



MINUTES

A public meeting of the Placentia Council was held December 17, 2024 in the Council Chambers with the following in attendance:

Council

Mayor: Keith Pearson
Deputy Mayor: Wayne Power
Councillors: Kay Smith
Jennifer Richardson
Mike Williams
Gerard Wilson

Staff

Mary Greene, Manager of Finance, Deputy Clerk
Rodney Cooney, Public Works Foreperson
Jennifer Bennett, Mgr. T, M & C
Kathryn Smith, Executive Assistant (R)

Absent: Councillor Jamilee Fitzpatrick

Spectators: Zero (0)

Mayor Pearson called the meeting to order at 7:03 p.m.

ADOPTION OF AGENDA

The agenda was circulated prior to the meeting.

Motion #24-387

Deputy Mayor Power/Councillor Smith

Be it resolved that the agenda for the Council meeting held December 17, 2024 is adopted. (CARRIED UNANIMOUS)

Motion #24-388

Deputy Mayor Power/Councillor Wilson

Be it resolved that the minutes of November 19, 2024 are adopted as circulated. (CARRIED UNANIMOUS)

Motion #24-389

Deputy Mayor Power/Councillor Smith

Be it resolved that the minutes of December 3, 2024 are adopted as circulated. (CARRIED UNANIMOUS)

PORT OF ARGENTIA UPDATE

The Mayor provided an update on the Port of Argentia.

EXECUTIVE COMMITTEE REPORT

(Mayor Keith Pearson, Chair; Deputy Mayor Wayne Power, Councillor Jamilee Fitzpatrick; Resource Person – CAO)

The Executive Committee made the following recommendation:

MW

Motion #24-390

Deputy Mayor Power/Councillor Wilson

Be it resolved that the motion to confirm the Stop Work Order dated November 27, 2024, issued to owner of property #984-988 Main Road, Dunville in respect of unauthorized developments on the property that require Town permits is adopted. (CARRIED UNANIMOUS)

The Chair provided an update to the Committee report.

FINANCE COMMITTEE REPORT

(Councillor Kay Smith, Chair; Councillor Mike Williams, Councillor Gerard Wilson; Resource Person – Manager of Finance)

The Finance Committee made the following recommendations:

Motion #24-391

Councillor Smith/Councillor Wilson

Be it resolved that the motion to approve payment of invoice from Brenntag Canada Inc. in the amount of \$11,229.22 including HST for water and sewer supplies is adopted. (CARRIED UNANIMOUS)

Motion #24-392

Councillor Smith/Councillor Williams

Be it resolved that the motion to approve payment of invoice from Drive Products in the amount of \$12,673.99 including HST for a sander for the Public Works Department is adopted. (CARRIED UNANIMOUS)

Motion #24-393

Councillor Smith/Councillor Williams

Be it resolved that the motion to approve payment of invoice from Drive Products in the amount of \$12,673.99 including HST for a sander for the Public Works Department is adopted. (CARRIED UNANIMOUS)

Motion #24-394

Councillor Smith/Councillor Wilson

Be it resolved that the motion to approve payment of invoice from Greatario Industrial Storage Systems Ltd. in the amount of \$7,721.68 including HST for tank inspections at Freshwater and Old Castle Hill Road is adopted. (CARRIED UNANIMOUS)

Motion #24-395

Councillor Smith/Councillor Wilson

Be it resolved that the motion to approve payment of invoice from Meade's Services & Storage Ltd. In the amount of \$6,119.45 including HST for waterline repairs from November 4th – November 26th as per invoice is adopted. (CARRIED UNANIMOUS)

