

SOUTHERN SHORE JOINT COUNCIL MEETING

MINUTES

Thursday, December 14, 2017

Ferryland Town Office, NL-10, Ferryland, NL

ATTENDEES:

- Mr. Harold Mallowney, Bay Bulls (Chair)
- Ms. Joan Luby, Bay Bulls
- Ms. Evelyn Tucker, Bay Bulls
- Mr. Adrian Sullivan, Calvert
- Ms. Beverly O'Brien, Cape Broyle
- Mr. Sean Walsh, Ferryland
- Mr. Shane O'Brien, Ferryland
- Mr. Harry Bryan, Ferryland
- Mr. Bradley Power, ERSB

DELEGATIONS:

- MHA Keith Hutchings
- Mr. Terry Hussey
- Mr. Grant Horwood
- Ms. Michelle Sampson

PROCEEDINGS:

1. **CALL TO ORDER** – The meeting was called to order at 7:03 p.m. by Mr. Mallowney.
2. **ADOPTION OF THE AGENDA**

*MOTION: It was moved by Mr. Walsh, seconded by Ms. Luby, that the Agenda of the Southern Shore Joint Council meeting of December 14, 2017, be adopted as tabled.
Motion carried.*

Ref#: SSJC2017-020

3. **DELEGATION**

- a. **MHA Keith Hutchings:** Mr. Hutchings began by highlighting that the 2018 Municipal Capital Works deadline which recently passed. He noted that numerous communities have already reached out to him to request meetings with the Minister of Municipal Affairs and Environment to advocate for their application/projects. He encourages other communities to do the same.

Mr. Hutchings noted two major projects that were approved through MCW last year, specifically in the communities of Portugal Cove South and Ferryland. He is

hoping for a positive outcome for many of the new applications submitted recently.

Mr. Hutchings noted the bridge near La Manche is now completed, including the guide rails. The guide rails meet spec and seem to make the area much safer. He is pleased the project is complete.

Now that some time has elapsed, Mr. Hutchings suggested that the joint council advocate to the Department of Transportation and Works for government to revisit the Robert E. Howlett extension project which was cancelled two years ago. The group agreed and said it should be made a priority in the New Year. Keith also highlighted that there is paving approved for 2018 on the Robert E. Howlett from the Goulds turnoff to Raymond's Bridge.

Mr. Hutching noted the recent provincial announcement regarding brush cutting. Unfortunately there was no work allocated for the Southern Shore. He is hopeful for money to be allocated in the future. Mr. MULLOWNEY asked why individual residents couldn't be engaged to cut the brush from the sides of the road. Keith noted it is likely a liability and safety issue for government. Keith noted he would look into it though.

Mr. Hutching raised the issue of Stoney River Bridge, also known as Mutton Bay Bridge. He said the bridge was assessed in 2015. The report is available online. Since then the rails have come off the bridge and it is now in need of significant repairs. He's asked the Minister to make it a priority next year. He suggested the joint council write a letter of support for the bridge in the New Year.

Snow clearing was discussed, with Mr. Hutchings noting that government has held firm on its plan to download the service to municipalities. He noted that some communities have gotten quotes that were well outside of their budget and have requested government continue to provide the service. He will provide updates in the future as they become available.

Mr. Hutching noted that he attended the Regional Governance Consultation in Ferryland earlier in the fall. He said it was well attended. He commended those who took the time to participate and suggested everyone keep a close eye on this initiative as it gets rolled out. He will provide updates as they become available.

Mr. Hutchings provided an update on the extension to the school in Mobile. He noted that there is still much dissatisfaction about government's decision to cancel the new school, and the extension has raised questions about safety. He encouraged all communities to continue advocating for the construction of a new school. Addressing student capacity for the future needs to be the focus of the advocacy efforts whereas it seems government underestimated the enrollment at the school. He noted that a meeting request to discuss the situation has gone to the Premier and they are waiting to hear back from his office.

Mr. Hutching discussed Mistaken Point and highlighted the advisory committee that is being established. He cautioned everyone that the site is at risk of losing its designation because the requirements under UNESCO are not being upheld. He said traffic at the site continues to increase and government needs to allocated more funding to support it. He suggested the joint council send a letter to government expressing the need to maintain the designation and for them to allocate the necessary funding to keep the site operating effectively.

Mr. Sullivan asked about winter maintenance plans on the Southern Shore Highway, and whether or not towns can expect to see work completed in the coming months. Mr. Hutchings noted there is much work to be done and there is indeed a winter maintenance program in place. He will speak with Transportation and Works to get details of their plans, but suggested communities send their concerns to the department directly to ensure they get logged.

