



**Regular Meeting of Council #15
December 22, 2020 at 5:30 pm**

MINUTES

PRESENT:

**Mayor Gary Goobie
Deputy Mayor Curtis Buckle
Councillor Kevin Costello
Councillor Jim Joy
Councillor Sadie King
Councillor Roger Myette**

STAFF:

**Gary Corbett, CAO
Christa Turnbull, Exe. Assistant
Marie Searle, Finance
Marjorie Gibbons, Business Development**

VIA PHONE

**Councillor Kim Ghaney
Steve Martin, Recreation & Com. Events**

1. CALL TO ORDER/ADOPTION OF AGENDA

Costello/Buckle

20-14-126

BE IT RESOLVED that this meeting is now called to order at 5:30 pm.

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0

Abstained-0

Motion Carried

2. ADOPTION OF MINUTES as presented

3. BUSINESS ARISING- n/a

4. PLANNING & DEVELOPMENT

a. 20-14-127

**Costello/Buckle
Permit Listing**

BE IT RESOLVED to table and approve the permit listing- 11-0309-20 to 12-0312-20 from November 19 to December 14, 2020

In Favor- 7

Mayor Goobie

Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0
Abstained-0
Motion Carried

b. 20-14-128

Costello/Joy

Location: 127 Country Path
Zoning: RMD
Proposal: Residential

BE IT RESOLVED to approve the above application, in principle,
subject to the Town of Holyrood Development Regulations.

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0
Abstained-0
Motion Carried

c. 20-14-129

Costello/Buckle

Location: O'Rourke's Road
Zoning: RMD
Proposal: Residential

BE IT RESOLVED to approve the above application, in principle,
subject to the Town of Holyrood Development Regulations.

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0

**Abstained-0
Motion Carried**

d. 20-14-130

Costello/King

Location: North Side Road
Zoning: Public Building
Proposal: Phase 2 Marine Institute

BE IT RESOLVED to approve the above application, in principle, subject to the Town of Holyrood Development Regulations.

Buckle- I was Mayor when Marine Institute first started. I'm excited and proud that our small town was willing to think big in approving the Marine Base back in the day. This development will increase opportunities for technology development and will be the base of the Town's Oceans Holyrood and foster economic growth. Great news for our town, and our residents.

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

**Opposed- 0
Abstained-0
Motion Carried**

e. 20-14-131

Costello/Joy

Location: Festival Grounds, Byrne's Road
Zoning: OS/R
Proposal: Brewery

BE IT RESOLVED to approve the above application, in principle, subject to the Town of Holyrood Development Regulations, a completed environmental assessment, ministerial approval for land sale, completion of a redefined lease agreement with HMPC ensuring expanded boat storage capacity and a commitment to support green space replacement plan . This application was advertised in accordance with the Town's Discretionary Use regulations. The Town

of Holyrood received letters for and against this proposal by the deadline date, and 6 people registered and attended the briefing.

Buckle- As chair of the business development and marketing committee, I have been working on this application for 2 years. The proposal was vetted through the process and at every step the proponents were cooperative and sincere. Their commitment to have a brewery in Holyrood was firm and they were willing to follow our suggestion and meet our demands through the early stages before the application was actually considered for a vote. That is why it took 2 years, we wanted to ensure they didn't leave any possible site selection without; or any other consideration regarding water, waste water, access and a host of other specifications which we normally don't involve ourselves in, but because this was a new line of business for the Town, we had to make sure it was done right.

The proponents gave us the information we looked for. Tonight, we vote. Council has those opposed the location and those who didn't. As Council, we have heard from the developers and we have done our own due diligence. I am voting for this proposal, it is good for our town, it brings an opportunity to develop our public safety. It gives us a chance to support HMPC in a real way by ensuring future boat storage. It gives us a destination family park area. It gives people a reason to come to our town, and an opportunity to build our tax base. And it gives us a group of investors who have demonstrated their respect for our town through their eagerness to work with us through the last 2 years.

Ghaney- I have spoken with quite a few people who have been in favor and against. As a councilor, it's important to listen to both sides. From a recreation perspective, it will add to the value of our beach area. The building will serve as a space for our community events, increase our tax base, and will be a catalyst for significant growth. Thanks to everyone who brought forward any comments to me. I am supporting this application.

