

COUNCIL MINUTES

Township of Cockburn Island
5:00 PM, Wednesday, December 1st, 2021
ONLINE BY ZOOM

ZOOM LINK <https://us02web.zoom.us/j/8xxxxxx120793>

PRESENT: Mayor: Brenda Jones
Councilors: Robert Brown
Glen Cressman
Evan Papineau
Scott Stewart
Clerk: Brent St. Denis
Absent: nil

Call-to-Order by Mayor Jones.

A quorum of the Council was present.
Several ratepayers attended by Zoom

Pecuniary interest declarations - none

Delegations – none

Guests – Nathan Dool of BDO, auditors and Paul Perigord, Chair heritage Committee with David Hale, Secretary

Resolution # 21-12-01
Moved: E Papineau
Seconded: G Cressman

That the agenda be adopted as presented. CARRIED

Resolution # 21-12-02
Moved: R Brown
Seconded: G Cressman

That the minutes of the October 27th meeting held by Zoom be adopted as presented. CARRIED

Action Items

Met with Auditor (by Zoom) BDO to review 2020 audit

Resolution # 21-12-03

Moved: E Papineau
Seconded: S Stewart

That we accept with approval the 2020 municipal audit performed by Sault Ste. Marie – based auditors, BDO LLP and offers its thanks to Nathen Dool for his presentation

CARRIED

Met with Heritage Committee Officers (Paul Perigord, Cheryl Papineau and Dave Hale, by Zoom) to discuss Hall renovation plans –

Resolution # 21-12-04
Moved: R Brown
Seconded: S Stewart

That we submit the following budget with the NOHFC request for a Community Enhancement grant to assist with improvements to the Community Hall;

\$5,000	1) Electrical panel upgrade to a 200-amp service This would allow updates in the kitchen area for multiple plug ins, wiring for a new stove, \$5000
\$3,500	2) commercial size fridge \$3500
\$2,000	3) on demand tankless hot water tank \$2000
\$1,800	4) pot lights in the ceiling \$1800
\$2,000	5) The cupboards over the sink should be raised up at least 6 inches higher with install of LED lighting underneath for better illumination \$2000 including installation of \$500
\$2,500	6) the wall between the stage and kitchen should be replaced or reinforced to accommodate the cupboards \$2500 including \$1000 labour
\$1,500	7) Plumbing will need to be replaced or altered for proposed water heater and kitchen alterations \$1500
\$3,000	8) The ceiling tiles in the hall are quite dated and some damaged \$3000 including \$1500 labour.
\$3,000	9) The walls on the North, south and west in the hall will require scraping and repair then cover with drywall mud sanding and paint \$3,000
\$5,000	10) East wall will require possible removal of existing materials and then new drywall over the existing lathe slats this will continue on either side and above the main doors \$5,000
\$3,000	11) The North wall will need to be reinforced before any work will commence \$3,000
\$28,000	12) water to the Hall, (Contractor equipment barged to Cockburn Island and return) \$28,000
<u>\$2,000</u>	13) Current projects are buffing and sanding the stage floor \$2,000

<u>\$62,300</u>	Sub-Total \$62,300
<u>\$12,000</u>	Add An apprx 20% contingency for trades travel, HydroOne fees, ESA inspection etc. \$12,000
<u>\$74,300</u>	Grand Total

CARRIED

Land Sale Policy By-law

Resolution # 21-12-05
 Moved: R Brown
 Seconded: G Cressman

That the revised draft of the proposed Land Sale Policy be received and that it be returned to the January, 2022 regular council meeting for further consideration and possible adoption

CARRIED

(Lot at 45 C St, N) Land Sale By-Law – to authorize the sale of a municipally owned lot

Resolution # 21-12- 06
 Moved: S Stewart
 Seconded: E Papineau

THAT THE FOLLOWING MATTER BE TABLED - a decision on the sale of the municipally-owned lot described as **45 C St, N**

CARRIED

Northern Ontario Resource Development Support (NORDS) Fund – apprx \$53,000 per year for 5 years – this essentially replaces the OCIF Formula Funding of \$50,000 per year for five years which ends in 2021.