Mr. Walsh asked about the new federal marijuana legislation, and whether the taxes will go to the province or communities. Mr. Hutchings said there's much more information to come in the future about the new legislation, and what it will mean for the province. He said that the province will receive 75% of the taxes from the sale of marijuana, but what that will be used for has yet to be determined. Mr. Walsh suggested municipalities should receive some of the taxes, for community programs and whatnot. Keith agreed. Mr. Mallowney asked what the value of the tax might amount to, but Keith said that has not yet been determined.

Mr. Hutchings once again thanked everyone for the opportunity to raise some important issues and noted he will attend future meetings where possible. He encouraged everyone to keep up the good work.

- b. **Mr. Terry Hussey, Vigilant Management:** Mr. Hussey began by introducing his colleagues, Grant Horwood and Michelle Sampson. He thanked the Chair for the opportunity to address the joint council. He said many may have already heard his presentation about the importance of hiring project managers, but for those that hadn't he expects it to be eye opening and of great value.

Vigilant Management was founded in April of 2012 with a goal of eliminating inefficiency in the construction industry. Since then their team has achieved significant success across all of their projects. Mr. Hussey said their results are entirely due to the talented team they have assembled to tackle the most challenging of construction projects.

In recent years, engaging in a construction project has been seen as a high-risk venture, with uncertain results. Going over budget is the norm instead of the exception. In many projects, the Owner has the most to lose and the poorest representation. Relationships with contractors and designers can be adversarial

and sometimes litigious. Mr. Hussey and his team have developed an innovative approach to construction project delivery that they call the “*Vigilant Way*.” It establishes an Owner’s Project Manager (OPM) to represent the Owner (municipalities) in all matters. They manage the construction project on the Owner’s behalf to reduce risk, keep it on schedule, and increase return on investment. Their turn-key project management service takes municipalities from idea to ribbon cutting, ensuring their interests are protected at every stage of their construction project.

Mr. Hussey said their Public Sector clients have found exceptional value in their Tender Document Review service, which takes tender document packages from the design firm and analyses them for interference, cross-discipline coordination, constructability, and potential change orders. Their work in this category has been a towering success for their clients, with their average review saving the client over 75 times what the service costs them.

In regard to successes to date, Vigilant has had many. For example, a large scale Commercial/Industrial project had a tight timeline that the Owner was relying upon to support business operations. Project delays would have forced significant operational costs onto the Owner which had to be avoided. With the support of Vigilant Management, the building was opened on time and the Owner was able to shift operations to use the new facility in time for the busy summer season.

Similarly, Vigilant identified a contractor working on an area with asbestos without proper abatement protocol in place. The Owner was informed and the project was halted until a certified asbestos contractor could be brought on site to deal with the hazardous material. A significant legal and ethical risk was avoided through the actions of the Vigilant project management.

A municipality enlisted Vigilant to help with a complex renovation of a municipal building. It was Vigilant's job to help the Town prioritize construction processes, and to assist in scope and budget control. Vigilant played a strategic consulting role for this particular project, and their involvement helped reduce overall project costs and ensured the use of building space was optimized and maximized.

Mr. Hussey went on to provide some testimonials from specific municipalities the company has dealt with, including the Town of Torbay and the Town of Paradise. Both towns were very supportive of utilizing a project manager.

Mr. Hussey concluded by suggesting that communities undertaking small, medium or large-scale projects should reach out to Vigilant Management first. He noted that government is even suggesting as of late that municipalities engage their own project manager instead of using design consultants to serve in both roles. He expects this to be the norm in the future as opposed to the exception.

Terry thanked everyone for their time and handed out his business cards. He encouraged everyone to give him a call and he would gladly speak to individual councils about the services offered by his company.

Mr. Mallowney thanked Mr. Hussey and his team and opened the floor to questions. He started off by asking whether a project manager could be engaged after a project starts. Mr. Hussey said it would be difficult whereas funding has likely already been approved. However, if a town was willing to cover the cost, they could engage a project manager after the fact. There is still the possibility of the manager providing benefit and saving money in the long-run.

Ms. Tucker asked if Terry and his team were familiar with funding from the Federation of Canadian Municipalities. Mr. Hussey said his team is quite familiar with the programs and services offered by FCM.

Seeing no further questions, Mr. Mallowney thanked everyone again and suggested that communities reach out to Terry if they see value in the services Vigilant Management offers.

4. ADOPTION OF THE MINUTES

MOTION: It was moved by Mr. Walsh, seconded by Ms. Luby, that the Minutes of the Southern Shore Joint Council meeting of November 8, 2017, be adopted as tabled. Motion carried.