King- I have seen the success breweries have had around Newfoundland, and it will bring needed improvement around our town. Will create a great economic base for our town. Will provide much needed space for our community groups. I will be supporting this application.

Joy- It was very clear from all the comments received from residents , business , presenters at the briefing , Holyrood Marina Park Corporation (HMPC), etc. that they all agree the construction of a microbrewery in our town would be very positive resulting in many economic benefits to the town/area. As evidenced from other municipalities in which these breweries are located, they have seen a large boost in visitors to their towns which has grown the tourism, accommodations, food sectors.

But the large majority of comments received, expressed strong concerns with the planned location on our festival grounds.

These concerns were mainly in two areas:

1. It would involve the sale of approx. ½ acre of our beachfront property (festival grounds) in the middle of the OS/R Zone .
2. It would involve removal of boat storage space from HMPC and could block access for planned expansion of the marina which now is operating at full capacity with a waiting list. HMPC consist of boaters within the marina/representation from council and is ran from a board that operates through a lease with the town. This group have been totally responsible for the beautiful upgraded/expanded facility it is today. They are to be commended for their efforts / commitment to this facility. Over 3 million dollars have been invested to date, with approx. one third of this amount being paid directly from the pockets of the individual boaters. In a presentation to the town in early November they stated due to the impacts, both present/future they could not support this proposal.

Although I believed the benefits/opportunities to the town would be great, I shared the main concerns expressed and indicated to council in a meeting in early November I could not support this proposal of the Beach Head Brewery in its present form. To do so would simply be wrong. The loss of space on the festival grounds and impact to the marina would have to be dealt with for me to give any consideration of support.

There were a number of other locations in our town which were noted where the brewery could possibly be located but the proponent stated they were not suitable/cost prohibitive.

Over the last few months staff continued discussion with the proponents / other parties to address the concerns expressed.

The results of these discussions were presented to council last Tuesday, December 15.

The loss of the ½ acre of land for the brewery would be replaced with an extension to the festival grounds along the harbour line. The armour-stone required to do this is now available from the Industrial Park on Liam Hickey Drive. A plan has now been developed, not just to reorganize the festival grounds but as part of phase 2 of our Beach Boardwalk project planned in the next few years we will incorporate an enhanced Festival Park, which will include Parking, Sand Area for Recreation, Splash Park, more walkways, new stage, etc. This will result in an area for family use and with collaboration and partnership with the Beach Head Brewery, bring additional events to the town.

There has been ongoing collaboration between the proponents, HMPC and the town to identify and solve the displaced/future storage space and provide access for expansion.

At this point, I want to acknowledge Gary Corbett and Marjorie Gibbons for their continuing efforts and hard work in addressing the main concerns expressed on this proposal. As well the willingness by the proponents to work with the town and certainly HMPC for their openness in addressing the issues.

This is an important opportunity and it's only through good dialogue and co-operation that we can move ahead and take advantage of proposals that I feel will have long term benefits for our town.

The motion for Approval in Principal that we will vote on shortly will have a number of conditions and requirements before any permit will be issued.

I am now ready to make a decision, which I feel is in the best interest of our town

Myette- I'd like to thank the town staff for bringing all the details for this brewery forward to council to review, and as well as working with Holyrood Marina Park Corporation in continuing to trying to find a solution in regards to boat storage since the brewery will be taking storage away from 12 boats which will impact Holyrood Marina Park Corporation's revenue stream.

I'd like to thank Craig, Jamie and Tom for selecting Holyrood as their destination for a brewery. As we all know Holyrood is a scenic town with a lot of ocean front property with the festival grounds area being one of our most scenic green areas.

We've had many meetings on this proposed brewery, some with the public, some with the brewery owners, and many with ourselves as council. I can confidently say that we did our due diligence for this brewery application.

I've personally looked at all the documents presented to me to make a decision which I feel benefits the town and the residents who have elected us to represent them and make the best decisions for the town on their behalf. I have talked with many residents one on one and have also reviewed the petitions presented by residents of town.

