



**THE TOWN OF ST. GEORGE  
REGULAR MEETING OF COUNCIL**

**1) CALL MEETING TO ORDER:**

The regular monthly meeting of the St. George Town Council held on Monday, August 9, 2021, at Magaguadavic Place, was called to order by Mayor Detorakis at 7:02 pm. **All Councillors** in attendance (Councillor Armstrong arriving at 7:37 pm). Staff attendance: Jason Gaudet CAO/Clerk and Chris MacKinnon Administrative Assistant. Public attendance: Alex Henderson (Planning Director, SNBSC); Andrew Sutton (CHCO TV); Scott Boyd, Bill Campbell, and Al Craig (Eastern Charlotte Inc.); Marlo Glass (Reporter, Telegraph-Journal); and public gallery of 10 persons.

**2) OPENING PRAYER:**

The opening prayer was offered by Chris MacKinnon.

**3) AGENDA:**

- Moved by Councillor Allison to approve the Agenda, seconded by Deputy Mayor Rayner. Motion Carried.

**4) APPROVAL OF MINUTES:**

- Councillor Allison moved to approve the Minutes of July 12, 2021, Regular Meeting of Council, seconded by Deputy Mayor Rayner. No discussion, **Motion carried**.
- Councillor Allison moved to approve the Minutes of July 19, 2021, Special Meeting of Council, seconded by Deputy Mayor Rayner. No discussion, **Motion carried**.

**5) CONFLICT OF INTEREST DECLARATIONS:**

- None

**6) PRESENTATIONS AND DELEGATIONS:**

- a. Eastern Charlotte Inc. (ECI) made a presentation and answered questions, represented by Scott Boyd, Bill Campbell, and Al Craig.
  - Mr. Craig opened with thanks to the Council for inviting to them present. A report has already been given, and believes Council has questions to ask. This report was a result of efforts from 2019 today. The program began when the Middle School was brought FHS and created problems for recreation in 2014-2015.
  - In 2019 they had a business plan and a proposal, but believed they were a “one trick pony” talking about recreation, and there is a bigger picture. The Provincial government stated a need for economic development in rural parts of the province, but it had to be regional and sustainable. RSC said there would be a decline of 20% in population by 2030-2035.
  - They presented their proposal to the Provincial government. They are not an extension for the Provincial government. They are a group of volunteers working together for the

community. We cannot work alone as a town, village, or individual LSDs. Far more people live outside of the municipalities than in the municipalities. They went to the Provincial government, the Province did not come to them. The Department of Post-Secondary Education, Training and Labour has funded them.

- Their Report is Phase 3, which outlines Phase 4 which is an action plan and 28 recommendations to overcome four barriers of Housing, Transportation, Inclusion, and Entrepreneurship / employment. Phase 4, stream one, is the hiring of a project director. The posting went on all provincial websites today, and closes on Aug 20. CAOs of St. George and Blacks Harbour have been and will continue to be invited to all board meetings.
- Discussion between Council and ECI representatives:
  - ECI has funding for Stream 1, but not Stream 2. They need the help of Council for Stream 2. Stream 1 has little to do with the Hub; it is about structuring for needs in the community.
  - The hope for completion of the project is within two years. Were mentioned in the Throne speech and recognized by the Provincial government because they are doing what the Province is asking people to do.
  - The Project Director posting closes August 20, and hope to hire by September 1.
  - ECI is not asking a small population to fund anything. They went to the Province and now have a 3 year budget being paid by the Province. This is not a provincial initiative. This is volunteers from the region who got together and determined there was some need. This area was at risk of losing more people, not filling the jobs that are here, and had to look at what will make the region livable. The solution was a “center”. The Province is funding it, but it is not their initiative. This is a citizens’ initiative.
  - Some misunderstandings are being posted on Social Media: Regarding “a kitchen for a thousand people”, is not in the report. There is also the idea that the Town’s addressing of the library is contrary to the hub. This is not the case. If the Town needs to address issues with the library, it should and is welcome to do so with the input of its volunteers.
  - There is an inclusion center. It is not being conceived for new immigrants, migrant labourers, but is conceived for all citizens in order to provide them opportunities within the community instead of traveling to places like Saint John. It is called an inclusion center because these are the types of centers the government is funding. There is a larger plan here. Not just building a building.
  - Regarding Charlotte County being considered as a whole: A lot of support and part of the discussion is the RSC. There is an acknowledgement that Eastern Charlotte and Western Charlotte are different. The senior high schools are the essence of the county, and that is a big part of it.
  - There are businesses in this area today in offices in Blacks Harbour and St. George, hiring workers out of Saint John, and then end up losing them because they can find work in Saint John without having to commute here. We need to get everyone from every walk of life to live here. If they are all commuting in, it doesn’t do much good.
  - Cost requires a regional approach to taxes and to buy-in; will not rest solely on the Town of St. George.
  - The Town can help by endorsing ECI and working with them. They want to work with whoever is there. Work together to split the cost, or if it be services in kind as we move down the pipe. The RSC will not approve this unless there is consensus. The Provincial government will not provide funding if there is no consensus.
  - The Board will own the facility. If it is not sustainable, they bear the burden.

