

Rural Municipality of Eastern Kings

Council Meeting Minutes Tuesday November 12, 2019

In attendance: Mayor Grace Cameron, Deputy Mayor Danelle Elliott, Councillors: Arthur Baker, David Stewart, Bradley MacDonald, Anne McPhee, Bernadette McInnis and Chief Administrative Officer Sonya Martin.

1. Call to Order

The meeting was called to order by Mayor Grace Cameron at 6:15 p.m. A quorum was present so the meeting could proceed. Mayor Cameron acknowledged the public and noted the attendance of the PEI Energy Corporation and for the Eastern Kings Community Association, Fred Cheverie.

2. Conflicts of Interest Declaration – Individual Councillors

Mayor Grace Cameron and Councillor Bernadette McInnis declared conflicts of interest in regards to 8c, “Q&A” session between Council and the PEIEC on the “Special Development Permit Application”.

3. Agenda Approval

Mayor Cameron noted 3 changes to the Agenda:

- a. Item 7, “Land Use” to be changed to “Planning”
- b. Item 8d, Don Humphrey to be changed to Fred Cheverie
- c. Time on the Agenda to be changed to 6:15 p.m.

It was moved by Arthur Baker and seconded by Bradley MacDonald to adopt the amended Agenda. All were in favour and the motion was carried.

4. Minutes Approval – October 08, 2019

Councillors reviewed the minutes from October 08, 2019 for errors or omissions. It was moved by Arthur Baker and seconded by David Stewart to approve the minutes as presented. All were in favour and the motion was carried.

5. CAO Report | Development Officer Report – see Appendix A

6. Mayor’s Report – see Appendix B

7. Planning & Development Committee Report – Anne McPhee (Chair)

Councillor McPhee reported that the Planning and Development Committee had their first meeting and all participated in a round-table discussion.

Committee members are: Councillors Arthur Baker, Bradley MacDonald and Anne McPhee as Chair; also Mayor Cameron sits on all Council Committees and Deputy Mayor Danielle Elliott was in attendance. Councillor McPhee introduced Judy Burke, a Lawyer with the law firm of Key Murray in Souris, who will be instrumental on the Planning Committee, with immediate responsibility for writing a Terms of Reference. Councillor McPhee also noted that we will need to move ahead with a review of the Official Plan and Zoning and Subdivision Control Bylaw reviews which are not discretionary.

8. New Business

a. Council Remuneration – (Resolution)

Council was not aware of the existence of the Remuneration Bylaw when the FY 2019-2020 budget was prepared and approved the February/March of this calendar year. Once the signed copy of the Bylaw came to light, it was clear that each Councillor is to receive a sum of \$500 and the Mayor to receive a sum of \$1750. This totals \$4750 and only \$4000 was allowed in the budget so this will have to be rectified.

In recognition of the work that Danelle has done as Deputy Mayor, Mayor Cameron would like to split the Mayor/Deputy Mayor remuneration so that both get an equal share. She spoke with Deputy Mayor Danelle on this and sought the advice of Danny Jenkins, financial guru from Municipal Affairs, who advised that as long as the Council was aware of and approved of such a move, it is certainly acceptable.

It was therefore resolved that the Council increase the 2019-2020 budget line item for Honourarium for Council Members to \$4750 and the remuneration due to the Mayor and Deputy Mayor be split evenly between the two individuals holding these offices. The resolution was moved by Bradley MacDonald and seconded by Anne McPhee; all were in favour and the resolution was approved.

b. Desktop Computer Purchase – (Resolution)

CAO noted the maintenance required on the computer and the disruption to the office of not having a fully functional work station. She also noted that we could have the older computer hard drive and operating system fixed for a backup.

A resolution was read to purchase a new desktop computer, an expense not greater than 2500.00 with HST included. The resolution was moved by Danelle Elliott and seconded by Arthur Baker. All were in favour and the resolution was approved.

Deputy Mayor Danelle Elliott noted the conflicts of interest with item 8(c), the Mayor and Councillor Bernadette McInnis recused themselves at 7:00 p.m. Deputy Mayor Danelle Elliott quoted *Municipal Government Act* Section 96(8) Right to be Heard; in regards to the Mayor and Councillor being able to stay at the meeting as public figures if they so desired.

c. Q & A Session between Council and PEIEC on the “Special Development Permit Application”.

