

**Town of Kensington  
Minutes of Regular Council Meeting  
Tuesday, October 15, 2019  
7:00 PM**

**Council Members Present:** Mayor Rowan Caseley  
Councillors: Spencer, Toombs, Bernard, Gallant, and Mann

**Regrets:** Deputy Mayor Pickering, Administrative Assistant; Kim Caseley

**Staff Members Present:** Chief Administrative Officer, Geoff Baker; Deputy Chief Administrative Officer, Wendy MacKinnon; Police Chief, Lewie Sutherland

**Visitors:** Adrien Wedge

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**1. Calling of Meeting to Order**

**1.1** Mayor Caseley called the meeting to order at 7:00 PM and welcomed Council members, staff and visitors.

**2. Approval of Tentative Agenda**

**2.1** *Moved by Councillor Spencer, seconded by Councillor Bernard to approve the tentative agenda for the October 15, 2019 regular meeting of Town Council with the removal of 8.1.4 - Subdivision of Lands of Gladys Hayman. Unanimously carried.*

**3. Declaration of Conflict of Interest**

**3.1** Mayor Caseley discussed that members of Town Council or staff who believe they may have a conflict of interest on any matter that will be discussed at this meeting should declare that potential conflict at this time, withdraw at the time of discussion and vacate the Council Chambers during deliberation and decision.

**4. Delegations / Presentations**

**4.1** Nil

**5. Approval of Minutes of Previous Meeting**

**5.1** *Moved by Councillor Bernard, seconded by Councillor Toombs to approve the minutes from the September 9, 2019 regular meeting of Town. Unanimously carried.*

**6. Business Arising from Minutes**

## **6.1 September 9, 2019 Regular Meeting –**

**Credit Union Centre WI-FI** – Mr. Baker has spoke with Mr. Wood regarding the issue with WI-FI access at the back of the rink and has concluded that the Kensington Wild has the second WI-FI access point password protected. Mr. Wood will see if the password can be removed so all users of the rink can have access to this WI-FI.

## **7. Reports**

### **7.1 Chief Administrative Officer Report**

**7.1.1** *Moved by Councillor Spencer, seconded by Councillor Bernard to adopt the October 2019 CAO Report as prepared by CAO, Geoff Baker. Unanimously carried.*

### **7.2 Fire Department Statistical Report**

**7.2.1** *Moved by Councillor Toombs, seconded by Councillor Spencer to approve the August 2019 Fire Statistical report as prepared by Fire Chief, Rodney Hickey. Unanimously carried.*

### **7.3 Police Department Statistical Report**

**7.3.1** *Moved by Councillor Spencer, seconded by Councillor Bernard to approve the August 2019 Police Statistical Report as prepared by Chief Sutherland. Unanimously carried.*

**7.3.2** Chief Sutherland reported that there was 6 hours of foot patrol for the month of September and the foot patrol reporting will be updated on the spreadsheet for next month.

*Chief Sutherland excused himself from the Council Chamber at 7:08pm.*

### **7.4 Development Permit Summary Report**

**7.4.1** *Moved by Councillor Gallant, seconded by Councillor Toombs to approve the October 2019 Development Permit Summary Report. Unanimously carried.*

### **7.5 Bills List**

**7.5.1** *Moved by Councillor Mann, seconded by Councillor Toombs to approve the August 2019 Bills in the amount of \$218,758.45. Unanimously carried.*

### **7.6 Summary Income Statement**

**7.6.1** *Moved by Councillor Mann, seconded by Councillor Spencer to approve the Summary Income Statement for the month of August 2019. Unanimously carried.*

## **7.7 Credit Union Centre Report**

**7.7.1** *Moved by Councillor Spencer, seconded by Councillor Toombs to approve the Credit Union Centre report for the month of August 2019. Unanimously carried.*

## **7.8 Mayor's Report**

**7.8.1** *Moved by Councillor Bernard, seconded by Councillor Gallant to approve the Mayors report for the month of October 2019 as presented by Mayor Caseley. Unanimously carried.*

**7.8.2** Mayor Caseley reported that he attended the Camp Triumph Gala Dinner and Concert.

**7.8.3** Mayor Caseley made a presentation of a plaque to former Fire Chief Alan Sudsbury at his home and thanked him for his service to Kensington Volunteer Fire Department and wished him well in his future endeavors.