- Motion #24-405** **Councillor Smith/Councillor Wilson**
 Be it resolved that the motion to approve a one-time interest forgiveness to source #134318 in the amount of \$29.79 is adopted; the account is paid in full. (CARRIED UNANIMOUS)
- Motion #24-406** **Councillor Smith/Councillor Wilson**
 Be it resolved that the motion to approve a one-time interest forgiveness to business account #BEACH001 in the amount of \$645.16 is adopted; the account is paid in full. (CARRIED UNANIMOUS)
- Motion #24-407** **Councillor Smith/Councillor Wilson**
 Be it resolved that the motion to approve a one-time interest forgiveness to source #133679 in the amount of \$233.03; the account is paid in full is adopted. (CARRIED UNANIMOUS)
- Motion #24-408** **Councillor Smith/Councillor Wilson**
 Be it resolved that the motion to approve a one-time interest forgiveness to source #134500 in the amount of \$1,254.63; the account is paid in full is adopted. (CARRIED UNANIMOUS)
- Motion #24-409** **Councillor Smith/Councillor Wilson**
 Be it resolved that the motion to approve a one-time interest forgiveness to source #134554 in the amount of \$148.06; the account is paid in full is adopted. (CARRIED UNANIMOUS)
- Motion #24-410** **Councillor Smith/Councillor Wilson**
 Be it resolved that the motion to approve to cease the interest forgiveness incentive starting January 1, 2025, is adopted. Any requests received up to December 31, 2024, will be honoured. (CARRIED UNANIMOUS)

PUBLIC WORKS & PUBLIC SAFETY COMMITTEE REPORT

(Councillor Gerard Wilson, Chair; Councillor Kay Smith, Councillor Mike Williams; Resource Person –Public Works Foreman)

The Public Works & Public Safety Committee made the following recommendation:

- Motion #24-411** **Councillor Wilson/Councillor Williams**
 Be it resolved that the motion to approve the CAO moving forward with a legal agreement for a land exchange on Southeast Road (#261 & #265A) to allow a resident to combine two of his properties into one is adopted. The Town will be given a piece of property along the shoreline for pedestrian access. (CARRIED UNANIMOUS)

The Chair provided an update to the Committee report.

RECREATION COMMITTEE REPORT

(Councillor Jamilee Fitzpatrick, Chair; Deputy Mayor Wayne Power, Councillor Jennifer Richardson; Resource Person – Recreation Director)

The Recreation Committee had no recommendations; however, Deputy Mayor Power provided an update to the Committee report in the Chair’s absence.

TOURISM & COMMUNICATIONS COMMITTEE REPORT

(Deputy Mayor Wayne Power, Chair; Councillor Jamilee Fitzpatrick; Councillor Kay Smith; Resource Person – Manager of Tourism, Marketing & Communications)

The Tourism & Communications Committee had no recommendations; however, the Chair provided an update to the Committee report.

PLANNING, DEVELOPMENT & COMMUNITY ENHANCEMENT COMMITTEE REPORT

(Councillor Mike Williams Chair; Councillor Gerard Wilson; Councillor Jennifer Richardson; Resource Person – Public Works Foreman)

The Planning, Development & Community Enhancement Committee made the following recommendations:

Councillor Richardson and Councillor Wilson declared conflict for the next three motions due to relation to the applicant.

Motion #24-412

Councillor Williams/Deputy Mayor Power

Be it resolved that the motion to approve the Commissioner’s report dated December 3, 2024 on the public hearing held November 22, 2024 relative to development at #1491 to #1501 Main Road is adopted. (CARRIED UNANIMOUS)

Motion #24-413

Councillor Williams/Deputy Mayor Power

Be it resolved that the motion to approve that Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Town Council of Placentia approved Amendment No. 2, 2024 to the Town of Placentia Municipal Plan as adopted is adopted. (CARRIED UNANIMOUS)

Motion #24-414

Councillor Williams/Deputy Mayor Power

Be it resolved that the motion to approve that Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Town Council of Placentia approves Amendment no. 2, 2024 to the Town of Placentia Development Regulations as adopted is adopted. (CARRIED UNANIMOUS)

Councillor Richardson and Councillor Wilson returned to the meeting.

