

Rural Municipality of Wellington

Council Meeting Minutes

May 16, 2024

Present: Mayor Irene MacCaull, Jason Maddix, Moira McGuire, Jeannette Gallant, Albert Arsenault, former CAO Imelda Arsenault, and Jean-Pierre Arsenault, present CAO.

Regrets: None

1. Call meeting to order

Mayor MacCaull welcomes all to the meeting.

2. Wellington Fire Department Report

Fire chief Perry presented a report to the members of council since the last council meeting:

- 4 calls for the month.
- Firefighters responded to a brush fire on Harmony Road.
- 1 new firefighter has joined the WFD and is on 1 year probation.
- Training on solar panels:
 - o Knowing how to kill power.
 - o Big learning curve for firefighters.
- WFD received 7 back packs from the province.
- WFD now has equipment on two (2) fire trucks.
- Fire chief Perry spoke with Emily Foster of the Fire Smart Program:
 - o Wellington is a high risk for fire on P.E.I.
 - o Community needs a buffer zone.
 - o No black mulch, and no cedar trees should be close to homes.
- Firefighters saw a demonstration at the IWMC on the burning of trees downed by Fiona. Firefighters noted a danger with ambers and lots of smoke from the burning of the trees. When winds blow towards the municipality, this will create problems for people with asthma and breathing problems.
- Regarding the filling of the ditch before the firehall and installing a culvert, the CAO will check on that.

3. Approval of agenda

It is moved and seconded that the agenda be approved as presented.

Motion carried.

4. Conflict of interest declaration

Jean-Pierre Arsenault declared a conflict with item **9d** (quotes for boardwalk) and will reclude himself from the meeting for this item.

5. Approval of minutes – April 25, 2024

It is moved and seconded that the April 25th minutes be approved as presented.

Motion carried.

6. Business arising from the minutes

a. Affordable housing – Housing Accelerator Fund

CAO informed the council members that both he and the former CAO attended a webinar regarding the Housing Accelerator Funding on how to fill out and file the different reports to CMHC.

CAO met with Tommy Enman to go over what the municipality would like to see for lighting on the boardwalk. Discussions were held to inquire if there is any interest on building residential units on the existing parcels within the village. Confirmation on this plan to be further discussed with REM. ~~Since Mr. Enman is part of REM, the CAO asked Mr. Enman if he thinks that REM would be interested in building a 6-unit building on a parcel of land and a second 6-unit building on another parcel of land if no parcel of land could be found to build two (2) 6-unit buildings. Mr. Enman replied that REM would consider that option.~~

Mr. Dale Thompson from the department of Environment told the CAO that he hopes to have personnel from his department here in two (2) weeks to delineate part of the property owned by Mr. Brad Dymont situated on Wellington Road (250 feet frontage by 500 feet deep).

CAO spoke to the president of Le Chez-Nous to see if the parcel of land situated next to The Bel Age could be used to build affordable housing. After their board meeting, the president informed the CAO that Le Chez-Nous would be interested in selling part or all of the parcel of land if both parties can agree on a reasonable price for the land. The CAO spoke with a REM representative and gave the phone number for the contact person at Le Chez-Nous.

b. PEI Department of Transportation work updates

As of today, no news was received from Steven Yeo regarding the possibility of having storm sewers installed on Sunset Drive between the Wellington Legion and Maple Street.

Another project to consider would be to improve the safety for pedestrians walking on Mill Road.

c. Pollinators Park

Council would like to see if the CAO could contact Michel Gallant to see if he could do some groundwork with a rotor-tiller at the park in between the trees and flowers already planted. Plans for walkway are at the office of AJL. CAO will contact Mr. Gallant and check for the plans at AJL.

d. Subdivision applications

Wellington Estates - no update

Countryview Holdings – no update

AJL subdivision –Outgoing CAO received an email from Dale Thompson of the Department of Environment saying that he hopes to have boots on the ground within the next two (2) weeks to examine the property.

Barlow Road development – No update.

e. IRAC report

CAO informed the meeting that the report is well underway but not quite finished yet. CAO will have report ready for the June council meeting.

f. EMO meeting

Mayor attended an EMO meeting in Emerald.

Reception centres can get up to \$250,000 in renovations to structures.

Reception centres will only open after 72 hours after an event has happened.

Reception centres should have outlets so that cell phones can be charged.

Online information can be found at CHRIS website.

PEI is mapped for flood areas.

Cages should be installed on banks to stop erosion.

Prince County representative for EMO, Jeremy Oakes, and a representative from the Red Cross also attended the meeting.

Who notifies who when there is an emergency in the community?

PPP = Plan, proactive, and Prepare.

Reception centres cannot accept food from the population.

g. WSP meeting (lagoon capacity study)

CAO and a member of council attended a meeting with three (3) representatives of WSP. WSP will be recommending two (2) options in their study:

1 – a mechanical plant

2 – an aeration system.

Report from WSP will be ready by the fall of 2024.

h. SAGE accounting

CAO informed council that the cost to upgrade the accounting software would be \$885.00 plus HST.

Moved and seconded to buy the upgraded version of SAGE. Motion carried

i. By-election for vacant council positions

Former CAO informed council that due to a technical issue, a by-election has to be rescheduled. Former CAO will arrange to re-do the process.