In saying this, as much as the residents of Holyrood feel that a brewery would be a great asset to our town, many feel that the festival grounds location is not an appropriate place for any business, not just a brewery. Therefore, I will not be supporting the brewery application on their behalf.

Costello- This application is quite interesting on many fronts and we should be excited that the applicants are pursuing a location in our town. This application has the potential to provide an economic uplift to our town and stimulate growth of complimentary businesses. Tax revenue from a development of this nature could be significant and could allow the town to have additional cash flow that it currently does not have. In the evaluation of any proposal, elected officials have the responsibility to take a wide variety of variables into consideration during their decision-making process. Some of these variables include economic impact, land use impact, impact on current infrastructure, requirements of future infrastructure upgrades future land use, expansion of adjacent properties and overall positive or negative impacts on the town.

As we solicited a large volume of feedback from our citizens, applicants, business owners and outside companies, I believe we are in a position to make a decision on this application. Staff and council have made a very valid effort to answer questions and concerns that were raised, and this has given us time to think about the development overall. In my own decision-making process, I have been weighing economic impacts against the temporary loss of green space.

Council have come up with a plan to potential replace the green space, but it does come with a hefty price tag. Depending on a number of conditions, this space could be replaced in 3-4 years. We also have to solve the issue of replacing boat storage that will displace 10-12 boats. Simply moving boats to offsite location is not feasible.

One location that is being considered is very costly and I am unable to make a case for myself for the purchase of this potential new boat storage location. In pondering the overall economic case for the proposed sale for a piece of the festival grounds, one of the major inputs into the equation that is missing for me is the purchase price the town would receive from the applicant. Due to the government process for selling town owned assets, a public tender would have to be issued and interested parties would be able to submit a bid. There is a fair market assessment currently on this piece of property, but council has no idea what this is.

This leaves a question mark in the whole equation for me. I have been asking myself questions for a number of days. Should council be taking the responsibility and liability in purchasing property for boat storage, replacing green space, potentially upgrading town roads, etc. so a business can be accommodated. Price tags for these scopes are quite hefty. There may be government funding available but that is not 100% committed. The provincial government procurement process is not conducive to Council knowing how much they can sell the property for. My guess it is much less that what we think it is valued at.

For me, based on all of this, I am in a position to make a decision. We have had this application for a while, but it has given Council time to do our due diligence and we feel that was the required timeline to do so.

Goobie- I want to take this opportunity to recognize and thank all Council and staff for exercising their due diligence as part of this process. It has taken some time and many meetings in gathering all relevant facts and information with the hopes of allowing us to make a sound reasoned and responsible decision that serves in the best interest of the community overall.

During my deliberations, I thoroughly analyzed the merits, challenges and overall risks and rewards of considering this type of business to

operate at the proposed location. During my 20 years serving on Council, this has probably been one of the most difficult decisions I ever had to make. And believe me I've had some sleepless nights pondering this through. I now feel relieved and comfortable with my decision.

This kind of business provides many opportunities for our town and aligns itself with one of our five pillars for sustainability, a place to invest. It is a fact these micro-breweries are magnets for tourists and visitors alike. Beyond any doubt there could be net benefits that would accrue for the town.

I can attest that the partners involved are very credible and reputable as they are also involved in other ventures here in the community. And it finally needs to be clarified that none of our town staff are or have been affiliated with this application.

In contrast, this proposal also provides many challenges and misaligns itself with another one of our guiding pillars, a place to play.

As we're all aware, the festival grounds were constructed over 30 years ago for the sole purpose of providing a permanent venue for our annual Squid Fest and other recreation and community events. As a little history lesson, it was the brainchild of former Councillor Brendan Hunt and its construction was subsequently spearheaded and completed by the Council of the day.

I'm sure we can all admit, the location is breathtaking. With the picturesque harbour and surrounding landscape and of course, the stunning backdrop of the popular cross atop of George Cove Mountain. For many, this open space is a very special place.

Beyond any doubt, it can be argued that this facility is underutilized, especially during the fall and winter months. However, it's always there waiting every summer to accommodate several community events such as Canada Day Celebrations, seniors and kid activities and of course the annual Squid Fest.