**7.8.4** Mayor Caseley met with Samaritans Purse and was updated on the progress they made on helping the residents of Kensington. They had a total of 187 work orders with 52 of them helping those in Kensington and Area.

**7.8.5** Councillor Gallant has accepted the chair/co-chair position for the 55 Plus Games that the Town will be hosting in the fall of 2020.

## **7.9 Federation of PEI Municipalities (FPEIM) Report**

**7.9.1** The Federation met with Minister Fox and had discussions on building stronger communities and the Rural Residential Building Lot Program.

## **7.10 Kensington Area Chamber of Commerce (KACC) Report**

**7.10.1** The Malpeque Federal Candidates Debate will be Wednesday, October 16, 2019 at 7:00 PM at the Murray Christian Center.

**7.10.2** October 21-25, 2019 will be Small Business Week

**7.10.3** The Business of Excellence Awards Gala Awards and Christmas Social will be held on Thursday, November 28, 2019 at the New London Community Complex from 6:30 PM -9:00 PM.

**7.10.4** Councillor Bernard has resigned from the Kensington and Area Chamber of Commerce board due to personal obligations and time constraints. Mayor Caseley will attend the regular board meeting of the Kensington Area Chamber of Commerce on Thursday, Oct 17, 2019.

## **7.11 Heart of the Island Initiative (STEP) Report**

**7.11.1** Mayor Caseley and Mr. Baker attended the STEP meeting that was held this morning, October 15<sup>th</sup>.

**8. New Business**

**8.1 Request for Decisions**

**8.1.1 Dangerous and Unsightly Property – 105 Victoria St**

*8.1.1.1 Moved by Councillor Toombs, seconded by Councillor Bernard*

*WHEREAS Town Council has attempted to clean-up a property located at 105 Victoria Street West for at least the past ten years;*

*AND WHEREAS a Dangerous and Unsightly Property Notice was served on the property owner and posted on the subject property on July 29, 2019;*

*AND WHEREAS the Town’s Chief Administrative Officer contacted the owner by telephone on August 27, 2019 in a further attempt to have the property cleaned up;*

*AND WHEREAS the property owner has taken no tangible action to clean-up the property:*

*AND WHEREAS Town Council has declared the building and property located at 105 Victoria Street West as dangerous and unsightly;*

*BE IT RESOLVED THAT Town Council hereby orders and authorizes the Chief Administrative Officer to have the residential structure on the property demolished and the property cleaned up to a reasonable community standard at the expense of the property owner;*

*BE IT FURTHER RESOLVED THAT failing the receipt of funds from the property owner within thirty days of being invoiced for the demolition and clean-up work, that the Chief Administrative Officer be authorized to charge costs against the property as a municipal lien.*

*Unanimously carried.*

**8.1.2 Kensington Wild 2019/2020 Sponsorship Request**

*8.1.2.1 Moved by Councillor Spencer, seconded by Councillor Toombs*

*THAT Kensington Town Council approve a “Jersey Sponsorship” for the Kensington Monahan Farms Wild Major Midget Hockey Club for the 2019/20 hockey season in the amount of \$750.00.*

*Unanimously carried.*

**8.1.3 Samaritans Purse Donation**

**8.1.3.1** *Moved by Councillor Bernard, seconded by Councillor Spencer*

*That Kensington Town Council approve a donation in the amount of \$2,000.00 to the Samaritans Purse Relief Organization.*