Motion #24-415

Councillor Williams/Councillor Wilson

Be it resolved that the motion to approve occupancy permit for #52-58 Jersey Hill is adopted. (CARRIED UNANIMOUS)

Motion #24-416

Councillor Williams/Councillor Smith

Be it resolved that the motion to approve permit for NL Power to install two poles and one anchor for new development at #985 Main Road is adopted. (CARRIED UNANIMOUS)

The Chair provided an update to the Committee report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

(Councillor Jennifer Richardson, Chair; Councillor Jamilee Fitzpatrick; Deputy Mayor Wayne Power; Resource Person – Manager of Tourism, Marketing & Communications)

The Economic Development Committee had no recommendations; however, the Chair provided an update to the Committee report.

**Presentation of Budget 2025
Delivered by Finance Chair, Councillor Kay Smith**

Good evening, Mayor Pearson, fellow Councillors, Town staff and welcome to all residents present in the gallery and those who have joined virtually for the 2025 Budget presentation. I am honoured to be delivering my eighth budget presentation as Chair of the Finance Committee of the Town of Placentia. I would like to thank the residents that have contributed to the budget consultation and presented their views to help prioritize spending for the 2025 fiscal year. This budget is more than just numbers; it represents our shared vision for the future, our commitment to community development, and our dedication to ensuring that Placentia continues to be a vibrant and thriving place to live, work, and invest.

As in previous years, Council and staff have worked diligently to prepare this budget and are pleased to announce that we have met our planned goals and objectives for 2024, including a collection rate of more than 90%. Council has achieved a balanced budget without an increase to taxes to either the mil rate or to water and sewer rates for residential and business properties. Our Tax Structure will reflect some minor changes that include:

- The elimination of the interest forgiveness program and introducing a compounded monthly interest rate of 1% on outstanding account balances starting April 1st.*
- Mining, Quarry, Mineral Processing increase to a minimum \$3,000;*
- Marshalling Yards increase to \$1,500 for additional acres;*
- Taxi Permit will include Ubers at a permit fee of \$100;*
- Pavement Cutting for Water Hook-up is a minimum \$500 or actual cost;*

- Residential Demolition Permit for shed or detached garage with a charge of \$50 and demolition of a house being \$100;
- Introduction of a Tourism Accommodation Tax of \$400 with an extra \$50 for houses exceeding three bedrooms, if occupied for less than 30 days.

As we gather to present the budget for 2025, I want to take a moment to reflect on the accomplishments of 2024. It has been a remarkable year for our community, filled with progress and promise, and I am proud to share some key highlights that have set the stage for our continued growth and development.

First and foremost, I am thrilled to announce the opening of the YMCA Placentia Regional Wellness Centre. This state-of-the-art facility is more than a pool; it is a hub for health, fitness, and community engagement. With a variety of programs and services, the wellness centre will enhance the quality of life for our residents and foster a healthier, more active community. This facility is poised to become a cornerstone of community wellness, providing a safe, welcoming space for all ages, I encourage everyone to take advantage of this incredible resource!

In addition to our commitment to wellness, we have made significant strides in planning for the future. We are diligently working on the Municipal Plan and Development Regulations for 2025-2035. This plan is crucial as it will guide growth, ensure sustainable development, and maintain the unique character of our community. It is a comprehensive effort that involves input from all stakeholders, and Council looks forward to unveiling it in the coming months.

Looking ahead, we are anticipating the exciting developments from the Pattern Energy Argentina Renewables Project. We must also consider our environmental impact and the legacy we leave for generations to come. This initiative is not only about harnessing renewable energy; it is about positioning Placentia as a leader in sustainability and environmental responsibility. The wind energy project will provide clean, renewable power, reducing the reliance on fossil fuels and lowering the carbon footprint. This aligns with our long-term vision for Placentia, where we prioritize environmental stewardship alongside economic development. By embracing renewable energy, we are paving the way for a greener, more sustainable future.

Investing in infrastructure is paramount to our growth and sustainability. The 2024 fiscal year included significant funding for several key capital works projects that addressed essential community needs including:

1. **Jerseyside Storm Water Collection:** This project was approved at an 80/20 shared cost of \$1,829,524.36 with an additional approved amount of \$435,385.86 for replacement of water and sewer mains on Battery Road. The completion of the Jerseyside Storm Water Collection project in 2025 will greatly enhance our ability to manage stormwater effectively. As we all know, excessive rainfall can pose serious challenges for our homes

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and roads. This project will mitigate flooding risks, improve drainage, and protect our properties from water damage. By investing in this infrastructure, we are taking proactive steps to ensure our community is resilient in the face of climate challenges.

