

COUNCIL MINUTES

TOWNSHIP OF COCKBURN ISLAND COUNCIL MEETING

10:00 AM, Tuesday, July 4<sup>th</sup>, 2023

On-line only by ZOOM

ZOOM LINK <https://us02web.zoom.us/j/82XXXXXX>

PRESENT BY ZOOM

Mayor: Brenda Jones  
Councillors: Lee Chappell  
Jeff House  
Simon Lacombe  
Scott Stewart  
Clerk: Brent St. Denis  
Public Works: Darren Rogers, Alex Nicolson  
Absent: none

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9:58 AM

**Call to Order**

**Adopt Agenda**

**Declarations** of any pecuniary interest

**Delegations** – if any

Resolution # 23-07-01

Moved: S Lacombe

Seconded: S Stewart

That the July 4<sup>th</sup>, 2023 Council meeting agenda be adopted as presented.

CARRIED

**Public Works Committee meeting** in Committee of the Whole– Council members, Darren Rogers and Alex Nicolson.

Resolution # 23-07-02

Moved: J House

Seconded: S Lacombe

That we go into Committee of the Whole in order that discussions can be less formal and can include Darren Rogers and Alex Nicolson.

Time- 10:00 AM

CARRIED

Mayor Jones passed chairmanship of this session to Council Member Chappell.

Resolution # 23-07-03

Moved: S Lacombe

Seconded: L Chappell

That we adjourn the Committee of the Whole and return to formal session.  
Time- 10:23 AM

CARRIED

Mayor Jones resumed chairmanship of the Council meeting.

Resolution # 23-07-04  
Moved: J House  
Seconded: A Stewart

That the following actions or items agreed upon in Committee of the Whole, if any, be followed up or noted;

- As per appended AirTable work list (see bottom of minutes)

CARRIED

Resolution # 23-07-05  
Moved: S Stewart  
Seconded: S Lacombe

That the minutes of the June 14<sup>th</sup>, 2023 regular meeting meeting be adopted.

CARRIED

### **Action Items**

#### **Breakwall Project Planning – update**

Resolution # 23-07-06  
Moved: J House  
Seconded: L Chappell

That the following updates and actions as they concern the upcoming breakwall project be followed up or noted;

- Council member Lee Chappell to be the official contact between Cockburn Island Logging (CIL) and the Township on matters relating to the Breakwall project
- Council members Chappell, House and Stewart to continue as the township's Breakwall Project management team
- It is noted that the large equipment needed for the project has been reserved by CL and that silt curtains are available
- Startup delays may be caused by tug recertification holdups.

CARRIED

### **Financial Report**

- a) Disbursements since last meeting NCU #1008 to #1020) – list to be emailed by meeting
- b) Bank Statement Operating Accounts (to June 10<sup>th</sup>, 2023)
- c) Bank Statement Dock Accounts (to June 10<sup>th</sup>, 2023)

d) Bank Statement Heritage accounts(to June 10<sup>th</sup>, 2023)

**Northern Credit Union accounts as of June 10, 2023**

<b>Account</b>	<b>Balance</b>
<b><u>Dock Account 101</u></b>	<b>\$7,526.53</b>
<b><u>Heritage Account 102</u></b>	<b>\$22,767.33</b>
<b><u>Operating Account 100</u></b>	<b>\$249,910.31</b>

\* Interest rate earned= 4.95%      **Total \$280,204.17**

- e) Disbursements since last meeting NCU #1008 to #1020) – list to be emailed by meeting
- f) Bank Statement Operating Accounts (to June 10<sup>th</sup>, 2023)
- g) Bank Statement Dock Accounts (to June 10<sup>th</sup>, 2023)
- h) Bank Statement Heritage accounts(to June 10<sup>th</sup>, 2023)

Resolution # 2023-07-07

Moved: S Lacombe

Seconded: J House

That the Treasurer's report on bank balances and the list of disbursement cheques numbered from #1008 to # 1020 be hereby received.