- Working groups were operational in the past and will be needed again.
- Regarding Council's concerns about businesses leaving to the outskirts, it is not up to ECI to tell how to do that, but working groups could help, working together with those in and out of town. If the Town is trying to retain businesses within the Town, it is based on actions Council take.
- **Mayor Detorakis** expressed thanks to the delegates for presenting.

## 7) GENERAL REPORTS:

### b. **General Government:**

- The CAO presented the report for the month of July (attached).
- **Councillor Coulton** asked regarding the damage we are receiving, where are the police? CAO replied they have been on site within 10-15 minutes, and they are stepping up patrols. He feels there has been more attention over the past couple of weeks.

### c. **EMO Status Update on COVID-19 and the Town of St. George:**

- The CAO presented the report for the month of July (attached).
- The CAO advised there will be no further EMO Status Updates on COVID-19 following the ending of the Emergency Order.

### d. **Fire Report – St. George Fire Department**

- The CAO presented the report as written by Fire Chief Morton for the month of July (attached).

### e. **Building and Planning Report – Southwest New Brunswick Service Commission (SNBSC):**

- Alex Henderson (Planning Director, SNBSC) presented the report for the month of July.
  - Planning met with the Mayor and CAO to discuss the current zoning map and long-term planning matters affecting the municipality. As a result, Town administration is applying to Council to have the zoning map updated to rectify several zoning non-conformities that were introduced in the 2018 consolidation of the zoning map. Planning has supplied a new consolidated zoning map (2021) along with the Planning Report, and a map of which properties would have their zones changed with passing a new Bylaw.
  - The Service Commission is also working on a new background study towards a new St. George Municipal Plan.
  - Development:
    - 13 Building Permits issued so far this year, valued at over \$12.9 million.
    - 17 Development Permits issued to date, valued at over \$1.5 million.
    - No change in other development categories (signage, subdivisions)

### f. **Water & Sewerage:**

- The CAO read the report as written by Leonard Lee, Works Foreman, for the month of July (attached).
- **Councillor Coulton** asked if the driving on the sod vandalism or someone who didn't know how to drive. CAO answered it was not known.

### g. **Transportation:**

- The CAO read the report as written by Leonard Lee, Works Foreman, for the month of July (attached).
- **Mayor Detorakis** asked why the Splash Pad and tombstone were in the Public Works report. CAO advised it is because transportation public works did the work.
- **Mayor Detorakis** asked regarding the gazebo (at Day Adventure Center), are we doing any repairs to make it safe for use? CAO replied the foundation for under the stairs has been fixed. During the nights it is used the Town will put in some temporary braces for safety.
- **Councillor Armstrong** asked regarding the water break on Brunswick Street. What is the procedure on a break? Open, fix, and leave it for 10 days? CAO replied once the Town gets a load of pave it will be closed. **Councillor Armstrong** asked what the typical timeline would be. CAO stated they like to fix more than one patch at a time, and will wait until there is more to be fixed in one load.

