

**Rural Municipality of Mount Stewart  
Minutes, September 6, 2023**

The regular meeting of the Rural Municipality of Mount Stewart was held on September 6, 2023 at 6:30pm with the following Council members present:

**Mayor:** Spencer Long

**Councillors:** Chad Poirier, Kevin Lloyd, Beverly Campbell, Julie MacKay, Amanda Myers

**Staff:** CAO Katharine MacDonald

**Delegations:**

1. Call to Order – Mayor Spencer Long called the meeting to order at 6:33pm
2. Declaration of Conflict of Interest of Council Members, Mayor, and CAO: Beverly Campbell
3. Approval of Agenda -  
**Moved** by: Chad  
**Seconded** by: Amanda
4. Adoption of Minutes - Council Meeting May 31st 2023 - **Moved** by Julie, **Seconded** by Bev
5. Delegations: Cearagh Vessey and Marcel Petitpas
  - a. Spencer mentioned that we have been in touch and encouraged Cearagh and Marcel to bring us up to speed. Cearagh said they have moved to the village and are closing on Canoe Cove Honey. They are interested in renting the fire hall for bottling/production/extraction. Spencer filled in that we've met with Sidney MacEwen, ACOA, and two contractors. We will have to get organized assuming Council wants to move forward. Timeline-wise, Cearagh confirmed they're moving in late December. It will go by quick. Katharine confirmed the meeting with ACOA went well. The fire hall is unused space and it would be great to see it in use.

Spencer also mentioned Bryce Doucette is looking at the car detailing gig here.

Chad says we do need to get that fire engine out of here – maybe donate it or sell it. Bryce might buy it. Amanda suggested we reach out to East River, but Julie said they don't have space. Julie says revisit it with Bryce, because it would stay in the community and it's one of the first trucks in the community.

Chad asked about what sort of effluent would come from drainage. Cearagh said hand soap and dish soap, any other chemical has to be food grade, and just pressure washing.

Chad asked about rent. Spencer said that will require further negotiation.

Chad asked about what honey extraction looks like and Cearagh described the setup with extraction units, but that the hives themselves are remaining in Canoe Cove. Cearagh explained that they will do quite a large production of honey, approximately 90 pounds per hive in a good season.

Katharine explained some more about the ACOA meeting and how they seem to be enthusiastic about a broad scope of upgrades to the building.

Chad asked about CFIA approval. Cearagh explained that they're already approved and that export is the long game. Marcel says it seems unlikely that this new space will not be up to par. Marcel said they have a relationship with BioFoodTech and the vision with taking over the business is to grow it significantly, and look at being the biggest honey producer on the Island. It has a strong brand. Currently it's very organic growth but there are caps on growth. The "hot room" will present limits to growth – will have a heater and dehumidifier. They are hoping to refinance to continue building out eventually.

Chad also asked about where to go with rent with them.

6. Monthly Report of the Mayor:

- a. Honey – come to later
- b. Fielded a call from Al MacLean about his sewer situation. Spencer suggested he come into the office to chat about it. Al is trying to say that we were double charging him. Spencer suggested having Matt come over to assess and Al refused. Julie said he is trying to control the situation. Julie can't comprehend how the old building notionally would be connected to another building's line. Amanda asked if there's a blueprint. Julie said to talk to Eddie Doyle who was on council and he might know. Julie said we should shut him down if he won't allow an inspection. Bev said he might be non-compliant with the unsightly premises bylaw. Council agreed it's a difficult situation.
- c. Diane Anderson and Alana situation – Alana's dog is still defecating in her yard. Alana complained about Diane's yard. Julie asked about our Dog By-law but Spencer says it's very out of date. Diane has posted that she is looking for help with her yard. Julie and Chad said it's possible other dogs could be roaming. Amanda says we have to fix the Dog Bylaw during the bylaw meeting previously discussed. Spencer says we should ask Municipal Affairs for dog bylaw templates for similar municipalities. Spencer says we would adopt the new bylaw hopefully next meeting and then send a letter. Julie said to look into the piece about SPCA.
- d. EMO meeting: good turnout, Stephen Pigott was by.
- e. Fire inspection at Eco-Centre: Spencer asked Bev how she had the ventilation approved. Bev said Belmont Metal, and that they weren't the ones to do it, and they directed her to Home Depot. Spencer says that there's grease-laden vapors that are the main problem and that it's not code compliant. Spencer said that there are funding opportunities. Katharine confirmed that the building is losing money, to \$18k per year. Bev said it's not technically necessary to get the ventilation system for table top fryers. Amanda asked what her path forward would be. Bev said frying is necessary income for the business. Spencer says upgrades are possible but with the building losing so much money, we would need to offset the expense with a rent increase. Bev says there is nothing between Charlottetown and Souris as far as restaurants. Bev said there was no choice but to unplug the fryers when she received the news and they had to make the social media post. Amanda asked what insurance coverage Bev would have for fryers. Julie said we would love to see the bakery stay in the village. Bev said the food safety inspectors come out in March every year, and that last year they had to put up metal. Spencer said the ventilation is inadequate and that it needs to be upgraded somehow but that's the question going forward. Bev said she believes food safety inspectors should be able to approve. Chad asked about the current fan system and Bev said it was \$1k at Home

