



**Village of Belledune
Regular Council Meeting
April 19, 2021**

Electronic Live streamed on Belledune YouTube

Time: 7:00 PM
Place: Belledune Council Chambers
Mayor, Joe Noel
Councillor, Paul Arseneault
Present: Councillor, Lilliane Carmichael
Deputy Mayor, Tracy Culligan
Councillor, Nick Duivenvoorden
Councillor, Sandenn Killoran
Staff Present: CAO, Landon Lee
Clerk - Treasurer, Brenda Cormier

Call to Order & Welcome

Mayor, Noel called meeting to order.

- Moment of Reflection

Mayor, Noel called for a moment of silence in memory of: Harold Carrier, Daniel (Don) Culligan, Edward Hachey, Donald Elsliger, Eileen O'Neil, Allen Guitard, Marcel Thibeault, Adeline Hickey of Belledune and Annie Beattie of Nash Creek and Valerie (Bernard) Perry formerly of Nash Creek

Adopt Agenda

M 2021/04/19-39

Nick Duivenvoorden moved that the Agenda be Adopted as Amended with changes: Delete under Statements by Members of Council - Councillor, Arseneault (6.2.1) All Candidates Public Forum/Debate, seconded by Tracy Culligan. MOTION CARRIED.

Statements of Conflict of Interest

Mayor, Noel declared a Conflict of Interest under Councillor, Duivenvoorden's item 6.3.1 # 2- Unsightly Premised and filed Declaration of Conflict of Interest with the Clerk.

Adoption of Minutes

M 2021/04/19-40

Lilliane Carmichael moved that the Minutes of the Special Meeting of March 12, 2021 and the Regular Meeting of March 15, 2021 be adopted as presented, seconded by Tracy Culligan. MOTION CARRIED.

Presentations / Petitions / Delegations

- 2020 Audited Statement Presentation
 - Remi Boudreau - Allen, Paquet & Arseneau

Mr. Boudreau did an overview of the 2021 Statement for Council.

Council had no questions.

Mr. Boudreau vacated meeting at 7:15 P.M.

- AJN Investment & Development
 - Jean Guy Dube - Introductory Presentation

Mr. Dube introduced himself and advised he is Vice President of Operations & Business with AJN Investment and Development. He does not have a formal presentation, but wish to come and thank Council for all the support they provided. It has been a year since the first exchange about buying the land.

Mr. Dube gave a brief introductory of who he is, where he came from and how he come to be where he is now working with AJN.

He gave background information on who AJN are, the product they produce and why they chose Belledune as the first location for factory in Canada, it has the infrastructure (port, rail, highway, airports) to accommodate for shipping around the world and available manpower. The jobs are basically construction and manufacturing; they do not require a certificate or degree.

Information is available on AJN website site about the product (wall panel), and there are 0 emissions from production. Roy Consultants are doing the engineering and there are no stacks, it is a clean product. First shift will employ between 25-30, with the second shift before Christmas, with an additional 20 people.

There is about 90% of the first production sold, 10% of that to Canada and 90% shipped out. The product is designed to last a long time and is good in dry or humid and warm and cold climates. The product is a wood, insulation & sheetrock all in one. It is fire rated, sound proof and has an R value of 42.

The facility is a 65,000 square foot building. A formal presentation by the owners is slated for sometime in May.

Questions and comments raised by Council members included:

Employment opportunities for Belledune people, policy on hiring locally, training program

The percentage of assurance that this is coming to Belledune

Company sales in Canada

Government support looking for

Financial Assistance

EIA requirement

Mr. Dube advised that local employment is important as they will require people to show up to work, they prefer they live close by the plant. Training for jobs is not an issue, the program is being worked on and will be simple to follow. Pre-screening will be conducted, need healthy candidates, etc. They are not opposed to municipal involvement, maybe even a committee with a municipal representative, say the CAO.

As for project probability for Belledune, he would say 99% sure; they have projects waiting for the product, need to proceed a.s.a.p. Within a month there will be a press conference where everything will

be disclosed. As for government, Belledune providing the land below assessed value was good. As for request to other levels of government, he cannot disclose that at this time. As for finances, they would not be here if that was not in place. At this point there does not appear to need an EIA required, as there are no emissions or wastewater for the operations.

Mr. Dube noted their need to have some interim office space and he understands that will be discussed later this evening.

Mr. Dube left meeting at 7:39 P.M.

Statements by Member of Council

Mayor, Noel

- Mental Health Week 2021 Proclamation

Mayor, Noel requested Clerk/Treasurer, Cormier to read the Proclamation

Mayor, Noel proclaimed May 3-9, 2021 as CHMA Mental Health Week in Belledune.

