

Rural Municipality of St. Peter's Bay

July 18, 2024

Dr. Roddie Community Center

Call to Order:

Mayor Ron MacInnis called the meeting to order at 7:29 pm.

Attendees:

Mayor: Ron MacInnis

Councilors: Brenda Curran, Cathy MacKinnon, Jason Sheppard, Jerry MacKinnon and Philip Milligan

Guests:

Eric MacInnis and Dean Lewis (Housing Committee members)

Approval of Agenda:

It was moved by Councilor B. Curran and seconded by Councilor J. Sheppard that the agenda be approved as presented. **YES: 5 NAY: 0 Motion Carried (447-07-18)**

Adoption of Minutes:

The approval of June 13/24 minutes was moved by Councilor C. MacKinnon and seconded by Councilor B. Curran. **YES: 5 NAY: 0 Motion Carried (448-07-18)**

Disclosure of Conflict of Interest:

No councilors declared any conflict in the agenda.

Business Arising from Minutes:

Councilor C. MacKinnon shared a draft letter to the Board of Directors, St. Peter's and Area Rink and Recreation Club Inc with the mayor and council to review. It was agreed that the letter would be sent out on behalf of the mayor and council to the Board of Directors.

Financial Report:

A review of all accounts was given by the CAO. It was moved by Councilor P. Milligan and seconded by Councilor J. Sheppard to approve the financial report. **YES: 5 NAY: 0 Motion Carried (449-07-18)**

New Business

First on the agenda the Housing Committee guests Eric MacInnis and Dean Lewis along with Councilor P. Milligan shared their most recent housing and development information. On the municipal side there are a couple of ways that the municipality can help move the process along or at least start to figure out and decide what they are looking for in housing and what best meets the community's needs. Some communities are creating a package with components such as reduced tax rate for five years, a break on sewer or municipal

portion of their tax rate as an incentive to bring somebody into the community to build whatever type of housing the community is looking for.

There are multiple options; market housing, which is basically whatever the market rent is, provincially subsidized housing where province would use the units to fill their need. Often seniors housing and affordable housing go hand in hand and could be within the same building. There are pros and cons to having the units filled by the province as the landlord would never be without rent but might not have control over what tenants are selected. Another option is co-op housing which would mean the municipality would be a partner in the project and the landlord but that may be a little bit too involved for a smaller municipality such as ours.

Most other municipalities are tapping into these housing initiatives, and it would be wise for us to have a review or assessment of what we think our needs are and find the best ways on how we could offer an incentive package to bring a builder into the community that benefits everybody involved.

There have been observations of other units in similarly sized municipalities, and it seems that they are quite busy so it might be beneficial to use different locations within the municipality rather than building all units in one place. Perhaps having locations on each side of the bridge would absorb some of the hecticness so the atmosphere could remain somewhat peaceful for tenants and surrounding neighbors.

It is recommended that the municipality reach out to their accountant to discuss completing a proposal and get an idea of what incentives we could offer a builder that would be helpful to both parties, what the village could support for new housing, best location and funding opportunities to take advantage of. It would be wise to focus on one location before many others and the Holy Name Hall would be an appropriate starting location to consider. It was moved by Councilor P. Milligan and seconded by Councilor C. MacKinnon to proceed with pursuing the Holy Name Hall as the first location to consider for housing. **YES: 5 NAY: 0 Motion Carried (450-07-18)**

Second on the agenda the CAO shared a resident concern regarding the lights at the day park being on from 8 pm to 6 am and that they cause an inconvenience and are too bright. The CAO shared the resident's suggestion that the lights could turn off at 12 am instead of being on all night long but council said the purpose of the lighting is for nighttime and to help avoid vandalism as the area is well lit and would decrease the chances of mischief. The lighting was put in for nighttime and it would be wasteful not to be using it as planned as it was costly, if the lights were not on at nighttime there would be no purpose for them.

The CAO shared two designs for maintenance truck logos: one from FASTSIGNS and one from DALMAC. It was moved by Councilor J. Sheppard and seconded by Councilor B. Curran to accept the FASTSIGNS decal design and proceed with installation. **YES: 5 NAY: 0 Motion Carried (451-07-18)**

The mayor shared an aerial view diagram of the future 3 leg roundabout design with council as not all members were available to meet with Stephen Yeo, Director of Capital Projects and Stephen Pigott, Eastern Regional Engineer from Transportation and Infrastructure

when they visited on Wednesday, July 3rd. The mayor explained that the trail will move away from the intersection and move north past G&P Trucking so there won't be as much truck traffic for pedestrians to experience. There will be 3 flashing beacons, the pedestrian will have the right of way. Flashing beacons will be in place for 8 months of the year and taken away around November when it will become a snowmobile crossing but they will not have the right of way, they will have to wait till there isn't traffic. The job will be put out to tender on July 20th and construction will hopefully begin in early to mid-September when tourist traffic slows down. The trail will be closed first, and new trail access will be put in place and work will begin, the only real construction is near the tourism center. The construction will take about a month to 7 weeks to complete.