Depot. Chad says there are other ideas for the space to make it make more money, and we just need to realize it – that the building was foisted on the community. Spencer says we don't maintain it even to the degree that's needed. Bev says that there is an agreement with the province about whether there's tenants or not – Spencer says we paid the mortgage but we should look into whether we're on the deed or not. Bev says after Ryan left there were concerns about tenancy and ownership. Amanda asked for a breakdown of Eco-Centre costs. Bev said when the heat pumps break down regularly it affects her business. Katharine says the heat pumps need to be cleaned at least monthly and Bev said they need to be serviced approximately 3 times per year. Chad asked to read the fire inspection report. There was some discussion about the fire suppression methods needed. Bev asked about the Eco-Centre getting a storage shed, and said that the fire inspector said he would suggest getting one to us. Chad asked about the issues with the exit in the report.

Spencer said we should have a discussion about the bakery and the lease when Bev leaves. Spencer says it's a difficult conversation. Bev says we should have come to her. Bev also says she has never signed a lease.

Amanda asked what would happen going forward. Bev says she wouldn't operate if it was just the bakery itself, that 60 to 70 percent of sales are related to the fryers. With the fryers are gone she wouldn't give it a year.

Katharine explained the position of CAO vs the Municipality re: being landlords.

Spencer asked about ACOA and other funding opportunities. Katharine explained that the community can't apply for anything that benefits specific tenants. Katharine said that Bev as a private business owner can apply on her own for funding.

Chad and Amanda asked about whether Bev could get an HVAC guy in to consult on the issue. Or if they could ask Holy Cow or Terry Nabuurs.

Spencer says we could try to move forward with an HVAC guy and we can connect with ACOA to see if Bev can communicate with them. Also to find out what is the bare minimum to do, versus what's possible.

Council decided not to make any decisions at the moment as things are up in the air. Julie says get all the ducks in a row and come to Council.

MOVED by Chad, Seconded by Amanda

#### 7. Staff Reports:

- a. Report of CAO and the Financial Update for June were approved, **Moved** by Chad **Seconded** by Kevin
  - i. Kevin says to look into QuickBooks
  - ii. Julie says Lauren did her best getting her lawn cleaned up.
  - iii. Support from Councilors for Katharine to write a letter of support for Hive and Honeycomb's application to the Liquor Control Commission.
- b. General and Sewer Accounts were approved, **Moved** by Kevin, **Seconded** by Chad
- c. General and Sewer Journal Entries were approved, **Moved** by Amanda, **Seconded** by Kevin

- d. Report of Sewer Operator - Monthly Reports for July and August- was approved, **Moved** by Kevin, **Seconded** by Amanda
8. Unfinished Business: skipping
  9. New Business:
    - a. Spencer Long appointed Amanda Myers as Deputy Mayor.
    - b. Spencer says we need to update the bylaw and have a committee meeting.
    - c. Setting the date for November 27<sup>th</sup>. Julie asked if council members need to give a certain amount of notice.
    - d. Katharine's office closure due to being out of province was discussed. Katharine would work hours as needed and bill accordingly.
    - e. Spencer says we need to find a lease agreement situation. Either submit to MRSB or lawyer.
  10. By-laws:
  11. Adjournment was **Moved** by Kevin and **Seconded** by Amanda at 8:35pm.

Next regular Council Meeting:

October 4<sup>th</sup> 2023 at the Community Complex at 6:30pm or as called by Council.