Councillor, Arseneault

- Summer Student Employment Program

Councillor, Arseneault requested Clerk/Treasurer, Cormier to provide the information again that she presented at the Committee of Whole Council Meeting regarding the 2021 Student Subsidy Program.

Clerk/Treasurer, Cormier did an overview of her former Report.

Councillor, Arseneault referenced where a specific student had made inquiry to him about whether they would be hired in Belledune. They would like to know if they will be employed, because they would not want to accept a job say in Dalhousie and then have to quit if they were offered one here. He asked if the student could be advised now if they will be employed by Belledune; can that be done now.

Clerk/Treasurer, Cormier advise that applications/resumes are now being received and Administrative Assistant, Carrier is compiling those for review and evaluation. Normally the students have a deadline date to apply and are notified sometime in June about employment with the Village. CAO, Lee has the responsibility of confirming the hires.

Mayor, Noel noted that we need to wait until the cut-off date for applications to come in from students.

Councillor, Killoran noted that currently the preference is for University first; it is too late to change the rules at this point. He would recommend for the new Council to consider setting a criterion for a number of the jobs to start in May for University students. The real world does not give you the preference of job selection anymore. He would suggest for University students to be interviewed in April and notified of hiring by May and starting them in June.

Mayor, Noel noted the criteria could be changed but it would have to happen early in year.

CAO, Lee to work on criteria for next year where students (particularly University & College) where they would be made aware in May if they have been chosen for employment with the Village of Belledune.

- Hockey School Local Kids Automatic Entry Stipulation in Contracts

Councillor, Arseneault spoke on a couple of circumstances recently with hockey clinics at the arena not accommodating a couple of locals. In one case it got resolved, however the second one was not and the child did not get to participate. He would like to see something put in place for those groups coming here to do these clinics or camps, that they need to make some compromise for locals. If a local kid wants to attend, they should be allowed to do so.

Council discussion included clarification of the various scenarios when the ice is a rental by the hour and when it is sometimes through a lease agreement. Either way it is difficult to dictate to the renter who they allow to participate. In some cases, the rental is for a team training, a specific training camp or a full hockey school, there are deadlines to register, etc. If we start dictating to these renters they may not come here. What we need to do is set up opportunities for the locals to be aware of what type of activity is taking place, is there opportunities for locals to participate and the details on how they go about doing this. There is a need for some education and communication.

CAO, Lee explained how the rentals are handled at the arena by the Recreation & Wellness Coordinator and there are no contracts in place, they are renting under the normal renting procedures. He would suggest the Coordinator get more information when there is rental of this type (training, camps, etc.) and he could possibly suggest to them there are some local kids that would like to be included.

CAO, Lee is to instruct Recreation & Wellness Coordinator that for next year he gather a list of interested children in the community who may want to participate in hockey camps, clinics or training and work with the lessees or renters to try and secure some spots for Belledune children.

Councillor, Duivenvoorden

- Things I/we were not able to achieve

- #1 - Trucking on Route 134

- #2 - Unsightly Premises

- #3 - (big one) Muted Response to the Derailment of Maritime Iron Project

#1 Councillor, Duivenvoorden on reflection is extremely frustrated that Council could not achieve any success with the trucking route on Route 134. Two years ago, the sawmill made a commitment to work with the Village to have the trucks use Turgeon Road. It appears that the only option left is to reduce speed limit. He would like to see Chaleur Sawmill reminded once again of what happens with the instructions given to the trucking companies about using Turgeon Rd., if they wanted to do business with the sawmill.

#3 Councillor, Duivenvoorden discussed the Maritime Iron project never happening. He was never content with the explanation that the province gave. However, the blow is somewhat softened by the presentation this evening from AJN. It will not replace the number of employment positions that Maritime Iron would have. He will always have some level of disappointment; there should have been more local support for Maritime Iron.

Councillor, Killoran noted that tonight's presentation was not looking for capital investment. Maritime Iron was never close, no money and they only had a license from the company to use this. However, that is not important. We need many more projects like AJN going on at the same time; can't have all our

eggs in one basket. It is important to realize that maybe 1 in 20 will stick, we need to keep going, encourage as many as you can and some you will get.

- #2 Unsightly/Dangerous Premises #3191 Main St.

Mayor, Noel declared his Conflict of Interest and vacated the meeting at 8:10 P.M.

Deputy Mayor, Culligan assumed the Chair position.