CARRIED

**Council Members' Concerns**

- Council member Stewart mentioned the following - Lifting chains versus cable
- Council Member House asked about the Hall stove wiring, the need for more bagged calcium. He reported on his conversation with CBO, Dan Osborne. Is the Weather recording unit in the right location? Should we have a VHF radio at the dock? Get Zoning Bylaw done as soon as possible?
- Council Member Chappell raised the following – do we need a Planning Board representative? Wondered too if the weather unit was n the correct location. He will ask Quattra about that when they are on the island which s planned for about July 20-23. The Hall lot surveyors were on the island. Any concerns about a new well placement and location of the Curtiss well?
- Mayor Jones mentioned that the dump trailer rate needs to be included in the Rates & Charges by-law.

**It was agreed to scrap the broken weed whacker**

Resolution # 2023-07-08

Moved: L Chappell

Seconded: S Lacombe

That we no longer send a representative to meetings of the Manitoulin Planning Board (MPB) and depend instead on meeting minutes and other reports.  
And that Rob Brown be thanked for his current and past service. And further that the township laptop be returned to be “scrubbed” by council members Lee Chappell or Simon Lacombe.

CARRIED

Resolution # 2023-07-09

Moved: J House

Seconded: S Stewart

That the Clerk-Treasurer order two (2) pallets of bagged calcium for the roads.

CARRIED

### **Clerk’s Report**

- a) Medical Building tender update – tender call is out
- b) Dan Osborne, the Chief Building Official (CBO) has agreed to a meeting with Council. It is ready to be scheduled (should be Closed Session due to work contract involved). During summer or early fall?
- c) Outline of \$300K debenture sequence of events for July 17<sup>th</sup> disbursement by IO.
- d) Ontario updates “land planning policies”

**It was agreed that a meeting with Dan Osborne, the Chief Building Official (CBO), was not needed at this time.**

### **Adjournment**

Resolution # 2023-07-10

Moved: S Lacombe

Seconded: J House

That this meeting be now adjourned and that Council meet again at a short Special) **Thursday July 6<sup>th</sup> at 10:00AM** (to adopt Infrastructure Ontario debenture bylaw #2023-09 then again at the next regular meeting **9:00 AM, Saturday, August 5, 2023** on-island in the Hall and by Zoom (if Starlink is ready. If no Starlink then conduct same as in past years.) or at the call of the Mayor.

CARRIED

Time – 11:23 AM

Task	Notes
Install culvert on 14th just west of Bill Williamsons place	Lee & Scott looked at this. need to re-evaluate
Adjust all foundation anchor chains	floating docks adjust away from main docks for best space of docking boats
re-build insulated box around twp. well and replace snapped off post that holds	Harold Robinson has offered free stainless sheet metal for this work. Do minimal work to well now so it d
replace hardware for backhoe radio	What is Hardware?... mounting bolts have fallen out - radio is hanging by wires. (LC) I assume no costs or
ramps - secure rubber mat to dock	need more rubber mat for dock a and f
Brush hog the entire 15th	brush hog to 9th. Need
Grade the entire 15th	CIL dump truck needs repaired ( What is this Scott )
add 6 loads of gravel on 15th south of sand lake road	delayed - dump truck rear end blown
Add sign "No appliances or loose screws/nails" to side	Lee has some lettering at his house ... will donate
Repair to replace left rear rim that's leaking	Jeff to try and source another rim
Price out electrical timer for air compressor	Scott will talk with Brian Michell on this
Secure steel tower to west wall with lag bolts from outside to inside of building	Will check with PW to get list of hardware required
Remove crumbling concrete from west wall cracks and recement	
Replace south wall doors with solid wall	Install cable & turnbuckle from top west wall to lower east wall to stop leaning. Will require steel bracket
Demo old docks on shore	Remove and save all cleats, floats, hardware & brackets. Remove deck and store wood. . Council to find sq
Replace broken glass above south entrance	Scott to supply glass Lee will cut
Purchase door weather seal for front doors	Scott will purchase went out 14th June
Check for loam	Checking on other souses . We have some at the land fill .
Purchase and Install new light	Jeff to provide make/model ( Light is here ) NO power at building at this time from Medical building, it is
Ditching Plan	Require line locate, letter to affected land owners, remove culvert across road and install new 30' culvert
replace glass with stone hole	
Add to Rate Payers list with daily price of \$25. Must be coordinated with Darren or Alex	
trim brush back from around stop sign F st @ T st	
	Floating docks should be attached at lengths going north and secured at north end with weights. Jeff can we use your small boat at the lake ?
Find second floating dock at sand lake & secure both floating docks out from sho	
Fix and adjust NW bay door	
Remove window	
move glass case and secure for future use	
Trouble shoot no heat in cab	Jeff & Scott available to help if needed
install wind sock at sand lake	Why? Lee donated wind sock. Intent is for any planes landing there

