

**TOWN OF HANTS HARBOUR
REGULAR COUNCIL MEETING
AGENDA
June 19th, 2025**

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. MINUTES - ERRORS OR OMISSIONS**
- 4. ADOPT MINUTES**
- 5. QUESTIONS/REPORTS/ACTIONABLE ITEMS**
 - Shorts Pond Trail Sign
 - Letter from Resident
 -
- 6. APPLICATIONS**
 - **FINANCIAL REPORT**
- 7. BILLS**
- 8. CORRESPONDENCE**
- 9. NEW BUSINESS**
 - Emergency Management Plan update
 - Mandatory Municipal Regulations
 - 2025 Election
 - Tax Summary and Certificate
 - Lawn Mower Purchase
 - Community Enhancement Program
 - Flag Pole
 - Truck Tires (winter)
- 10. MEMBERS CONCERNS**
- 11. ADJOURNMENT**

TOWN OF HANTS HARBOUR
Regular Council Meeting
June 19th 2025

A regular meeting of council was held on the above date at 7:00pm. In attendance were the following:

Eric Tuck	-	Mayor
Terry Ash	-	Deputy Mayor
Edgar Soper	-	Councillor
Jana Noonan	-	Councillor
Korri Power	-	Councillor (Arrived at 7:15pm)
Betty Tuck	-	Town Clerk/Manager

Absent:

Judy King	-	Councillor
Donald Green	-	Councillor

Harbour Authority of Hants Harbour
Bruce Hickey, Anita Hopkins, Jim Holbert

Called to Order

Mayor Eric called the meeting to order at 7:01pm

Agenda

Motion 2025-091 moved by Deputy Mayor Terry and seconded by Councillor Edgar to accept the agenda as presented

In favor: 5

Mayor:	Eric Tuck
Deputy Mayor:	Terry Ash
Councillors:	Edgar Soper Jana Noonan Korri Power

Opposed: 0

Abstained: 0

Motion Carried

Presentation

Mayor Eric welcomed the members of the Harbour Authority and due to conflict of interest, as he is a member of the Harbour Authority, the meeting was turned over to Deputy Mayor Terry to conduct this portion of the meeting. Mayor Eric left the chair at 7:05pm, Deputy Mayor Terry resumed the meeting.

Deputy Mayor Terry inquired as to what the members of the Harbour Authority wished to discuss. Anita stated that the Harbour Authority were not impressed with the charge for a wharf water fee to them without any notice. Questions they wanted answers to were as follows:

1. How as the amount determined?
2. Why are they being charged \$1000 fee?

A lengthy discussion was held.

Due to not having 2/3 of council present that could vote on a decision regarding financial matters, consensus was for the Harbour Authority to write a letter to council advising of their concerns and alternative as to payment or removal of the standpipe to be brought forward at the next council meeting. Members agreed to write a letter. Mayor Eric abstained from any discuss or decision.

Harbour Authority members left at 7:40pm

Deputy Mayor then turned the meeting over to the Mayor to resume with the remainder of the meeting. Mayor Eric took the chair at 7:45.

Minutes

Motion 2025-092 moved by Deputy Mayor Terry and seconded by Councillor Edgar to accept the minutes of May 22nd as presented

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

Questions/Actionable Items

Motion 2025-093 moved by Councillor Korri and seconded by Councillor Jana to accept the Actionable Items report for June 19th as presented.

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

Short's Pond Trail	A sample entrance sign was presented, a discussion was held. Consensus was to have the sign revised, have any writing on the bottom of the sign in short paragraph/point form, mark out trail and provide distance on a legend for people to understand. Picture itself is suitable.
Letter from resident	Letter was reviewed. A discussion was held. Deputy Mayor Terry will meet with the maintenance to see where the water goes and to where, size up the possibility of providing year round water. Findings to be brought forward to the next meeting. In response to the letter, consensus was to advise the resident that the concern will be addressed as soon as possible.
Website Upgrades	Betty inquired of council if they were in agreement with the changes made and is it good to go live with the website as presented. Consensus was to advise the support company to move forward with the revisions.
Wastewater Effluent Transitional Application	Mayor Eric stated that he has done what he can with the application however there must be a plan drawn up as to how the town is going to proceed to ratify the issue and this is something that an engineer needs to do. He suggested that the town avail of the services of Biomaxx who are familiar with this work. A discussion was held. Councillor Jana advised that there is a summer resident that is an engineer and may be able to assist the town in this matter.

