tremblett, Councillor Hynes, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

Motion 190/2010 – Councillor Budgell/Councillor Hynes

That Council rejects the bid from Temple's Backhoe Service in relation to the West End Playground Wire/Mesh Fencing Tender.

Yeas: 6 – Mayor Hobbs, Deputy Mayor Tremblett, Councillor Hynes, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

Item 5: Sewage Treatment Project

Mayor Hobbs updated Council on phase 1B of the sewage treatment project. Since the tender closed in May 2010 the Town has worked with its engineers and the Department of Municipal Affairs to put the project back on track. As Council is aware, the lowest bid exceed the estimate by approximately \$517,000; however, the Public Works Supervisor indentified a trenchless technology that will reduce this amount by nearly 50%. Even with the reduction, Council is still looking at an additional \$50,000. Councillor Budgell questioned the impact on the Town's DSR. The Clerk explained that the additional \$50,000 will bring the loan balance to approximately \$310,000, and that, based on a 10 year term at 5% interest, equates to an estimated 1.5% impact on the DSR. Mayor Hobbs stated the ramifications of not approving the additional costs could be detrimental in the long-term. The others agreed.

Motion 191/2010 – Councillor Budgell/Councillor Canning

That Council shall apply for \$197,692 in additional funding from the Department of Municipal Affairs for phase 1B of the sewage treatment project (MCW o8o42).

Yeas: 6 – Mayor Hobbs, Deputy Mayor Tremblett, Councillor Hynes, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

Motion 192/2010 – Councillor Canning/Councillor Budgell

That Council shall apply to the Bank of Montreal to increase the loan for phase one (1) of the sewage treatment project by \$50,000.

Yeas: 6 – Mayor Hobbs, Deputy Mayor Tremblett, Councillor Hynes, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

Item 6: Adjournment

Motion 193/2010 – Councillor Canning/Councillor Budgell

To adjourn Public Meeting 1270.

Yeas: 6 – Deputy Mayor Tremblett, Councillor King, Councillor Hynes, Councillor Budgell, Councillor Mills and Councillor Canning.

Nays: 0

Motion Carried

The meeting adjourned at 5:11 pm.

Randy Drover, Town Clerk