Several questions were put forth by Councillors including:

Where was PEIEC at with the GeoTechnical work? (Danelle Elliott)

PEIEC: They are on final stages of clearing, to access where the turbines are going with a finish date late Nov / Dec 2019.

On the property owner map what does the “orange” colour indicate? (Bradley MacDonald)

PEIEC: It indicates the landowners they could not find, and non-participating landowners.

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What kind of changes will happen with the lines and substation? (David Stewart)

PEIEC: The substation transformer needs to be upgraded. The existing lines were sized the handle double the power, so no new lines would be added on the road.

Is phase 3 -7 turbines a possibility? (Bradley MacDonald)

PEIEC: This is not possible. Variances would be required; we can't put new additional turbines in that area. Heather noted that the EIA report gave them more pertinent information on wetlands, regarding small creeks and streams. These details will ensure to minimize the impact due to any wetland alterations.

Has there been any thought to consider rerouting lines on the roads? (Anne McPhee)

Can lines be buried? (David Stewart)

PEIEC: They have not been formally requested to do so. Keep in mind that moving lines from one person's land to another person's land, may have the same results. Burying lines is very expensive and is not the normal practice as it may cause discharges of electricity, due to its nature of going to ground.

Given the gross public interference perpetrated by the Minister of Transportation, Infrastructure & Energy, Mr. Meyers; I would like to know if the turbines have already been ordered? (David Stewart)

PEIEC: No the wind turbines have not been ordered yet. Foundation Specs are being reviewed which will provide a hold-off on ordering. However, we are in the process of selecting a vendor for them and there is a Turbine Supply Agreement Pending.

Are the turbines all the same model? (Danelle Elliott)

PEIEC: The 7 turbines are all the same model. Details on the turbines were noted by Heather. (175m, new, better output & production, 125m Eastern Kings 10, 150m at Hermanville.) The foundations are a concrete and rebar structure with a rounded base of specialized concrete. Very similar to what we have now.

Will the turbines affect the water table quality? (Anne McPhee)

PEIEC: Heather had reached out to a credentialed hydro geologist who could not see why any activity around or the construction of the turbines would affect changes in the water quality.

What is happening with decommissioned wind turbine propellers and parts, as there are 2-3 on the ground currently? (Bradley MacDonald)

PEIEC: Heather responded that the PEIEC and the Manufacturer are currently in talks as to who owns them and who will be responsible for the disposal of them. She mentioned that one was going to be fixed and used, that another could be picked up by an Interpretive Centre and that they are looking for places to recycle the blades. They are made mainly of fibreglass and are not environmentally friendly.

At 7:16 p.m. the question period was over. Heather MacLeod asked if anyone had any further questions to please call her or Spencer Long at their office.

d. Presentation by Fred Cheverie, representing the EKCA.

Presentation Time: 7:20 p.m. - 7:55 p.m. - (35 minutes)

Copies of the presentation are available through the EKCA.

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9. In Camera Session Municipal Government Act 119. Closed Meetings

1(e) a matter still under consideration, on which the council has not yet publicly announced a decision, and about which discussion in public would likely prejudice a municipalities ability to carry out its negotiations;

A motion was put forward by Anne McPhee and seconded by Bradley MacDonald to move to an in camera session at 8:00 p.m. All were in favour and the motion was carried.

In this session, council continued discussions with the Development Officer – Ron Coffin on the permit fee schedule.

Council confirmed the need for a “Special Meeting” for the public to ask questions on the “Special Development Permit Application from the PEI Energy Corp.”

Meeting Date: December 04, 2019 | Snow date: December 05, 2019

10. Adjournment

It was moved by Bradley MacDonald and seconded by David Stewart to adjourn the meeting at 8:55 p.m.