Motion 2025-094 moved by Deputy Mayor Terry and seconded by Councillor Edgar to ask Biomaxx to do the application as quoted of \$2000 plus HST, if the resident is not interested in assisting the town in completion of the application.

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

Fire Proof Safe	Betty advised council that the safe that was approved for purchase was not both fire and water safe therefore she purchased one from Costco at a lower cost (\$999.00 plus tax and shipping) that had both features as required. Council had no issue with this change.
Roof on Fire Hall	Betty informed council that Rising Tide Contracting is working on finding the leak and repairing.
Lighting over Garage and Town office	Glen has the lights installed over the garage doors but not yet installed. He will do this when he picks up the supplies needed, as well he will install lighting over the town office door area.
United Church Cemetery	Spoke to Ray Tuck, he has been trying to get a meeting but to no avail. He advised for the individual that can do the work to proceed as he would like to see the area cleaned up and made safe for visitors

Financial Report

Motion 2025-095 moved by Deputy Mayor Terry and seconded by Councillor Jana to accept the financial report for June 19th 2025

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0
Abstained: 0
Motion Carried

Bills

Motion 2025-096 moved by Councillor Jana and seconded by Councillor Edgar to pay all bills as presented for June 19th

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0
Abstained: 0
Motion Carried

Motion 2025-097 moved by Deputy Mayor Terry and seconded by Councillor Edgar to transfer \$16000 to GIC account.

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0
Abstained: 0
Motion Carried

A discussion was held on doing the pavement areas within the town that are in very bad condition. Councillor Jana inquired if the area in the playground where the basketball net is could be paved during the same time. Consensus was to get the boys to mark out where the paving needs to be done and get quotes from contractors. Possibly apply under gas tax for funding if needed. Revisit once quotes are in.

Correspondence

1. Department of Municipal Affairs and Community Engagement
Notification of municipal general election 2025 and that they are investing \$350000 to support the municipal general election 2025
2. Department of Municipal Affairs and Community Engagement
Now accepting applications for Community Enhancement Projects
3. Department of Municipal Affairs and Community Engagement
Notification that all municipal emergency management plans must be updated in order to be in compliance with the emergency services act.
4. Wooden Boat Museum
Notification of their open house and new exhibit unveiling on June 21st
5. Wooden Boat Museum
List of 2025 workshops
6. The Public Works NL
They are offering general contracting services for municipalities

Motion 2025-098 moved by Councillor Edgar and seconded by Councillor Korri to accept the correspondence as presented, deal with the items as outlined in the discussion, and place it on file.

In favor: 5

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

New Business

A. Emergency Management Plan Updates

Betty advised that it's been since 2014 that the above has been revisited. A lot of changes need to take place as many of the organizations involved at that time are no longer in operation. A lengthy discussion followed. Consensus was to prepare a mail out to all residents seeking new members

B. Mandatory Municipal Regulations

4 mandatory regulations were presented for discussion and approval.

Motion 2025-099 moved by Deputy Mayor Terry and seconded by Councillor Jana to approve the following mandatory regulations for the Town of Hants Harbour:

1. Arrears Sale By-Law
2. Boil Order and Use of a Source of Water By-law
3. Fire Department By-Law
4. Rules and Procedures of Meetings of the Town of Hants Harbour By-Law

In favor:

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

D. 2025 Municipal Election

Betty presented the requirements of council for the upcoming election. A discussion was held.