#### 8) BILLS PAID AND PAYABLE:

- Moved by **Deputy Mayor Rayner** to approve in principal the bills paid and payable in principal to July 31, 2021 in the amount of **\$ 173,682.49**, seconded by **Councillor Detorakis**.
- Questions:
  - **Councillor Armstrong** asked about the dog control services and Dog Officer expense line. What is it they do? Do they catch dogs? Is it the SPCA of Charlotte County? CAO advised they are the New Brunswick branch of the SPCA out of Saint John. They do capture dogs. They also do patrols; were in Town today.
  - **Councillor Detorakis** asked regarding Smet Monuments, what is that for? CAO: That was RDC funding we received to restore the cemetery on Main Street as a three year project. They will hopefully be finished by the weekend. **Councillor Armstrong** asked if that was the same as in the report last month? CAO: Yes.
  - **Councillor Rubin** questioned about curb and gutter repair, did that include materials? CAO: Yes.
  - **Councillor Rubin** asked about cheque #49959. CAO: An event where the car was damaged and we repaired it. **Councillor Armstrong** added regarding deductible insurance. Was that on the same accident? CAO: No. Just the one accident.
  - **Deputy Mayor Rayner** asked how much has been spent on the Splash Pad to date. CAO advised he will get that information.
  - **Councillor Rubin** asked about Black River Castings. That was for 2 flower pots? CAO: Yes. **Councillor Rubin** added, will have to put those away for the winter.
  - **Councillor Armstrong** asked about the \$700 for Canada Day. Did we spend that on Canada Day? CAO: We will be sending that back. We typically get funding each year.
  - **Councillor Allison** asked which trail gate was repaired? CAO: Behind the Granite Town Farms building. **Councillor Allison** asked what was fixed there. CAO: They did some rebuilding. It was a high amount, and we will not be asking that contractor to do work again.
  - **Councillor Coulton** asked about money set aside for various festivals. Is that fluid? CAO: It will stay in that budget line.
- **Motion Carried**

**Mayor Detorakis** called a five minute at 7:58 pm.  
Meeting called back to order at 8:04 pm.

**9) NEW BUSINESS:**

- a. Resolution of Council (Motion to) first reading, by title only, of By-Law #25-8-21-02, amending the Zoning By-law for the Town of St. George by repealing the Zoning Map for the municipality, Schedule "A", and replacing with Zoning Map Schedule "A-1".
- Alex Henderson, Planning Director for SNBSC, explained the background of the requested By-Law change.
    - The zoning map issue was covered in discussion with CAO and Mayor, resulting in an application to update and correct some zones as they currently appear on the zoning map. Council adopted the previous zoning By-Law 25-A in 2011. In 2018, the new Community Planning Act required municipalities to replace their entire bylaw if they wanted to make one change. The map and the bylaw had to reflect all of the changes over time to bring it into conformity, and it had to be done quickly to facilitate development.
    - At the time there was not a lot of history between the RSC and the Town, which meant the RSC did not have a complete list of changes. A consultant's map was used as the basis for the Town's map. That file had errors, resulting in 16 properties had their zones changed when they should not have been. Some changes were inadvertent, so RSC was directed to identify errors and bring in compliance with the current municipal plan.
    - Recommends Council holds a public hearing and notify the property owners affected by the change. Should also look to get the views of the PRAC as required by law. At that time, Council can continue to second and third reading. There can be corrections made between now and third reading.
  - Moved by **Councillor Allison** for the first reading, by title only, of By-Law #25-8-21-02, amending the Zoning By-law for the Town of St. George by repealing the Zoning Map for the municipality, Schedule "A", and replacing with Zoning Map Schedule "A-1", seconded by **Councillor Armstrong**. Motion carried.
- b. Moved by **Councillor Allison** for the second reading, in its entirety, of By-Law #25-B-21-02, amending the Zoning By-law for the Town of St. George by repealing the Zoning Map for the municipality, Schedule "A", and replacing with Zoning Map Schedule "A-1", seconded by **Councillor Coulton**. Motion carried.
- CAO read the proposed by-law in its entirety.

Moved by **Councillor Allison** to request the views of the PRAC on the proposed By-Law #25-B-21-02, seconded by **Deputy Mayor Rayner**. Motion carried.

- **Councillor Allison** inquired whether each line on the map is a separate PID or showing a division in a property. Mr. Henderson replied this could be a parcel line showing a difference in tax code. The Commission is trying to use the most recent parcel information from Service New Brunswick and used a fresh download. They will double-check if it needs to be fixed and make changes prior to sending to PRAC.
- c. Moved by **Deputy Mayor Rayner** to hold a Public Hearing regarding By-Law #25-B-21-02, amending the Zoning By-law for the Town of St. George by repealing the Zoning Map for the municipality, Schedule "A", and replacing with Zoning Map Schedule "A-1", seconded by **Councillor Coulton**. Motion carried.