Councillor, Duivenvoorden said he has received numerous complaints for a number of years on the building in question. Nothing has been resolved. Sending letters is just continuing to buy time and nothing has been done. He is proposing the motion to send a message, that this is no longer acceptable.

Council discussed the issue with unsightly premises in the municipality and why it takes so long to resolve these issues where other municipalities seem to be able to get them resolved much quicker. There are a number of vacant buildings that are still not being addressed despite being identified. Is this a failure on the part of the Service Commission?

It was noted that unsightly is subject to opinion, and can result in legal troubles. The best option is to address through dangerous. We need to broaden the scope of what is dangerous. There are all kinds of protection afforded to owners and that is not bad. The question is how do you set a process that is fair to everyone and not subject to corruption.

Council discussion referenced the difference between vacant buildings and those that are occupied that the owners just do not have the financial means to repair. These occupied homes are not the homes intended to be targeted.

The question as to whether the Unsightly/Dangerous By-law has enough teeth, what constitutes as dangerous were raised. Is it the Regional Services Commission who defines this or can the municipality?

CAO, Lee noted that the RSC no longer has a planner and were unable to secure a replacement. Currently they are using the planner from another Service Commission while they are going through transition.

M 2021/04/19-54

Nick Duivenvoorden moved that the following Resolution regarding Civic #3191 Main St. be adopted as presented, seconded by Sandenn Killoran. MOTION CARRIED.

Resolution

WHEREAS the neighbors to the #3191 Main Street property have for the past few years been asking me if something can be done about that mess, and,

WHEREAS a fire on the property last year created considerable anxiety among neighbors, and,

WHEREAS no renovations whatsoever have been made to the dwelling in recent years, and,

WHEREAS the owner is not a permanent resident but during his seasonal stay does not live at this address,

THEREFORE I RESOLVE that the Village give the owner one month from today to conclude renovations and in default, the Village takes measures to have the dwelling demolished and all debris removed within the following month such that all actions are concluded by June 19th, 2021, and,

BE IT FURTHER RESOLVED, that if such actions by the Village are deemed to be legally indefensible, the Resolution be considered null and void, and

Should this Resolution be successful I would ask that a copy be hand delivered to the owner.

Mayor, Noel returned to meeting at 8:25 P.M., following the Resolution and reassumed the position of Chair.

- Property on Jacquet River Drive

Councillor, Duivenvoorden said this is a valuable piece of property in prime location for some sort of development. He is sure CAO, Lee will work on having something done with the property for development and it won't be vacant for long.

- Roadside Cleanup

Councillor, Duivenvoorden noted that while he may not be physically available to do the roadside cleanup this year, if Council wishes he is still willing to organize and establish a date.

Deputy Mayor, Culligan asked if it is possible to assign this to the Recreation & Wellness Coordinator to take on rather than have it go from Council to Council.

CAO, Lee and Councillor, Duivenvoorden are to meet with Recreation & Wellness Coordinator, who will be given the responsibility of managing the Roadside Cleanup program, starting this year.

Councillor, Killoran

- Thanks to Staff and Council

Councillor, Killoran advised he is done in May, his house closing is taking place on May 15 and he will be resigning as of May 17, 2021.

At this time, he took the opportunity to thank each member of Council and staff individually, as well as recognizing the staff not in attendance at the meeting, public works, seasonal staff and Community Events Committee.

- Adopt the Legacy Grant

Councillor, Arseneault said the document is a very good one and Councillor, Killoran deserves the credit for this. However, he will be saying no to this motion, because last year when this topic of grants was discussed he promised the public that he would not go forward until a public meeting and one with business was held. There may be a possibility to have such meetings by the end of the summer and if he is back on Council, he will abide by his promise.

M 2021/04/19-41

Sandenn Killoran moved that the Economic Development Grant Application & Criteria - Legacy Grant be adopted as presented, seconded by Lilliane Carmichael. MOTION CARRIED.

Against: Paul Arseneault

	For	Against	COI
Paul Arseneault		x	
Lilliane Carmichael	x		
Tracy Culligan	x		
Nick Duivenvoorden	x		
Sandenn Killoran	x		
	4	1	0

Administration Reports

CAO, Lee

- Social and Environmental Grant Report and Recommendation

M 2021/04/19-42

Sandenn Killoran moved that the Social and Environmental CAO Grant Report of April 2021 be accepted as presented and the following grants approved; \$250 for Friends of Health Care Foundation, seconded by Lilliane Carmichael. MOTION CARRIED.

M 2021/04/19-42B

Lilliane Carmichael moved that a Social & Environmental Grant be approved as follows: \$3,500 in lieu of ice time rental for the Belledune Skating Club for the year (January - December 2021), seconded by Tracy Culligan. MOTION CARRIED.