Motion 2025-100 moved by Councillor Korri and seconded by Deputy Mayor Terry that the following will be put in place for the upcoming 2025 Municipal General Election to be held on October 2nd:

- Nominations will be accepted over to days on September 8th and 9th from 9:00am – 4:00pm
- Michelle Ash to be appointed as Poll Clerk.
- In the case of Betty being unable to carry out the duties of the Returning Officer for the election, Michelle Alternate Returning Officer if needed and Susan Ash will be appointed as Poll Clerk
- If a candidate requests a recount of ballots, they must have been defeated by 10 votes or less
- No advance poll
- Polling station will be held at the recreation building and there will be only 1 polling station
- No separate election for Mayor
- No voting by mail
- No campaign contributions

- Payment for election officials will be as follows:

Returning Officer - \$200

Alternate Returning Officer - \$200

Poll Clerk - \$180

In favor:

Mayor: Eric Tuck

Deputy Mayor: Terry Ash

Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

E. Tax Recovery and Tax Receivable Summary

Betty presented the documents for discussion.

Motion 2025-101 moved by Deputy Mayor Terry and seconded by Councillor Korri to accept the documents as presented and submit to government as required.

In favor:

Mayor: Eric Tuck

Deputy Mayor: Terry Ash

Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

F. Canada Day Celebrations

Councillor Korri inquired if the town will be cost sharing the above celebrations. A discussion followed.

Motion 2025-102 moved by Councillor Edgar and seconded by Councillor Jana that if the 3 organizations agree to split the cost 3 ways on the Canada Day celebrations do the same as last year minus the fire works given the Provincial fire ban that is in place.

In favor:

Mayor: Eric Tuck

Deputy Mayor: Terry Ash

Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

G. Lawn Mower Purchase

Motion 2025-103 moved by Councillor Korri and seconded by Deputy Mayor Terry to purchase a gas lawn mower as per facebook chat discussion dated June 13th

In favor:

Mayor: Eric Tuck

Deputy Mayor: Terry Ash

Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

H. Community Enhancement Program

Motion 2025-104 moved by Councillor Jana and seconded by Councillor Edgar to submit an application under the CEEP program as per email dated May 27th, the application to include town beautification, community garden upgrades, landscaping where needed

In favor:

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

I. Flag Pole

Betty informed council that the flagpole leading into the recreation building is no longer usable. A discussion was held. Check with Reid's Welding in Lower Island Cove and Woodman's Welding in Green's Harbour for pricing

Motion 2025-105 moved by Councillor Jana and seconded by Councillor Korri to repair or replace the flagpole by the recreation building as well as check into getting a town flag.

In favor:

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

J. Truck Tires (winter)

Several quotes have been received. A discussion was held. Consensus was to get quotes from the local garages as well as Speed Auto. Bring forward results to the next meeting.

Members Concerns

1. Brook Hill viewing area

Betty inquired if it would be ok to move the rocks from the area so people can park there and sit awhile. A discussion was held. Consensus was to move the rocks to the front by the water for safety. Put up No parking – picnic area signs and to remove the old rocky gravel from the area.

2. Battery Charger

Betty informed council that the maintenance requires a battery charger as it wasn't replaced with the one that was stolen last year.

Motion 2025-106 moved by Councillor Korri and seconded by Councillor Edgar to purchase a battery charger as required by maintenance.

In favor:

Mayor: Eric Tuck
Deputy Mayor: Terry Ash
Councillors: Edgar Soper
Jana Noonan
Korri Power

Opposed: 0

Abstained: 0

Motion Carried

3. Town Entrance – Meade Garden Road

Betty inquired if the stone that was up by the entrance to the town could be spread to make the area look more appealing. Consensus was to spread the stone around the flower box and the area for better access.

4. Maintenance Update

Deputy Mayor Terry updated council on the tasks that maintenance has done thus far. The gravel screener has been made; roads are being done. Overall a fantastic job done by the town's maintenance. Betty is to check with Hopkins Services to see if they have any more crushed asphalt.