The community received a request from Red Isle Tip-to-Tip Relay for St. Peter's Bay to serve as the end of one leg (Leg 14) and the beginning of another (Leg 15) where runners will race from North Cape to East Point. They expect up to 30 teams this year with around 500 runners, most of whom will be passing through St. Peter's Bay. They will rent the Dr. Roddie Center as it provides a great staging area for the end and finish of race legs as there is ample parking, washroom facilities, and a location to distribute bibs/numbers for the next leg. The relay will reach St. Peter's Bay on the morning of June 22nd, 2025, and runners will be arriving in St. Peter's Bay around 5 AM to support their teammates and prepare their next runner. Most teams will leave by 7 am. This event will be sanctioned by Roadrunner PEI and the Dr. Roddie Community Centre will be listed as an insured.

The mayor and council agree this is a great opportunity for the Landing shops to take part in as well as a nice event to have pass through our community.

The CAO shared that she followed the direction of the accountant to bring the Gas Tax bank account to where it should be according to the AER. She transferred money from the Complex bank account to the Gas Tax bank account to reconcile the gas tax money that was spent on the UV light project that the mayor and council do not plan to proceed with. She has not yet heard back from Curtis Lumsden but will report back to the mayor and council when she does.

The maintenance supervisor has requested to purchase staging to complete some of his duties more efficiently. He has received a quote from Things to Rent for 6 ends, 6 braces, 5 platforms and 4 wheels for \$1600.00 used. It was moved by Councilor P. Milligan and seconded by Councilor J. Sheppard that the maintenance supervisor make this purchase and the cost be divided between the complex, general and campground bank accounts.

YES: 5 NAY: 0 Motion Carried (452-07-18)

The pool maintenance provider, Damien MacDonald requested to buy leaf nets to cover the pools in the fall as it would help with lowering the amount of work and maintenance opening the pool up at the start of the season. It was moved by Councilor C. MacKinnon and seconded by Councilor B. Curran to purchase leaf nets for the pools. **YES: 5 NAY: 0 Motion Carried (453-07-18)**

Fire Chief, Craig Campbell put in a request to increase the mileage for firefighters when attending training or travelling. The current rate is 30 cents per kilometer and the council agreed to raise the mileage to 50 cents per kilometer. The decision to increase the mileage rate was moved by Councilor P. Milligan and seconded by Councilor B. Curran. **YES: 5 NAY: 0 Motion Carried (454-07-18)**

The final item on the agenda was an update from Councilor P. Milligan on the potential marina project. Councilor P. Milligan and the CAO met with Marilyn Murphy, Director of Communities & Inclusive Growth and Stephen Lewis, Economic Development Officer, ACOA PEI & Tourism on Wednesday, July 17th to discuss the marina project.

Marilyn stated that commercial fishery is a priority and that recreational is not. There is damage in Redhead Harbour from Fiona that has yet to be fixed and that is a commercial harbor and their livelihood which should be more of a priority than a recreational marina project in our nearby community. The risk of a marina affecting the mussel industry is highly plausible as there is a mussel spat lease that would be within the 125-meter limit but that wouldn't even be the biggest hurdle with this project. Neither ACOA or DFO build rock walls but there would have to be a rock wall and not just a floating dock. A rock wall would help protect and shelter from the weather and there is room for recreational boaters up the channel but there are a lot of roadblocks with this project. Funding and ongoing maintenance costs would be significant as well as the responsibilities associated such as safety, lighting, pumping, parking, bathrooms, etc.

It appears it is a difficult project to move forward with as it is so costly and the only funding ACOA offers is with the business proposal and they seem very resistant to move forward when they don't know where the money is coming from to complete such a large project. The community is not in a position to contribute financially toward this project but will support the Honorable Lawrence MacAulay in this venture in any way they can.

It was recommended that the community do a Needs Assessment to see if there is another project that would better suit the municipality as well as meet the criteria of ACOA funding and planning.

Not on the agenda but mentioned was that the new rescue truck is in service and operational, so Councilor J. Sheppard suggested starting the tender for the old rescue truck. He completed the tender for the tanker previously so is familiar with this process. He will forward information to the CAO to publish in the August edition of the Bay News and will report back to the mayor and council.

Adjournment

It was moved by Councilor P. Milligan and seconded by Councilor J. Sheppard to adjourn the meeting at 8:53 pm. **YES: 5 NAY: 0 Motion Carried (455-07-18)**

Mayor:  CAO: 