2. **Dunville Watermain Replacement:** Approved at an 80/20 shared cost of \$7,350,000 for waterline replacement and \$1,174,371 for sanitary replacement, the completion of the project will ensure access to clean and reliable drinking water which is a fundamental responsibility of our local government. The replacement of aging watermains in Dunville is a crucial investment in our community's health and safety. This project will not only enhance water quality but also reduce the frequency of leaks and service interruptions. Our residents deserve nothing less than a dependable water supply, and this budget reflects our commitment to that goal.
3. **Dunville Storm Sewer:** This project is 100% funded by the provincial government at an approved cost of \$4,404,310. With the completion of the Dunville Storm Sewer project, we will be able to better manage excess rainfall and protect our community infrastructure. This project is essential for reducing flooding risks and ensuring that our roads remain safe and accessible for all residents. It represents a significant step toward a more sustainable and resilient Placentia.
4. **Station Road Erosion Control:** Approved at an 80/20 shared cost of \$639,411, the completion of the Station Road Erosion Control project marks a significant milestone in our community's efforts to protect infrastructure and enhance environmental sustainability. Through careful planning and execution, we have implemented effective measures that stabilize the roadway and prevent future erosion. This project not only improves safety for residents and commuters but also contributes to the preservation of the surrounding ecosystem. We are proud of the teamwork and dedication that made this achievement possible.
5. **Orcan Drive Wave Wall Repairs:** With the approved 80/20 funding from the Provincial Government Special Assistance Grant, immediate repairs to the Orcan Drive Wave Wall have been completed to address urgent structural issues and ensure the safety of the area. These critical repairs stabilized the wall to protect against further flooding, safeguarding nearby properties. Additionally, we are actively pursuing funding to support the further completion of enhancements to the wave wall, aiming to provide long-term resilience against coastal challenges. Our commitment to this project reflects our dedication to maintaining community safety and environmental integrity.
6. **Paving Initiatives:** Road conditions play a critical role in our daily lives, affecting everything from safety to accessibility. Paving in several key areas, including Freshwater Loop, Southeast Road, Station Road, and the Main Road in Dunville is 100% funded by the Provincial Government and will be completed in 2025. By improving our roads, we are enhancing the overall quality of life for our residents, ensuring that our community remains accessible and inviting. Council allocates \$100,000 to maintain local roads on a yearly basis.

The Placentia Volunteer Fire Department plays a vital role in our community, providing essential emergency services and support. We are immensely grateful for their bravery and selflessness, as they continually put themselves on the front lines to protect our homes and loved ones. Council

committed to purchasing five additional self-contained breathing apparatuses and a rapid intervention team kit which are crucial for maintaining firefighter safety, enabling them to focus on their mission of saving lives and protecting property in emergency situations. The Fire Department decommissioned a 1992 top kick fire vehicle which they graciously transferred to the Public Works department for day-to-day operations. The Fire Department Annual Dinner and Dance was held in October during which our very own Rodney Cooney was awarded with the medal for 35 years of service as a volunteer fire fighter. Thank you to all volunteer Fire Fighters for your continued dedication.

The arrival of our new electric Zamboni for the arena is an exciting development for recreation of our community! This state-of-the-art ice resurfacing machine not only enhances the quality of the ice for skaters and hockey players but also reflects our commitment to sustainability. With its eco-friendly electric operation, the new Zamboni reduces noise and emissions, creating a cleaner environment for everyone. We look forward to seeing how this upgrade will improve our arena's operations and provide an even better experience for our users. Council was pleased to hire a new Recreation Director, Tiffany Hepditch, to oversee that department which has brought numerous benefits to our community. The Recreation Director has been enhancing facilities, improving safety standards, and creating inclusive events that promote social interaction. Budgeting and grant writing has been securing funding for new initiatives, ensuring sustainable growth for recreational offerings, and creating a vibrant, active community that prioritizes health, leisure, and connection among its residents.