- Public Hearing scheduled for Tuesday, August 31, at 6:30 pm, at Magaguadavic Place.
- d. Moved by Deputy Mayor Rayner to approve and send the letter prepared by CAO Jason Gaudet to Minister Daniel Allain in response to proposed Local Government Reform, seconded by Councillor Coulton. Motion carried.
- e. Proposed fundraising for a scholarship to be awarded to a resident student in recognition of their volunteer efforts in St. George.
  - CAO stated he understood this fundraising to be done at events and online, and proceeds would benefit a scholarship for a resident student, which will promote volunteerism within the Town as well.
  - Mayor Detorakis explained he thought of this as an initiative to get volunteers from Fundy High School engaged with community needs, such as the Community Garden, Community Living or seniors' events. He would like to go to the FHS principal and show that as a Town there is an initiative to get students to volunteer and the Town is prepared to recognize those who volunteer. This would be at the end of the year, May 2022, selected by a committee, to receive a scholarship in recognition of their contribution to the community through their volunteering effort.
  - Councillor Detorakis moved to authorize the Town to engage in fundraising for the purpose of awarding a scholarship to a resident student in recognition of their volunteer efforts in St. George.
  - Discussion regarding the need for more details as to how the funds are received, how they will be rewarded, and who is eligible to receive the funds. Mayor Detorakis explained funding is intended to be received by an electronic donation process for those visiting an event page online. An example is the two musical events this month which can potentially attract people from out of Town. If these people see that SG has an initiative to attract and reward volunteers, they can then click on a button and send funds to the event.
  - The Motion died for lack of a Second.

**10) OLD BUSINESS:**

- a. None

**11) CORRESPONDENCE:**

- a. None.

**12) PUBLIC PRESENTATIONS**

- a. Amanda - discussed the Community Garden. She thanked the CAO, as they appreciate the porta-potty and his support of the fence around the Garden. Comment was made about the Community Living Center being in charge of the Community Garden but they are not; it is in fact by the Town. Has been in the Garden for two months, and has been writing down thoughts and ideas (presented in handout to Council). To her it is less about a garden and more about community, and that needs leadership. If the town is in charge of the Community Garden, it is their job. If not, someone has to take that leadership.  
Mayor Detorakis commented that he and the CAO had a meeting with the board of the Community Living Center, and felt it would be a positive development if next year we had the many people Community Living supports to participate in a project to grow food and pass it on to the Food Bank for them to give to clients or possibly sell at a potentially new farmer's market. He would like to see volunteers from Fundy High School to come and help.

- b. Tracy Craig offered a YMCA Advisory Committee update. The Y has donated volleyball nets for the beach volleyball courts at Canal. They will be going out this week to see what is needed and coordinate putting them up. As part of *SummerFest* they are planning a beach volleyball adult (18+) tournament on Saturday, and a youth (12-17) tournament on Sunday. There will be a cost for teams to register, but the funds will stay in St. George and East Charlotte for future programming and YMCA initiatives. She will provide details to the Town.
- c. Raymond Hall thanked the Town Crew for promptly fixing the [water] problem on the hill [Mt. Pleasant Road]. **Mayor Detorakis** thanked residents for being diligent in alerting the Town.

### 13) STATEMENTS OF MEMBERS OF COUNCIL:

- a. **Councillor Allison** said there had been three music nights and 73-80 people. MP John Williamson and MLA Andrea Anderson-Mason have been in to cook hot dogs. She has been asked to maybe do something in the Fall. Thanks to those attending, and hope to see people for the last concert on Thursday.
- b. **Councillor Rubin** expressed thanks to all who donated material and time to our Splash Pad building. It is appreciated by the Town and by residents, and all who will use it. He also thanked Eastern Charlotte, Inc. for coming and giving us a briefing. He asked they would please keep Council updated.

**Councillor Rubin** also mentioned there are a few items the Town has not been dealing with this summer. The CAO needs direction on how to proceed on well #2, water line extension, any paving we are going to do, and wrapping of pipes on the lower bridge. Council will need to have a special meeting to direct the CAO and get these projects rolling. CAO: Riverview Avenue piping requires an application very soon, and can possibly work it in with Well #2 upgrades. **Councillor Rubin** added Well #2 needs a new generator and to decommission the old well.

**Councillor Rubin** also commented regarding COVID, it is nice to have the freedom but it is not a crime to keep your distance and wear a mask. He hopes we do not regress. We are quite fortunate in this area.
- c. **Mayor Detorakis** thanked Eastern Charlotte, Inc. for coming in today. There will be more questions as it moves forward; it is an evolving process. The Town went through a public hearing process, and we are still heavily touched at the public level. Council will be expressing the concerns of the community in the months ahead.

**Mayor Detorakis** also mentioned *SummerFest* is almost nailed down. Despite the dark days of COVID it is a silver light at the end of summer. Council is trying to do something different with our music events. It is part of the small risk we are taking as a community.
- d. **Councillor Coulton** said Council has to get together and give the CAO some direction.
- e. **Councillor Armstrong** expressed apologies for being late. She read though the Eastern Charlotte, Inc. proposal and she is interested in keeping abreast of how they move forward. She is also excited about launching *SummerFest*.
- f. **Councillor Detorakis** is also excited for *SummerFest*. She is helping to organize it alongside **Deputy Mayor Rayner** and **Councillor Coulton**. We do have a limited budget. We need help ensuring these events can go as smoothly as possible. Anyone who would like to donate a little of their time in any capacity would be welcomed.