Signed in accordance
Municipal Government Act S.116(4)



Grace Cameron – Mayor

Date

Dec 17, 2019



Danelle Elliott – Deputy Mayor

Date

Dec 12, 2019



Sonya Martin – Chief Administrative Officer

Date

Dec 12, 2019

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APPENDIX A

COUNCIL MEETING CAO REPORT

Financial Reports:

CIBC Bank Balance as of October 31, 2019: \$59,522.31

Souris Credit Union as of October 31, 2019

Business Strategic

Gas Tax Balance as of October 31, 2019: \$ 40,089.25 (includes 64.59 Interest)

GIC 2 YEAR TERM: \$15,000.00 | Accrued Interest 192.12 | Closing Value: \$15,192.12

GIC 3 YEAR TERM: \$15,000.00 | Accrued Interest 199.11 | Closing Value: \$15,199.11

Total Overall Value \$30,000.00 | Accrued Interest 391.23 | Closing Value: \$30,391.23

Monthly Income Statement Ending Oct 31, 2019

- Includes a Projected Cash Flow to the fiscal year end March 31, 2019, which looks quite solid. The Fiscal Revenue has been updated since the Draft Budget was put together with an additional +\$6,200.00.
- The item of Honorariums amount previously shown as 1499.00 was a cheque for CRA put into the wrong cell.
- Dec 2018 Honorariums were 5 Councillors x 500.00 ea + Mayor 1500.00
- Office expenses are showing high mainly due to Computer Maintenance Services and the potential purchase of a new desktop.
- Fly Program budget was 10K higher than expenses. Wages were calculated with a third student employee.

SAGE50 Pro Accounting 2020

Software was purchased and installed. Upon receiving the Audit Report and return of all 2019 documentation, along with ending/starting balances, the nine months of accounting activity will be entered into the software along with the payroll and the chart of accounts and vendor setups etc.

IT Services

We have encountered real time issues with the existing desktop in the office that is indicating that we may have a breakdown/fading of the Windows 10 Operating System and also that there may need to be repairs done to the hard drive. It has caused a slowdown in getting documents finalized, uploaded and even printed. Hard drive would not allow us to delete files in our file Manager. Gmail was also affected by not allowing us to download to our hard drive or to print documents.

Two Computer Technicians were called in regards to availability and cost:

- 1.) Mike Kisil – lives in Fortune | charges 25.00/hr
- 2.) Keith McManus – Charlottetown | charges 75.00/hr

Mike Kisil has provided us with Computer Technical Services and to date we have spent \$150.00, with several hours given to us free.

Development Officer Report & Proposed Development Permit Fee Schedule by Ron Coffin (read)

NOTE: In terms of distributing the content of the EIA publicly, I would direct you to the website and only to ensure you are getting the most up to date and accurate info:

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<https://www.princeedwardisland.ca/en/feature/projects-under-environmental-review-undertakings#/>

Development Officer Report

During the month a noticeable slowdown in activity for land development permits.

There are subdivision and consolidation applications pending, an overall high level of activity has for the survey companies has slowed the process of obtaining surveys to complete the documentation.

PEI Energy Corporation application for the proposed expansion of the Wind Energy Development I the municipality has been received and is under review. PEI EC is holding a public meeting November 19th in order to present to the community their application and reports, a chance for the community to once again ask any questions and look for clarification regarding the proposal now that is has become specific.

The municipality should consider offering another "Special Meeting" as per 13.2.4. of the Subdivision and Development Control Bylaw, at least 7 clear days prior to the meeting notice needs to be published and posted. Given that some councillors will not be available in late November, and in order to give the community time to consider information provided in the Nov 19th meeting, council could consider a meeting to hear from the community in the first week of December ie. The 2-6. This would give councillors time to consider additional information prior to scheduled council meeting December 10th.

A revision of the document detailing the process for administering the land development bylaws is in process.

A revised schedule / table of fees applicable to development and subdivision activity has been presented. These amendments have been suggested after a review of the most current Provincial Subdivision and Development Bylaws that came into effect October 12, 2019.

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APPENDIX B

MAYOR'S REPORT 12 NOVEMBER 2019

A week ago tonight, we were all elected by the Community to represent them on the Council of the Rural Municipality of Eastern Kings. In some ways, it seems like yesterday; in some ways, it seems like a century ago. We have accomplished a great deal in the last year although we know that we have a lot more work to do.