5. 37-45 Meade Road

Councillor Jana requested water hook up to the above property. Consensus was to check with Maintenance for the best place to connect. A workorder will be issued.

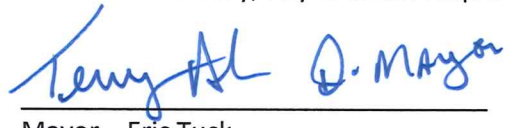
Adjournment

Motion 2025-107 moved by Councillor Edgar and seconded by Deputy Mayor Terry that there being no further business meeting adjourned.

Meeting adjourned at 10:00pm. The next regular meeting is to be held on Thursday, July 17th at 7:00pm unless otherwise required.



Recording Secretary – Betty Tuck
Town Clerk/Manager



Mayor – Eric Tuck

ACTIONABLE ITEMS

June 19th, 2025

Actionable Items from previous meetings May 22nd, 2025

1. Town land
All payments have been received.
2. Buckle Properties
Court date is June 19th will update council once I hear from the lawyer
3. Wastewater Effluent Transitional Application
Mayor Eric is working on this application.
4. Short's Pond Trail
To be discussed. I have a sample for entrance signage
5. New Horizons For Seniors Application
Unfortunately the application was rejected for the following reason:

The letter of support has specific requirements and one of them is that it cannot be from a project partner (you can see full details on our website, link below). One of the goals of each NHSP project is to enhance the community and, as such, the community support letter is required from an unrelated community group, for example, who will be able to provide an unbiased opinion of the impact that the project will have on the community. The author of the letter included with the application is from Hants Harbour Recreation. As per question 31 in your application, Hants Harbour Recreation is one of your project partners in that they are financially contributing to the project.

However, we can submit the same application in the next call for proposals with a new support letter from another organization
6. Lighting over maintenance garage
Lights are on the building to be hooked up.
7. Handle for Recreation door
Brian Ash has been trying to get out but has not been able to do so to date
8. Non-Profit Moose License Application
Submitted but haven't heard anything to date
9. Canada Revenue Agency Online Access Letter
Still working on getting this access.
10. Active NL Application
This application has been submitted, nothing new to report to date
11. Website Upgrades
Has everyone had a opportunity to view the revisions and if so, is everyone happy with going live with the changes

12. Water Fee
Response received to be discussed.
13. Fire Proof Safe
Purchased one from Costco as the one at Dicks and Company wasn't suitable.
14. Recreation and Fire Department Mini-Splits
Pictures of damage to the mini-splits at the recreation building will be sent via email with the meeting documents for your viewing. Everything has been repaired. Ventech will be here on June 25th to clean the mini-splits in the recreation and fire department.
15. Roof Leak at Fire Hall
Dean Critch has been down and set up scaffolding inside the building to see if he can find the leak. He will do his best to repair once found
16. Roof and paint/plaster of town building
I have messaged Tristan and he has advised that he would try to get here on June 12th to finish the roof, unfortunately he didn't make it
17. JCP Application
Additional documentation has been provided and the application has been recommended for funding. I have not heard back as to the status.
18. Applications:
Letters of approval have been submitted for the following:
 - 18 Hants Harbour Road - Construction of step on house
 - 69 Western Bay Road - Construction of house
 - 56 Western Bay Road - Construction of shed
 - 75 Marsh Road - Construction of shed
 - 57 Hants Harbour Road - Construction of canopy on shed\
 - 130 Hants Harbour Road - Construction of stage
 - 76 Western Bay Road - Construction of shed
 - 81 Main Highway - Construction of garage
 - 21 Western Bay Road - Construction of shed
19. 2024 Audited Financial Statements
Final document to be signed and submitted to various banks and government departments
20. Resident Concern - Caplin Cove
I contacted the residents to ask if speed bumps would help the situation and was advised its not speed that is an issue it's people not paying attention and basically being nosy when driving that laneway. I apologized but said there is nothing council can do for stupidity and lack of common sense.
21. Hallway to washrooms
I haven't picked up the sensor lights to date
22. Smartsence program
Advised the town wasn't interested

23. Speed bump request - Critch's Lane

This has been installed

24. Domestic Wood Cutting - Waterline Road

I contacted the Dept of Forestry and was advised of the following:

There is not on access roads. There is 100m buffers on provincial roads and T' Railway. There is also special conditions for Protected Public Water Supply Areas (PPWSA) but this area does not fall within any PPWSA.