The Planning Development & Community Enhancement Committee have reviewed and approved over one hundred permits for new residential and commercial developments throughout our town and Port of Argentia. Every permit granted supports growth and development and reflects increased interest in building and renovating, which is a positive indicator of our community's economic vitality. Road safety of residents and children of our community is very important, and Council was pleased to install permanent speed bumps at Frecker Place, P4 Place, and Morrissey's Lane which are crucial for enhancing road safety, as they effectively reduce vehicle speeds in residential areas and around schools, protecting pedestrians and vulnerable road users.

This year has been exceptionally busy for the Tourism and Communications Committee as we celebrated the 30th anniversary of our amalgamation. Planning a series of events to honor this milestone brought the community together, highlighting our shared history and achievements. Additionally, the committee successfully organized another Voices of Placentia Bay Festival, which highlighted local talent and attracted visitors from near and far. These events not only promote tourism but also foster a strong sense of community pride. We are excited to continue building on these successes and look forward to more engaging initiatives in the future!

The Executive and Finance Committees significantly benefited town operations through their collaborative efforts in strategic planning and financial management. The Executive Committee

streamlined decision-making processes, allowing for quicker responses to community needs and initiatives. Their focus on enhancing communication helped foster greater transparency and engagement with residents. Simultaneously, the Finance Committee played a critical role in developing a balanced budget that prioritized essential services and infrastructure projects. Their diligent oversight of expenditures ensured that taxpayer funds were used effectively, leading to cost savings, and improved financial stability. Together, these committees helped implement key projects that enhanced community amenities and supported local development, ultimately contributing to a more resilient and vibrant town.

The Port of Argentia continues to be a vital economic contributor to the Town of Placentia, driving growth and opportunities for the local community. As a key hub for trade and transportation, the port facilitates the movement of goods, attracting businesses and fostering job creation in various sectors, including shipping, logistics, and tourism. Its strategic location enhances Placentia's connectivity to regional and international markets, boosting local commerce. Moreover, the port supports related industries, such as retail and hospitality, by increasing visitor traffic and encouraging investment in infrastructure. Through partnerships and initiatives, the Port of Argentia plays a crucial role in the town's economic development, ensuring a sustainable future and enhancing the overall quality of life for residents.

Key Elements of the 2025 Budget

Council will continue to focus on infrastructure projects throughout the 2025 fiscal year with the continuance and/or completion of the following Multi-Year Capital Works projects:

- **Replacement of Chlorinators for Southeast and Upgrades to Clarke's Pond** at a cost of \$200,000 which is crucial for improving public health and environmental safety, and helps our municipality comply with increasingly stringent regulations on water quality, enhancing public trust and demonstrating a commitment to sustainable practices.
- **Orcan Drive Wave Wall Repairs** at a cost of \$200,000 to ensure that the structure can effectively absorb and dissipate wave energy, reducing the risk of flooding and property damage and work towards maintaining the safety for future generations. Council is committed to the importance of this project and will continue to lobby government for funding programs.
- **Waterline Leak Detection and Repair** at a cost of \$200,000 which are crucial for conserving water and maintaining the integrity of water distribution systems. Early detection of leaks helps prevent water wastage, which can lead to significant environmental and financial impacts. Timely repairs also prevent further damage to infrastructure, avoiding costly and extensive repairs in the future. By investing in advanced leak detection technologies and proactive maintenance, the Town can ensure reliable water service, enhance system efficiency, and promote sustainability in water usage.

Phase 2 of the Dunville Water Line Project will proceed in 2025 with a budget of \$175,235. This phase will also include additional work, such as the Fox Harbour Road sewer line at a cost of \$75,000 and the water line extension at Hunt's Road at a cost of \$75,000. Additionally, the Council has committed to repairing the roof of the Jersey side Pump House at a cost of \$50,000 and upgrading the water pressure for properties at New Settlement Hill at a cost of \$5,000.

Council and staff will continue their efforts to secure funding for all projects, aiming to reduce costs for taxpayers.