A week ago this past Saturday night, an Appreciation Dinner was held here at the Community Centre. The goal of that night was to thank the many volunteers from the Fire Department, the Community Centre, the Senior Neighbours Club and the Municipal Council for all the hours that they put in for the betterment of Eastern Kings.

We sometimes forget that there are personal sacrifices made by individuals that volunteer; if you are a multiple volunteer.....like three of our firefighter/councillors.....it's even more challenging. It has not been an easy year; not only are we dealing with significant municipal issues, but many of us have experienced, or are experiencing, massive personal challenges. It's not easy and, again, I thank you all for persevering and staying the course. I would also like to ask the Community members for their continued support over the coming months. It is not going to be easy either.

During the month of October, there were two events upon which I would like to report; the most recent was the Semi-Annual Meeting for the Federation of PEI Municipalities which was held in Souris on October 26th. This is an organization which the Municipality has recently joined and which we can use to gain access to specific services and information; it's not often you can say that the last presentation of the day held your attention but Hope Parnhum's "Planning – Why Municipalities Need a Plan" was actually quite riveting, in my opinion. She called our attention to some items to which we will need to turn our attention sooner rather than later as we rework our Official Plan 2013....a document which is legally binding.....and determine whether or not our Development and Subdivision Bylaw needs updating (I'm certain it does!).

We also heard from Frank Fazio, a self-confessed hacker, who gave an interesting and downright scary presentation on cybersecurity and how we need to be more aware of what you throw out, what you click, how you create passwords, what you post online and what you plug in.

We also heard about a new procurement program which the Municipal Council, the Fire Department and the Community Centre might be able to use to save money on items we need to purchase and on a new "Welcoming Community Guide". All we need now is some time to digest what was learned and make use of it.

All of these presentations can be found on the FPEIM website at the following address: <http://fpeim.ca/presentations/>. This will be in the minutes of the meeting so everyone can access them.

On Thursday, October 17th, I had the opportunity to attend a session put on by the PEI Connectors group, which is an initiative of the Greater Charlottetown Area Chamber of Commerce; it serves immigrant entrepreneurs across Prince Edward Island with the goal of

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facilitating connections between clients and the PEI business community. Services are available in English, French, Mandarin, Persian, Hindi. (<https://peiconnectors.ca/>)

I note those languages because they are a fair representation of the people who were in the Legion that Thursday afternoon. People from Korea, China, Hong Kong, Iran and they had spent the morning touring the eastern end of PEI including the Hermanville and East Point Wind Farms and the One Tuna Plant and Café. In the afternoon, they were introduced to and addressed by representatives from Souris Town Council, the Eastern PEI Chamber of Commerce, the Rural Action Centre and the Key/Murray Law Office.

Those in attendance also heard from a local entrepreneur, Jason Tompkins owner and operator of One Tuna Plant and Café, TNT Tuna and the Souris Poke Shack whose story of enterprise and perseverance is one to be noted and another example of what can be accomplished within a business in Eastern Kings.

I think that, as we move forward with planning for the future, we might want to put some focus on immigration and immigrants and determine what they could bring to the Eastern end of PEI. In my opinion, we have to be very aware of the demographics and the number of permanent residents who will be in our communities over the coming twenty five years, those who will be here to carry out all the volunteer roles that were “appreciated” a week ago last Saturday.

I would also bring up a short update on the Regional Government discussions in which we have been involved for the last year or two; our latest meeting was on October 18th with representatives from Souris, Souris West, Annandale/Little Pond/Howe Bay and myself from Eastern Kings. A decision was made within the Souris Town Council that they would again discuss and consider their involvement in this initiative. Their Council meeting is also being held tonight and I cannot speculate on what they may decide. Depending upon that decision, we may want to reconsider ourselves; as Mayor, I would certainly like to see us continue. If the worst thing that happens from such a discussion is that we know our own community of Eastern Kings on a deeper level and are more aware of our strengths and weaknesses that will be an accomplishment in itself which will help us prepare for whatever the future brings.

That constitutes the Mayor’s Report on Activities for the month of October, 2019!!!!

Grace Cameron
Mayor
Rural Municipality of Eastern Kings