25. United Church Cemetery Committee

A letter has been submitted but no response to date.

26. Town Beautification - Flowers

Councillor Jana has been doing an amazing job with picking up and planting flowers in areas around town. I have been in contact with Traction regarding pricing for a water tank but have not heard back

TOWN OF HANTS HARBOUR		
	Financial Report	
	June 19th 2025	
Revenue	Amount	Comments
Balance as of May 30th	\$34,871.96	
Deposit - Jun 6th	\$960.00	
Deposit - Jun 13th	\$286.82	
Deposit - Jun 20	\$906.25	
Deposit -Jun 27th		
Interac - June	\$1,045.00	
EMT - June	\$3,639.50	
Municipal Training Fund		
Canada Post		
Government Payroll Deductions	\$150.00	
MOG		
GST rebate		
Provincial gas tax		
Sale of Land	\$25,902.78	
TOTAL	\$67,762.31	
GIC Investment Account	\$84,339.96	Approximate Balance as of March 31st
Gas Tax Account	\$15,699.22	
Project Account (Trail)	\$5,063.90	
Playground Account	\$5,270.36	Playground Sign \$350, Playground supplies \$579.60, Grass mowing \$40.00
Bills		
Payroll July 4th - 25th)	\$4,000.00	Town Clerk/Manager
	\$5,200.00	Maintenance
	\$5,200.00	Maintenance

		\$200.00	Janitorial Services
Canada Revenue Agency		\$4,996.18	Remittance for June
Derrick Seward		\$608.33	Monthly Payment - Water Agreement
CIBC		\$4,100.00	Bank Loan
Cal Legrow Insurance		\$1,863.47	Monthly Insurance Payment
Betty Tuck		\$189.00	Travel for May
Scotiabank		\$200.00	Tax Free Savings (June)
Bell Alliant		\$586.25	Town Telephones
NL Power			
Pager System		\$24.28	
Brook Liftstation		\$176.64	
Fire Hall		\$329.95	
Maintenance Building		\$69.31	
Recreation Building		\$667.01	
Chlorine house		\$210.00	
Area Lighting		\$1,670.89	
Outfall		\$104.78	
Telematik		\$74.75	Alert System(June)
			Renewal of radio frequency for fire dept \$130.58, Stamps \$288.20, Hickman Chrysler \$253.17,
Scotiabank Visa		\$679.21	Interest \$7.26
Orkin Canada Corporation		\$170.21	May
Carbonear Home Hardware		\$472.60	Maintenance Supplies
Hindy's gas bar		\$28.00	Fuel
Avalon Industrial		\$384.45	Supplies for Gravel Screener
D & D Mechanical		\$718.75	Repairs to Mini-splits in Recreation Building
Stewart McKevey		\$374.15	Lawyers Services
Traction		\$34.48	DEF Fluid for Truck
EMCO		\$634.89	Water Supplies
Toromont Cat		\$47.79	Maintenance Supplies
EastChem		\$549.36	Chlorine Free packets
Penney's Courier		\$166.45	Courier Service
Jordan Penney		\$4,370.00	Final Payment for 2024 Audit
Andrew's Graphics and Signs		\$110.00	Repairs to speed bump signs
Hiscock's Sawmill		\$680.00	Supplies for Gravel Screener
Town of Winterton		\$5,115.27	Garbage Fees - March to May

CORRESPONDENCE
June 19th, 2025

[illegible]