

**RURAL MUNICIPALITY OF ABRAM-VILLAGE  
COUNCIL MEETING MINUTES  
December 16, 2020**

**Present:** Roger Gallant, Ann Arsenault, Roger Arsenault, Colette Gallant,  
Paul Gallant, Yolande Gallant, Phil LeBlanc

**Also Present:** Pierre Arsenault, Administrator

**1. Called to Order**

The Chairperson called the meeting to order at 7:00 pm.

**2. Approval of Agenda**

It was moved by Yolande Gallant and seconded by Paul Gallant that the agenda be accepted as presented. **Motion Carried.**

**3. Approval of Minutes**

It was moved by Colette Gallant and seconded by Phil LeBlanc that the Minutes of November 18, 2020 be accepted as presented. **Motion Carried.**

**4. Follow-up to Minutes**

**a) New Official Plan**

Roger Gallant reported that the new Official Plan and Zoning Bylaws was sent to the Province for official adoption.

**b) Club 50 Roof**

Roger Gallant reported that the Club 50 steel roof was now completed. There was a little extra for also doing the side basement entrance, as there was left-over steel from the main roof and this now made the whole building covered with the steel roofing.

**c) Club 50 Rental**

Andrew Fisk and Paul Gallant came to make a short presentation on the request to rent the upstairs kitchen for the purpose of catering and possibly future indoor entertainment or dining purposes. Andrew Fisk is a chef and gave an overview of his vision of using the Club 50 to support his private business of serving local area residents with food services. They presented a business plan and said Andrew's preferred option was to lease the kitchen for 12 months, with the allowance of future renewal and possibility for expansion of space. Paul Gallant would not be directly involved, but was there to provide support for Andrew's proposal.

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Council discussed this following their departure. There were concerns on higher municipal utility costs for extra electricity and heating, as well as insurance concerns. There was a discussion on the practicality of leasing the facilities for the intended purpose. Council was otherwise appreciative and supportive of the proposal. There was difficulty in arriving at a price to lease the facilities, however, given that utilities would need to be included due to how the Club 50 building was configured. The preferred option would have been to lease the raw space and have the tenant cover their own utilities based on their usage, as the municipality did not want to incur extra expenses beyond any rental charges. The difficulty was in trying to estimate what extra utility charges might be involved. Based on past rental rates and future potential of full-time use, it was suggested to charge \$25 per day for an anticipated five days a week usage, or \$500 per month.

**Motion:** To offer to rent the Club 50 upstairs kitchen area for a term of 12 months for \$6,000 plus HST based on 5 days of use per week.

Motion moved by Colette Gallant and seconded by Phil LeBlanc.

**Motion Carried.**

**5. Financial Update**

An updated fiscal report was presented and reviewed, with nothing extraordinary to report.

**6. New Business / Other**

**a) Development Permit Revised Fees**

Roger Gallant reported that with the new provincial building permit coming into effect along with new municipal zoning bylaws, the old municipal development permit fees should be revised. The old bylaws had fees of \$25, \$50, and \$100 so there was a discussion regarding how to set the new fees. It was explained that there was no real increased costs to the municipality to issue such permits, as the Administrator normally prepared them during regular office hours. It was also explained that the municipality benefited through future increased assessed values, so that high fees shouldn't be established to discourage future development. To make it simple for everyone, it was proposed to charge a flat \$25 application fee for future basic applications.

**Motion:** To charge a flat fee of \$25.00 for all future regular municipal development permits.

Motion moved by Colette Gallant and seconded by Paul Gallant.

**Motion Carried.**

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**b) Sewer Utility Operator Rate Increase**

Roger Gallant reported that Preston Silliker advised he was going to increase his monthly operator rate by \$125 making it \$1,100 + HST per month in the new year.

**c) Other**

Roger Gallant reported that the Evangeline Rink mentioned the wooden cut-out figures above the entranceway were deteriorated and they would like them removed.

Colette Gallant asked about the Club 50 hall rental for Christmas parties, and it was reported that it would not be allowed due to COVID-19 restrictions on large gatherings.

Roger Arsenault reported that the municipality should start looking at getting the engineering plans done on the sidewalk extensions soon if it was to realistically look at having the work done in the summer when a tender could then be issued. There should be at least 2 quotes from engineering firms able to do the design and possibly handle the tender process.

Roger Gallant reported that a sewer line upgrade at 9077 Rte 11 was completed and the new lift station generators were all in place.

**7. Correspondence**

**a) Municipal Affairs**

An E-Mail was received November 9<sup>th</sup> on a new funding program for Acadia-Quebec projects to promote solidarity and collaboration between the two groups

**8. Next Meeting**

Next meeting is to be held Wednesday January 20<sup>th</sup>, 2021 at 7:00pm.

**9. Adjournment**

Meeting adjourned at 9:07 pm.

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Roger Gallant, Mayor

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Dated

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Pierre Arsenault, Administrator

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Dated