Resolution # 21-12-07
 Moved: E Papineau
 Seconded: R Brown

That the Province be advised in upcoming **Northern Ontario Resource Development Support (NORDS)** reporting that the 2022 NORDS allocation of **\$53,426.29** will be divided as appropriate between roads and the municipal wharf (Government Dock) as both are required for resource development due to their critical roles as access infrastructure.

CARRIED

Financial Report

- a) Disbursements List since last meeting NCU #724 to #735
- b) Bank Statement Operating Accounts (to Nov 25/21)
- c) Bank Statement Dock Accounts (to Nov 25/21)

d) Bank Statement Heritage accounts to (Nov 25/21)

Northern Credit Union accounts as of November 25th, 2021

Account	Balance
<u>Dock Account 101</u>	\$13,294.07
<u>Heritage Account 102</u>	\$7,916.06
<u>Operating Account 100</u>	\$180,483.93
<u>1 Year 400 term deposit</u>	\$52,984.59

TOTAL \$254,678.65

Resolution # 21-12-08

Moved: S Stewart

Seconded: G Cressman

That the Treasurer's report on bank balances and the list of disbursement cheques numbered from #724 to #735 be hereby received.

CARRIED

Ministry & General

Council Members' Concerns

- Council Member Stewart reported that Huron Timber will do the Hall clean-up in spring and he asked about the outhouse that's being built (Heritage Committee request). The Great Lakes Water levels are going down again and the marina ramps are steep.
- Council Member Brown commented on the Tulloch Engineering update on the 12th and 15th project and that project prices are expected to go up. He mentioned long-term concerns for water at the Hall which now comes from the Jack Curtis property. He asked about the emergency training plans.
- Council Member Cressman also commented favorably on the Tulloch update and his hope it's completed this year.
- Mayor Jones indicated she now has 8 commitments for the planned emergency training. In the past the Township provided lunch and helped with the lodging. There is no charge for the trainer. (The Clerk will draft and circulate a possible budget to include food, lodging and travel for 10 persons). The Carolyn Beach Motel may not be an option.

Clerk's Report

- a) Ellen Bay naming proposal – any update?
- a) 12th and 15th, Tulloch update – Chris Kirby will join Jan 26 meeting – his Nov 30 comments follow- ***“we have successfully completed the property surveys this past year and I have received as of last week the Draft Breakwater Report from our Coastal Engineering subconsultant. I will review this week so we can finalize the breakwall design, complete the DFO permitting and move to tender. I have been waiting on this Breakwater Report for quite some time and our subconsultant has passed on their regrets for the***

delay. I don't believe that we'll miss another year and honestly this past construction season was a near disaster with contractor availability and sky-high pricing. We had a couple projects on the "main land" that received zero bids for work this year which is unheard of. For the 12th & 15th, I'm hoping to tender early February so we have a month for bidding (close Mar.1) followed by construction startup ASAP an in accordance with timing windows."

- b) Council meeting dates in 2022? See Clerk's draft below
- c) Honorarium listing for second half 2021, ok? To be mailed this week.
- d) Miscellaneous Items

Adjournment

Resolution # 21-10-09

Moved: E Papineau

Seconded: R Brown

That this meeting be now adjourned and that we meet again at 5:00 PM on Wednesday, January 26th, 2022 at Zion UC, Main St., Thessalon or by Zoom online depending upon Covid19 restrictions, if any, or at the call of the Mayor.

CARRIED

Time 6:20 PM

Scheduled 2022 Council meeting dates

Jan 12	May 25 or June 1	September 28
Feb 23,2022 or second Wednesday	June 22 or June 29	October 26
March 23 or 30 or second Wednesday	July 27 or Sat July 30 on Cockburn	November 23 or Nov 30 or
April 27 or second Wednesday	August 24 or Aug 31	December 7