install volleyball posts at south beach	
replace flag pole at schoolhouse	
Update bulletin Board in phone booth. Outdated material in there	
clean trees and brush around Sand Creek bridge	Trees blocking sign, need clear view of bridge sides
Price out 1 x roll up door for south east bay	Rosenburg 12'wx11'h R150 \$4,355.00 plus tax ( Scott ) will discuss at June meeting
Price out a lockable tool box	Rolling Cabinet 42" 12 Drawer ( Scott )
Price out an 8'x12' cage to lock up tooling and supplies	Checking on manufactured verses fabricating here ( Scott )
Review moving air compressor	Scott will talk with Brian Mitchell
Price out 1/4, 3/8 & 1/2" drive socket sets	
Make new shadow board for tooling in locked cage space	
Organize all building material in fuel shed once wall is repaired	
fix BBQ grate for town beach fire pit	weld to cross pieces to stiffen
Brush and cut grass around old grader on 12th and the 20th	
replave 6 floats end of E dock	
cross over road from start of first nations through their lands to 7	Need approval from NCC (verbal approved), CIL (verbal approval), ZFN , Darren Rogers
	Should relook at this task
Install 18" culvert on 10th at swamp south of the 9th	
Raise phone line on T street at roadways where required	Need to review proper clearances to distribution lines here.
Make a ditching plan from Paul Perigords on T st to E st ( outstanding from 2022 )	
Put building on web site for sale	
Stack Cement on one pallet	
	Need to check to see if they run or junk
Check all hand held grass cutters in OPP garage, Scrap or sell	
Adjust all foundation anchor chains	floating docks adjust away from main docks for best space of docking boats
Replace all boards as needed	
Secure loose deck boards	
Secure ramp to concrete dock	
Inspect and secure all loose cleats	
	need to move anchor pads into position or find a different spot attach chains to dock without rubbing floats
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Adjust all foundation anchor chains	floating docks adjust away from main docks for best space of docking boats
Fix/Install dock ramp	
Fix/Install proper hardware for dock frame	
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ramps - secure rubber mat to dock	
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Remove 4 rear tires from water truck and place on tugboat	
remove rocks and level west side lawn and gravel from D street to just south of hall (in line with Curtis house)	
Survey west property line (check with Rob Holiday)	Tulloch will survey and install the 2 monuments on the west property line ( late June early July ) IN PROG
move large stones and debris on 15th so brush hog doesn't hit	
Review service timing & service if needed. May need batteries	Require testing , then info off batteries
Replace Backhoe thumb bolts & replace with proper size & torque to spec	
order and install new hose at stick and clamps	
Install new O Rings at front of bucket for aux attachments	
When servicing backhoe use 0W40 engine oil, need to order	
Calcium (slurry to be sprayed on road)	Jeff/Scott to prototype spray tank. PW needs plan on where to spray.
Move land fill container to side of entrance to allow ratepayers to drop off brush	on Sunday July 2nd from noon to 4. No need for PW to be present during this time. Let's trust everyone
Purchase inline water separator for air compressor	Council has one in garage, purchased last year
Purchase inline water separator and oiler for tire machine	Scott will pick up

Come up with a way to secure front doors	
Remove plastic from wood in pile	
Move signs that are no longer in use to Main Garage	
check chimney for water leak	
Disconnect power	Ontario Hydro disconnected power from Pole
Brush hog on 15th at low spot past sand lake road from 2 big spruce on the north side to white birch south side	
Install plexiglass window	Scott is bring in
Purchase clevis pin set, hair pin set, and cotter pin set	Scott will purchase and bring in
Remove bags of calcium from main garage to OPP garage	
Check with MNRF about new sign for fire rating	Ministry is out of signs - we will be notified when more come in stock
Move fog horn to school heritage room	Notify heritage committee
Price out new double wall fuel tanks	New fuel tanks to be placed at back of main garage on wood beams and gravel pad- quote from Algoma
Move 240v cook stove from OPP garage back to hall and install	
Install hitch	