- Social & Environmental Grant - Jacquet River School Grant

M 2021/04/19-43

Lilliane Carmichael moved that the Village of Belledune give a Social & Environmental Grant of \$10,000 to the Jacquet River School Student Council for the year 2021 for the purpose of addressing all school related funding requests that would have been submitted to the Village of Belledune with the condition that a report be provided from the Jacquet River School Student Council to the Village of Belledune by October 31, 2021, with details of where the funds were expended, seconded by Tracy Culligan. MOTION CARRIED.

- Social & Environmental Grant - Jacquet River School Breakfast Fund Grant

M 2021/04/19-44

Lilliane Carmichael moved that the Belledune Council approve a Social & Environmental Grant for the Jacquet River School Breakfast Program in the amount of \$500 per month - for the balance of the school months for year 2021 (to December), starting the month of April, seconded by Tracy Culligan. MOTION CARRIED.

- Economic Development -Residential Grant

Two applications have been received in. We received in our first application with a household that has a child 16 years of age or younger.

CAO, Lee advised that the current policy is for purchases, there is nothing on new builds. He will be working on the policy to include new builds and will bring back to Council.

M 2021/04/19-45

Lilliane Carmichael moved that in accordance with the Village of Belledune Economic Development By-law # ED-01-2019 and the Residential Grant Policy, Council accepts CAO, Lee recommendation and approve the following grant; \$450.00 to Tammy Guitard and \$3,982.50 to Wendy Weir, seconded by Tracy Culligan. MOTION CARRIED.

- AJN Lease - Office Space at 2330 Main Street

As discussed previously, Jean Guy Dube from AJN Investment & Development is now working out of New Brunswick, and has approached the municipality about leasing space. AJN is interested in utilizing the office space located at 2330 Main St., which was the office space that was previously being used by

the Transition Committee formed by PETL. We have simply adjusted the previous lease to reflect the new tenant's name, and have revised the pricing to \$300 + HST.

Councillor, Killoran inquired about rates.

CAO, Lee advised that the PETL group paid \$500 (plus HST). With AJN they initially asked for the space for free and with some negotiation back and forth, the \$300 (plus HST) was accepted. They are not going to be there for any extended amount of time, maybe 5-6 months.

Councillor, Arseneault expressed he still has some concerns with the AJN project, not totally comfortable yet. The presentation this evening still does not ease some of the concerns he has.

Deputy Mayor, Culligan noted she realizes the space is only needed for a few months. Where her concerns lie is that the Village is giving out prime rental space for very little money. From what she sees that is not much appreciated. We need to come up with a more consistent pricing for all spaces, we cannot have people gouging us for our space. We cannot be looking at each individual for determining the rates.

CAO, Lee noted this was put out to Council, if Council is not comfortable at this time, they can table the motion. As for establishing price for units, this pricing come from standardized price of \$300 or \$500.

Councillor, Duivenvoorden noted this is temporary and if we can accommodate, he is glad we can do that.

Councillor, Carmichael said it is just one room and it will be a benefit. They need a space to prepare for their site.

Mayor, Noel advised the reason they need a space is to start talking to people about jobs and what the training will be. They need a space and address to meet people.

Council introduced discussion on reviewing the space rental rates to have them more consistent and realistic.

M 2021/04/19-46

Lilliane Carmichael moved that the Lease Agreement between the Village of Belledune and AJN Investment & Development 2008 Ltd. for the office space at the former municipal facility at #2330 Main Street, Belledune, N.B., for \$300 (plus HST) per month on a monthly basis, be accepted and the Mayor and Clerk sign, seconded by Tracy Culligan. MOTION CARRIED

Against: Paul Arseneault and Sandenn Killoran

	For	Against	COI
Paul Arseneault		x	
Lilliane Carmichael	x		
Tracy Culligan	x		
Nick Duivenvoorden	x		
Sandenn Killoran		x	
	3	2	0

- Purchase and Sale Agreement PID 50210798 - Village of Belledune to Joseph Patrick Morris Stevens

M 2021/04/19-47

Sandenn Killoran moved that the following resolution regarding sale of property be adopted as presented, seconded by Lilliane Carmichael. MOTION CARRIED.