We must also consider our long-term plan to transform this area into what we would deem a family park. We have all seen the conceptual design and once completed, it will be a beautiful and enhanced facility for residents of all ages to enjoy.

After giving much thought to this, I really don't think it is a wise decision to try and squeeze a micro-brewery into that location. And

that's exactly what we would be doing. I am not prepared to deviate or compromise on our original plan, which would be totally unfair to our residents.

Another factor that has been weighing on my decision is the road network to the festival grounds and marina. It's obvious, with a micro-brewery in that location, the volume of traffic would increase exponentially. This road would have to be widened and upgraded to municipal regulation standards which could cost in the vicinity of \$100,000 - 150,000. It is my understanding that the developer is not prepared to absorb that cost or provide any consideration for a cost-shared arrangement. This is unacceptable, and we certainly would not expect our taxpayers to bear this cost.

When this consultative process began, we assured the public that we would spend more time listening rather than speaking. And that's exactly what we have done much to your credit for taking this professional approach.

I can't speak for everyone but engaging opinions from those I did speak with, it's quite clear the vast majority of them are apprehensive and reluctant about sacrificing any space at the festival grounds and selling any of that public property for the proposed site.

As a long-serving Councillor often said the residents are always right. Those words of wisdom certainly hold true, and as elected Councillors, we must never lose sight of that. Well, I've listened, and the residents have spoken.

Admittedly, from the onset I was optimistic that this proposal has potential. However, as we delved through the details, I soon began to realize that the associated challenges would become far outreaching.

If we have to spend significant dollars to upgrade the road and other infrastructure costs and possibly acquire land to accommodate boats for dry dock at the marina in order to make this work, then it clearly tells me we're trying to square a circle and that's concerning to me.

To put it quite bluntly, the more visits I've made to the festival grounds, the more I realized that given the sheer size of this proposed building, it would not be a good fit for that area.

In my opinion, trying to salvage the festival grounds, consideration for future marina expansion and trying to squeeze a huge building in

between them is simply impractical. I don't think we have sufficient land for all three to co-exist.

I've given this every consideration in the fairest and most neutral manner possible, but in the end, I just don't feel comfortable with this location. With that being said, I will be voting against this motion.

In Favor- 4

Deputy Mayor Buckle
Councillor Ghaney
Councillor Joy
Councillor King

Opposed- 3

Mayor Goobie
Councillor Costello
Councillor Myette

Abstained-0

Motion Carried

5. CORPORATE SERVICES

a. Bankbook Balance: \$1,826.32

b. General Account

20-14-132

King/Myette

BE IT RESOLVED that accounts as tabled in the amount \$156,450.43 (cheque # 041529-041649 including payroll of \$31,620.88), be approved for payment from the General Account.

c. Presentation of Budget 2021 by Mayor Goobie

20-14-133

Buckle/Costello

BE IT RESOLVED that the Town of Holyrood, in accordance with the Municipalities Act Section 75-79, adopt the 2021 Budget with operating revenues and expenditures totaling \$4,031,390.25

Buckle- we take advantage of doing projects in our town, and thanks to our staff, Gary and Marjorie who go out and get funding for our town and projects are not paid for by the taxpayers. Our debt ratio is low which is great.

Costello- Thank you to staff, who without their hard work and dedication, we would not be where we are right now. Our collection rate was good this year, despite COVID-19. Glad to see many new infrastructure projects for 2021.

Ghaney- Thanks to staff for preparing the budget, well done as always. We have a lot of vision in our staff and it's shown in the work that gets completed here in our town. Glad to see the low-income discount increased from an annual income of \$20,000 to \$30,000 and hopefully it will benefit residents in our town.

Joy- First, I would like to thank our staff for the many hours of work over the last months in preparation of the budget material. Very well organized as usual, providing all the information necessary for council to make decisions on the expenditures / revenue sides.

I believe we continue to present a well-balanced budget in prioritizing needed expenditures & revenue required.

I'm pleased we are able to continue to keep tax rates at present levels. This is particularly important in these uncertain economic times. The low-income discount has been adjusted which will allow more families to qualify.