Ref#: SSJC2017-021

5. BUSINESS ARISING FROM THE MINUTES

Mr. Power noted that he would engage Mr. Alvin Simms and a representative of MNL to attend a future meeting to discuss the concept of functional regions in relation to regionalization. This concept was discussed at the recent MNL convention and may be of benefit to towns on the Southern Shore to engage Mr. Simms to complete a study on the local economy. More information will be provided at the next joint council meeting.

6. UPDATE ON ACTION ITEMS AND REVIEW OF RECORD OF DECISIONS

There were no action items to review and the record of decisions was accurate from the previous meeting.

7. EASTERN REGIONAL SERVICE BOARD UPDATE

Mr. Mallowney delivered the ERSB update on behalf of the Board.

The last meeting of the ERSB was held on Wednesday, November 29 in St. John's.

A number of tenders were recently awarded, including snow clearing tenders for waste recovery facilities and waste collection services in the Placenta Bay Area.

There was an update provided on the policy preventing ATV usage at waste sites. Members were notified of the provincial laws surrounding ATV use and decided to hold fast on ATVs being banned at facilities it operates.

An update of was provided on the province's Waste to Energy Request for Proposals. This is a concept used in other provinces that should be explored here.

There was also a discussion around potential legislative amendments. Joint council members will recall Mr. Ed Grant, Chair of the Eastern Regional Service Board, provided a briefing on those changes at the last joint council meeting.

Finally, the Eastern Regional Service Board, management and staff want to wish the Southern Shore Joint Council a Merry Christmas and Happy Holidays. They all look forward to building on the already great working relationship with this region in 2018.

8. NEW BUSINESS

a. Election of Officers:

The election of officers for the joint council was coordinated by Mr. Power. The results were as follows:

1. Mr. Mallowney was nominated by Ms. Tucker and Ms. Luby for the position of Chairperson. He accepted the nomination and was acclaimed.
2. Mr. Walsh was nominated by Mr. Mallowney and Mr. O'Brien for the position of Vice Chairperson. He accepted the nomination and was acclaimed.

b. Mistaken Point Advisory Committee:

Mr. Power distributed a Provincial Government news release regarding the establishment of a Mistaken Point Advisory Committee. Mr. Power confirmed with the government that letters would soon be issued to municipalities near the site in regard to their representation on the committee. He encouraged everyone to keep an eye for the letter and suggested they keep the joint council in the loop so to ensure any necessary support can be provided moving forward.

9. COMMUNITY REPORTS/ROUNDTABLE

- a. **Cape Broyle:** Ms. O'Brien noted that the Cape Broyle Christmas Parade would take place next Saturday. She said it would be nice for other communities in the region to put a float in the parade next year, whereas it's one of the only parades

on the Southern Shore. She also noted that ornaments were being collected for the Mental Health Tree which is being coordinated by Bill and Susan Guiney.

- b. **Ferryland:** Mr. Walsh noted that Ferryland would be unveiling a Memory Board and lighting their town Christmas tree next Sunday. He encouraged everyone to attend.
- c. **Advocacy Calendar:** Mr. Power noted that he would be bringing forward a draft advocacy calendar for the joint council to consider at the next meeting. This calendar will guide the joint council in regard to which issues to tackle each month moving forward. Whereas he works with multiple joint councils, he will ensure they all are working on the same issues. More groups advocating on issues of importance will likely see better results. He also noted that some joint councils have suggested getting together in the New Year for a joint meeting. He will report back when he knows more and a potential date is finalized.

10. NEXT MEETING - The next meeting of the Joint Council will take place in Ferryland on Thursday, January 11, 2018 at 7:00 p.m.

11. ADJOURNMENT

MOTION: It was moved by Ms. Tucker, seconded by Mr. Walsh that the meeting adjourn. Motion carried.

Ref#: SSJC2017-022

The meeting adjourned at approximately 9:25 p.m.

APPENDIX A

DECEMBER RECORD OF DECISIONS
(MOTIONS LOG)

MOTION NUMBER (Ref#)	MOTION TYPE	DETAILS
SSJC2017-020	Agenda	<i>It was moved by Mr. Walsh, seconded by Ms. Luby, that the Agenda of the Southern Shore Joint Council meeting of December 14, 2017, be adopted as tabled. Motion carried.</i>
SSJC2017-021	Minutes	<i>It was moved by Mr. Walsh, seconded by Ms. Luby, that the Minutes of the Southern Shore Joint Council meeting of November 8, 2017, be adopted as tabled. Motion carried.</i>
SSJC2017-022	Adjournment	<i>It was moved by Ms. Tucker, seconded by Mr. Walsh that the meeting adjourn. Motion carried.</i>