### 14) NEXT MEETING:

- a. Date of Next Regular Meeting: Monday, September 13, 2021 at 7:00 pm at Magaguadavic Place (or via Zoom Video Conference).

**15) ADJOURNMENT:**

- a. Motion to adjourn by Councillor Rubin. Meeting adjourned at 9:00 pm.

  
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**John Detorakis, Mayor**  
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**Jason N. Gaudet, Clerk/CAO**



Report to Council

Fire Department

August 9, 2021

**Response**

For the month of July, we responded to eleven incidents. Three of the incidents were inside town, and eight of the incidents were outside of town. The breakdown of these calls is as follows:

MVA	1
Alarm	2
Structure Fire	3
ANB Assist	2
Rubbish	1
NB Power	1
Diesel Spill	1

**Training**

Firefighters continue work towards certification as Fire Officer 1 and Fire Apparatus Driver/Operator.

**Equipment**

An air leak on Unit 431 was repaired temporarily. Replacement parts will be ordered.

Two portable radios have been removed from service. Repair costs are significant, replacing them is recommended.

Sincerely,

Fire Chief Sean Morton



Town of St. George

# Water and Wastewater Report

Report Period: JULY 2021

Prepared By: Leonard Lee, Foreman

Average daily water consumption for July was 1540 m<sup>3</sup> for a total of 47726 m<sup>3</sup>. There was no total coliform or e-coli reported. Well levels are low, especially # 4.

A severe leak occurred at 40 Brunswick Street after 2 - 1" lines were pulled from the main while a curb stop was being repaired. This resulted in a boil order for a short time. This location had numerous water and sewer lines running in different directions which were unmapped.



Work continues at a snail's pace on well # 6. The sod was laid on the 31<sup>st</sup> of the month and was damaged soon after. The electrical is not finished and some of the soffit and trim is not complete. The lock needs to be changed to ours as well. The SCADA system for this well is also not done but we are expecting the sub-contractor to be on site in the next week.



A fire hydrant on Prince William Street was raised above grade to make it more accessible.

Video inspection of the water tower is expected to be done on the 13<sup>th</sup> of August. This will include testing of the anodes inside which protects the metal in the walls.

The blowers at the lagoons received their annual servicing in July.

Lagoon results were good for the month.

#### RESULTS

(All results are in mg/L, unless otherwise noted; test methods available upon request)

	Lagoon #1 Influent	Lagoon #1 Effluent	Lagoon #2 Influent	Lagoon #2 Effluent
<b>Sample ID:</b>				
<b>Lab ID:</b>	G301502-1	G301502-2	G301502-3	G301502-4
<b>Parameters</b>				
CBOD <sub>5</sub>	109	10	118	5
BOD <sub>5</sub>	111	10	119	6
TSS	110	10	50	8
FOG	13	11	8	7





Town of St. George

# Transportation Report

Report Period: JULY 2021

Prepared By: Leonard Lee, Foreman

Work is progressing along on the Splashpad with the building nearly complete, sodding is 75% done and the drainage 50% done. The mechanical should be done by the middle of August.



The bleachers at the D.A.C. have been stripped of wood, welded with new angle and are currently being painted. New wood for the seats will be installed after.

Nearly all of the fire hydrants in town have been painted now.

Erosion along the ramps on the walkway next to the bridge continues to be a problem. We have contacted gateway with pictures on a few occasions and have had little help.



Mowing along roadside and the trail system is continuing as time allows.

Summer staff have been mowing, watering flowers and collecting garbage. A rainy July made the mowing part difficult but we are catching up slowly.

The new ½ ton now has some of its lights installed as well as a backrack. The 2 ton had the backup alarm repaired and the three ton had an air valve replaced. The backhoe has had frequent problems with stalling but it was fixed under warranty.

A headstone was reset in the Anglican cemetery when we had a mini excavator for the splash pad project.

Line painting should finally be done by the second week of August. A shortage of paint has kept the contractor 2 months behind.



**TOWN OF ST GEORGE**  
**PAYABLES**  
**~ July 2021 ~**

Invoice paid by cheque	\$	142,619.54
Invoices paid by VISA	\$	30,680.48
Invoices paid online banking	\$	382.47
TOTAL	\$	<u>173,682.49</u>