Our Fire Department, with its many volunteers, provide a vital service and they are to be commended for their strong commitment. I'm pleased we are able to put more money toward resources and much needed equipment.

Just a few days ago we received approval on new funding which will be used for to add a training room on their building.

We continue to review / work on how we can plan and improve on the core devices we provide to our residents.

I'm very pleased we will be adding a new loader to our fleet this winter which will add to our snow clearing capability.

Over the past few years, we have provided monies for new paving, culverting / ditching and general improvement to our roads. This will continue in this budget.

Great services being provided in our recreation area with programs / events and certainly this will continue.

I'm pleased with the budget presented here this evening. Many positives. Thanks

King- The last line of the budget, "The only way to predict the future is to create it", we have certainly created a new future. We were

stagnant for a long time, and our staff have a vision. Hats off to all involved.

Buckle- Marie (Director of Finance) does a tremendous job in tax collection. Thanks, Marie, for all you do.

Goobie I want to reiterate all your positive comments. 2020 was a difficult year for many. But we weathered the storm and we are confident moving in to 2021 that we continue to remain solid financially and we are able to do things innovatively and creatively to get the maximum value for our dollar. We have done a good job with that and a lot of that goes out to our staff. We as a council set directives for priorities we want to pursue, but it's staff that are involved in the day to day, behind the scenes stuff. And it's through their dedication and efforts that this stuff comes to fruition and a lot of good positive things are coming to this community's we want to see our community survive and thrive. It's through strategic planning and economic diversification plan that comes into play to make this work. We are doing everything in an organized approach. As our town continues to grow and develop, we are going to see a lot of opportunities and we want to see local employment opportunities in our community. There are a lot of positive things happening over the last few years, we are in a very good place now financially and otherwise, and Holyrood has a bright, optimistic future. I want to thank my colleagues for your vision and forward thinking, we are all on the same page, we respect each other's views and opinions, as we deliberate on planning. I want to reach out to a dedicated and tremendous staff.

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0

Abstained-0

Motion Carried

d. Schedule of Rates and Fees 2021

20-14-134

King/Buckle

BE IT RESOLVED that the Town of Holyrood, in accordance with the Municipalities Act Section 75-79, adopt the attached 2021 Schedule of Taxes, Rates and Fees, to take effect January 1, 2021.

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0

Abstained-0

Motion Carried

6. NEW BUSINESS

Buckle- Last Saturday Steve organized drive by Santa, and I was there. To see the young kids come see Santa was great. Thanks to Steve, Staff, Fire Department and Search and Rescue. Lots of gift cards for toy mountain that were donated. RCMP had cram the cruiser to take donations for the food bank. 4 cruisers full of food items and 975\$ donated in cash and gift cards. Thank you to Auxiliary volunteers who helped with this event. Wish everyone a Merry Christmas and a Happy New Year.

King- Wish everyone a Merry Christmas and safe Happy New Year.

Joy- Wish everyone a Merry and safe Christmas. Hopefully the upcoming year will be a little different.

Myette- Thank staff for all their work in 2020. Thank Holyrood Fire Department for all the work this year. Merry Christmas and a safe and happy new year. If you didn't get a chance, I encourage you to go see lights in the swim park.

Costello- Wish everyone a happy holiday season and don't drink and drive. Look forward to working with you all in 2021.

Ghaney- community groups make great contribution and support – we need to show our appreciation to them. Thanks to town staff and fellow councilors during this year. Anxious to close the door on 2020 and hope for the best in 2021. Have a safe and quiet Christmas

Goobie- we have a beautiful community and a lot to be grateful for.
Merry Christmas and all the best in 2021.

7. DATE OF NEXT MEETING

January 19, 2021 at 5:30 pm

8. ADJOURNMENT

Buckle/Costello

20-14-135

BE IT RESOLVED that this meeting now adjourn

In Favor- 7

Mayor Goobie
Deputy Mayor Buckle
Councillor Costello
Councillor Ghaney
Councillor Joy
Councillor King
Councillor Myette

Opposed- 0

Abstained-0

Motion Carried

Mayor

CAO

Date

Date

Minutes taken by CT