Council passed a motion in September of 2024 to enter into a new Canada Community Building Fund Agreement with the Province (formally known as Gas Tax) that will provide the Town of Placentia with funding of \$836,492 over the next five years.

Council has committed to constructing a heated storage shed for tourism staff at a project cost of \$50,000, along with internal upgrades to the Arts Centre, including carpet replacement and painting, at a cost of \$30,000. The Manager is actively seeking funding from the Government for a cost-sharing arrangement with the Department of Innovation, Energy and Technology, as well as ACOA. Additionally, further enhancements to the Fort Frederick site are planned in collaboration with the Hike Placentia Committee, including the installation of PLACENTIA signage to promote tourism.

Council committed \$80,000 to Fire Protection Services for the Fire Chief to apply to priorities to ensure the Department is equipped with essentials for the safety, security, and resilience of communities.

The Council recognizes the value of recreation and has designated \$285,000 in capital funds for facility improvements. A significant portion of this budget will go toward upgrades at the Unity PARC Arena, including the purchase of a new chiller for \$165,000, a brine pump for \$20,000, and a compressor for \$30,000. Additionally, \$40,000 has been allocated for resurfacing and line painting of the Placentia Basketball Court.

Council will continue to recognize and reward our residential property owners for their ongoing support of Council initiatives. This will be accomplished by maintaining the 10% discount for all property owners who pay their accounts in full by March 31, 2025.

Council reaffirms its commitment to:

- Enhance the quality of life for residents, businesses, and visitors;*
- Focus on delivering core municipal services;*
- Enhance economic development through marketing strategies geared towards industrial and business development in Placentia;*
- Promote tourism development and market our community.*

Your Worship, the following is the January 1st to December 31st, 2025, budget presented to Council for approval:

<i>Department</i>	<i>Expense</i>
<i>General Government</i>	<i>\$1,232,092</i>
<i>Protective Services</i>	<i>\$227,494</i>
<i>Transportation Services</i>	<i>\$1,261,363</i>
<i>Environmental Health</i>	<i>\$1,121,394</i>
<i>Planning & Development</i>	<i>\$144,983</i>
<i>Recreation & Cultural Services</i>	<i>\$1,068,578</i>
<i>Fiscal Services</i>	<i>\$2,410,250</i>
	<i>\$7,466,154</i>

<i>Department</i>	<i>Revenues</i>
<i>Taxes</i>	<i>\$5,741,251</i>
<i>Sales of Goods & Services</i>	<i>\$200,800</i>
<i>Other Revenue from Own Sources</i>	<i>\$560,926</i>
<i>Government Transfers</i>	<i>\$710,204</i>
<i>Other Transfers</i>	<i>\$252,973</i>
	<i>\$7,466,154</i>

Motions

Motion to Approval the 2025 Budget

Motion #24-417

Councillor Smith/Councillor Wilson

Be it resolved that the motion to approve the 2025 Budget in the amount of seven million, four hundred and sixty-six thousand, one hundred and fifty-four dollars is adopted. (CARRIED 6:1 Councillor Richardson voted against the motion)

Motion to Approve the 2025 Tax Structure

Motion #24-418

Councillor Smith/Councillor Wilson

Be it resolved that the motion to approve the 2025 Tax Structure for the fiscal year January 1 to December 31, 2025, as presented and reviewed by Council is adopted. (CARRIED 6:1 Councillor Richardson voted against the motion)

Thank you, Mayor, and Council, for your indulgence and a special thank you to all Council, staff and residents involved in the development of the budget presented here tonight.

ADJOURNMENT

There being no further business, the Mayor called for a motion to adjourn the meeting.

Motion #24-419

Deputy Mayor Power/Councillor Wilson

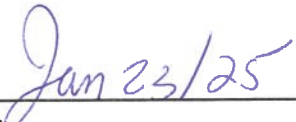
Be it resolved that the motion to adjourn the meeting at 8:25 p.m. is adopted. (CARRIED UNANIMOUS)



KEITH PEARSON, MAYOR



MARY GREENE, DEPUTY CLERK



DATE