RESOLUTION

WHEREAS Council authorized the sale of municipal property identified by PID 50210798 on February 22, 2021,

AND WHEREAS the agreement was to be brought back to Council for approval;

BE IT RESOLVED that Council authorize its officers to sign the agreement of purchase and sale dated March 26, 2021, with the amendments below:

- the agreement is be amended to include the proper signing officers,
- Council resolutions adopted on February 22, 2021 to be considered as Schedule "C"

- Tender for Rescue Van

Subsequent to the Fire Committee meeting that was held on April 8, CAO, Lee has connected with the Fire Department to develop a 10-year plan for their vehicles. In this process, there were three vehicles that were identified as requiring attention, however one vehicle stood out as an asset that requires immediate action. The Fire Department is currently using a 1989 GMC Rescue Van, located at Station 1 in Jacquet River. Using the Capital Asset Management Plan, he has built the attached 10-year plan for Fire Department vehicles.

M 2021/04/19-48

Sandenn Killoran moved that Council authorize CAO, Lee to prepare tender specs and tender package for Fire Department Rescue Van and in accordance with NB Procurement Act and Regulations, publicly advertise the Tender on NB Opportunity Network (NBON), seconded by Lilliane Carmichael. MOTION CARRIED.

- Restigouche St Extension Tender

Councillor, Duivenvoorden asked CAO, Lee are we still partnering with ACOA for funding.

CAO, Lee advised that he is reapplying with ACOA and with another entity. The Gas Tax Plan has about 90% of the cost covered. The application work is being done this week. He is hoping for a 1/3 partnership; he cannot say for sure, but it is very promising.

Councillor, Arseneault wondered if it does not work out, then what. Is there a plan B?

CAO, Lee advised that in the AJN land sale, there is a stipulation that if they do not develop within a specific amount of time the land comes back to the municipality and the Village pays the money back to AJN. This motion is to put the road out to tender, the decision to proceed will be with the future Council. There needs to be a contingency plan and that is a lot of work. Council has challenges with economic development and growth. The industrial park is a big factor in that. If AJN does not materialize - we would still need to access property. It would be hard to market property with no accessibility. We can make sure the extension is only if we have a property owner in place.

M 2021/04/19-49

Sandenn Killoran moved that in accordance with NB Procurement Act and Regulations, Belledune Council authorize the commencement of tender process and publicly advertise the Tender on NB Opportunity Network (NBON) for Restigouche Street Extension - Project 242-19-1, seconded by Tracy Culligan. MOTION CARRIED.

Against: Paul Arseneault

	For	Against	COI
Paul Arseneault		x	
Lilliane Carmichael	x		
Tracy Culligan	x		
Nick Duivenvoorden	x		
Sandenn Killoran	x		
	4	1	0

Clerk/Treasurer, Cormier

- 2020 Financial Statement

Councillor's Killoran & Arseneault both spoke on having some sort of report that would provide some sort of ranking on strength where Belledune stands in the province in comparison to other municipalities. Some sort of ranking where we measure how strong we actually are, financially.

Councillor, Killoran and Councillor, Arseneault asked to have the Auditors prepare a separate report ranking Belledune on strengths in comparison to other municipalities in the province.

M 2021/04/19-50

Sandenn Killoran moved that the Draft 2020 Audited Financial Statements prepared and presented by Allen, Paquet & Arseneau be accepted as presented, seconded by Tracy Culligan. MOTION CARRIED.

- Appointment of 2021 Auditors

M 2021/04/19-51

Sandenn Killoran moved that Allen, Paquet & Arseneau be appointed as Belledune Financial Auditor for the year 2021, seconded by Lilliane Carmichael. MOTION CARRIED.

- Financial Reports - February / March, 2021

M 2021/04/19-52

Tracy Culligan moved that the Financial Report be accepted as presented and the Accounts Payable be paid, seconded by Lilliane Carmichael. MOTION CARRIED.

By-laws and Policies Nil

Motions and Resolutions Nil

General Correspondence

- Correspondence

M. Stevic - Property I.D. 50077379 Issues

- CAO, Lee will prepare a letter regarding this private access in relation to services, similar to what he submitted for the property owner on Laviolette St. and he will send out to Council.

Restigouche SPCA Monthly Report, March 2021

Atlantic Railway Maintenance Inc. - Track Inspection, March 2021

Response of behalf of Hon. Jill Green - Trucking Route 134

Hon Jill Green, DTI, 2021 DTI Five Year Plan - Belledune No funds this year

Hon. Mike Holland - Interest in Municipal Participation in NB's Nature Legacy Initiative

Closed Session Nil

Adjournment

M 2021/04/19-53

Sandenn Killoran moved that the meeting adjourn at 9:21 P.M., seconded by Tracy Culligan.

MOTION CARRIED.

Mayor

Clerk/Treasurer