Nomination day is the 3rd Friday prior to the election – in this case it will be May 31st, 2024. Hours of office on nomination day (May 31st) are from 9:00am to 2:00pm.

7. Finance

No monthly report for April was presented as the CAO was finalizing the fiscal year ending on March 31, 2024. A finance report will be ready for the June council meeting.

8. Committee reports

1. Sewer and municipal services a) New sidewalk – Sunset Drives b) Park repairs

c) Pondside Drive water.

a) Curran & Briggs has fixed the cracks on the new sidewalk. However, there is still one crack in front of the Chez-Nous. CAO will inquire about that crack in the sidewalk.

b) Regarding the gazebo, it should be raised to see how it looks like underneath.

c) No news

2. New Trails Committee Report

Former CAO will book an appointment with Tracy Brown.

3. Tourism and recreation

We got confirmation to hire a second student this summer from the province.
CAO and former CAO will do the interviews.
Netting for the hoops were installed.

4. Bingo and Social Services

Bingos are going well per mayor.

5. EMO, Fire and Police

See item 6f above

6. Technology & Communications

A new Dell computer has arrived and will be in operation as soon as possible.
Also, get in touch with Mya to see if she can upload the minutes of our last meeting on the municipality's website.

7. Planning Board, Policies and Bylaws

No news.

8. Bienvenue/Welcome & immigration Évangéline

Meeting was held on April 29th. List to complete.

9. Health Center update

No nurse practitioner at the health centre yet.
Group meeting will be held with our member of the legislature.

9. New Business

a) Development permits

One permit was issued to Janice Gallant in April, 2024.

b) Repairs to Vanier Centre

CAO informed council that repairs will be done once the gutters are cleaned.

c) Repairs to the Barlow Mill building

CAO informed council that the bottom and side mouldings around most of the windows have been replaced.

A contractor should be hired to paint the Barlow Mill building. Also, the Barlow Mill sign should be re-done. CAO will get a quote from a painting contractor and get the sign re-done.

d) Quotes for the boardwalk

The CAO secluded himself from the meeting because of a conflict of interest.

Outgoing CAO presented the two quotes from AJL Contractors and MacAusland Construction.

It is moved and seconded that the contract be awarded to the lowest bidder - AJL Contractors at \$ 82 000 to replace the boardwalk.

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e) Emergency Measures Plan

See item 6f above for details.

f) Association Touristique Acadie IPE

The municipality received a letter and a membership form from the association to renew its membership. The cost to renew is \$50.

Moved and seconded that the municipality renewed its membership.

Motion carried

g) Plans from Locus Survey Ltd

The CAO informed council that the municipality has received plans to extend the boundaries on the property of Yvon and Angele Arsenault so two (2) buildings would now be part of his property.

Moved and seconded to expand this PID as proposed.

Motion carried

CAO will apply the municipality's seal on the plans and submit a copy to the property owner and another copy to the Registrar of Deeds.

h) Insurance for fire department

Municipality received an invoice from Nicholson Group regarding the fire insurance for the fire department.

i) Elmer Arsenault for Leo Arsenault's property

Mayor MacCaull was approached by Elmer Arsenault to see if the municipality could fix his brother's driveway (Leo Arsenault). After discussing the matter, it is not council's responsibility to fix driveways.

j) Pickle ball on the tennis courts

Mayor MacCaull was approached regarding as to why there are no lines for picket ball on the tennis courts. A repair plan will be drawn up in the future.

k) Annette Richard

CAO did not have a chance to speak to Annette Richard regarding the upcoming July 1st celebrations and how the municipality can help. A donation of \$500 was given to the organizing committee in 2023. The CAO will contact Annette Richard as soon as possible.

L) GFL bins

Council has asked the CAO to contact GFL to move the compost, recycled and waste bins from the fire hall to the Vanier Centre.

10. Correspondence

Evangeline school

The municipality received a letter from the school regarding bursaries for the grade 12 students. The CAO will inquire on the number of students graduating this year. Council will make a decision at the next council meeting.

11. Other items:

Grass cutting

CAO received a quote from Charles Bernard for the 2024 cutting season.

Which includes all properties. Here is the estimated price to cut the following properties:

~~Wellington park, bike trail, daycare park and lagoon driveway: \$250.00~~

~~Larenda Garden Park: \$40.00~~

~~Larenda Corner Park: \$40.00~~

~~Firehall, lots next to firehall and lot behind Access PEI, and pump station: \$70.00~~

~~Total estimated price is \$400 per cut.~~

~~Number of cuts from May to October 2023 was 25. Estimated price for the 2024 cutting season is \$10,000.~~

If the municipality will be holding special events in the park, it would be greatly appreciated to give him advance notice to have the grass cut and cleaned a few days before the event.

Regarding the whipper snipper, Charles said that his quote includes whipper snipping.

Change office hours from Thursday to Wednesday

CAO has a conflict for the office hours on Thursdays.

Moved and seconded that the office hours be on Mondays and Wednesdays from 1pm to 4pm.

Motion carried.

12. Next meeting – June 20, 2024

13. Adjournment - Moved that the meeting be adjourned.