*Unanimously carried.*

**8.1.4** **Railyards Train Station Upgrades – Tender Award**

**8.1.4.1** *Moved by Councillor Bernard, seconded by Councillor Toombs,*

*THAT Kensington Town Council award the contract for the Train Station Mechanical Upgrades project to Poirier Heating and Cooling Inc. as per their tender submission dated September 6, 2019 in the amount of \$53,431.00 plus HST.*

*Unanimously carried.*

**8.1.4.2** *Moved by Councillor Bernard, seconded by Councillor Toombs,*

*THAT Kensington Town Council award the contract for the Rail Yards – General Carpentry project to Carpenters 2018 Inc. as per their tender submission dated August 26, 2019 in the amount of \$198,260.00 plus HST.*

*Unanimously carried.*

**8.1.5** **2019 – 2024 Capital Investment Plan – Gas Tax**

**8.1.5.1** *Moved by Councillor Mann, seconded by Councillor Toombs,*

*THAT Kensington Town Council adopt a Capital Investment Plan for their 2019-2024 Direct Allocation under the Gas Tax Program to include the Train Station/Boardwalk Upgrades and Replacement Project, the Victoria Street West Sidewalk Replacement Project, the Barrett Street/Broadway Street Sidewalk project, Playground Equipment for the Roy Paynter Park, The Murray Christian Centre Warming Centre project, Wellfield Security Fencing project, and the Overhead Crosswalk Installation project. Town Council understands that they are responsible for all future operations and maintenance costs associated with the projects.*

*Unanimously carried.*

*Councillor Toombs excused himself from the Council Chamber at 8:09pm and returned at 8:12pm.*

**8.2** **Development Permit Application**

**8.2.1** *Moved by Councillor Spencer, seconded by Councillor Bernard to a approve Development Permit Application for AF Energy Inc. – Biomass Heating to allow for the construction of a Wood Chip Boiler Building at the Queen Elizabeth Elementary School located at 2 Saunders Lane. Unanimously carried.*

### **8.3 Other Matters**

**8.3.1** Councillor Bernard reported that the utility pole guidewire near the Town Clock is damaged. Staff will contact Maritime Electric.

Councillor Bernard asked if a crosswalk could be installed by the Kensington Country Store for the school children’s safety when they are crossing the road.

**8.3.2** Councillor Spencer reported that two utility pole guidewires are damaged on Linwood Drive and Sunset Drive.

Councillor Spencer reported that the Train paint is faded and inquired if we could contact PEI Heritage to request that the Train be re-painted.

**8.3.3** Councillor Toombs, questioned if there will be a Winter Parking Bylaw before November 15<sup>th</sup>.

**8.3.4** Councillor Gallant reported that there are cars parking on the sidewalk at 47 Victoria St E. Mr. Baker will contact the Police Chief to resolve this parking issue.

Councillor Gallant asked if the Fitplex Video screen in the Credit Union Centre canteen could be moved so the public cannot watch the members working out. Mr. Baker will speak with Mr. Wood to turn the screen so its not visible to the public.

**8.3.5** Mayor Caseley reminded Councillors that the Christmas Parade will be on Sunday, December 1<sup>st</sup> at 5:00 PM.

The Annual Christmas Dinner will be held on Monday, December 2<sup>nd</sup> at 6:00 PM at Family and Friends Restaurant.

## **9. Correspondence**

**9.1** Thank you card to Kim Caseley and the Town from Hummingbird Creative for our support.

**9.2** Thank you card from Lily Greenan from KISH for the donation to the leadership conference she attended in Abbotsford, BC.

**9.3** Letter from Minister Jamie Fox extending his thanks and gratitude for our efforts supporting our residents during Hurricane Dorian.

**9.4** Email from Sharon MacIntyre advising Council that she will be opening Bloom House Flower Shop at 67 Woodleigh Drive.

- 9.5 Thank you letter from the 8<sup>th</sup> Annual PEI Humane Society Golf Tournament for our Hole Sponsorship.
- 9.6 An email from Brittany Waite Wedge, a teacher at KISH requesting a donation to the “Baby Think it Over” program for the Grade 11 and Grade 12 students.
- 9.7 A letter from Emily Perry of the PEI Home Economics Association requesting a donation for the “Baby Think it Over” program for the KISH Grade 11 and Grade 12 students.

*Moved by Councillor Toombs, seconded by Councillor Spencer to donate \$1,250.00 to KISH for the “Baby Think it Over” program. Unanimously carried.*

**10. In-Camera**

- 10.1 *Moved by Councillor Bernard, seconded by Councillor Spencer to move into In-Camera at 8:30 PM. Unanimously carried.*
- 10.2 *Moved by Councillor Toombs, seconded by Councillor Bernard to move out of In-Camera at 9:08 PM. Unanimously carried.*

**11. Kensington Business Park – Land Purchase**

- 11.1 *Moved by Councillor Toombs, seconded by Councillor Gallant,*

*WHEREAS the Town of Kensington is seeking additional land to facilitate the construction of a new Industrial/Business Park in the Town;*

*AND WHEREAS the Town has identified Property No. 76406, being approximately 49 acres, as the most ideal parcel of property in the vicinity of the Town, following an extensive engineering review of several properties;*

*AND WHEREAS Errol Waugh, owner of Property No. 76406, has offered to sell said property to the Town of Kensington at a price of \$415,000;*

*AND WHEREAS the Town Council deems it advisable for the Town of Kensington to acquire Property No. 76406;*

*BE IT RESOLVED that the Town of Kensington purchase from Errol Waugh, Property No. 76406 at a price of \$415,000.*

*BE IT FURTHER RESOLVED that the Chief Administrative Officer and the Mayor be authorized to execute on behalf of the Town of Kensington any agreements as required in connection with the purchase of the property.*

*Unanimously carried.*

- 11.2 *Moved by Councillor Bernard, seconded by Councillor Spencer,*

*WHEREAS the Town of Kensington is seeking additional land to facilitate the construction*

*of a new Industrial/Business Park in the Town;*

*AND WHEREAS the Town has identified Property No. 767673, being approximately 10 acres, as the most ideal parcel of property in the vicinity of the Town, following an extensive engineering review of several properties;*

*AND WHEREAS Morris Caseley, owner of Property No. 767673, has offered to sell said property to the Town of Kensington at a price of \$125,000;*

*AND WHEREAS the Town Council deems it advisable for the Town of Kensington to acquire Property No. 767673;*

*BE IT RESOLVED that the Town of Kensington purchase from Morris Caseley, Property No. 767673 at a price of \$125,000.*

*BE IT FURTHER RESOLVED that the Chief Administrative Officer and the Mayor be authorized to execute on behalf of the Town of Kensington any agreements as required in connection with the purchase of the property.*

*Unanimously carried.*

*11.3 Moved by Councillor Toombs, seconded by Councillor Spencer,*

*WHEREAS Section 164 of the Municipal Government Act R.S.P.E.I. 1988, Cap. M-12.1. authorizes a Town Council to borrow money for the completion of a capital project;*

*AND WHEREAS Town Council has authorized the purchase of an approximately 49-acre and 10-acre parcel of property for use as an Industrial/Business Park at a cost of \$540,000;*

*AND WHEREAS associated legal and survey costs are estimated at \$20,000;*

*AND WHEREAS the amount to be borrowed will not cause the Town to exceed its legislated debt capacity;*

*BE IT RESOLVED that the Town of Kensington be empowered to borrow up to \$560,000, under the following terms:*

- i. repayable in full by Town Council over an amortization period not to exceed 25 years*
- ii. at an interest rate of not higher than Prime, less 0.3% per annum, with interest payable monthly.*
- iii. Advances repayable on demand.*

## **12. Adjournment**



*Moved by Councillor Toombs, seconded by Councillor Spencer to adjourn the meeting at 9:19 PM. Unanimously carried.*

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Geoffrey Baker,  
CAO

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Rowan Caseley,  
Mayor