



Minutes of the Huron East/Seaforth Community Development Trust Meeting

Thursday August 3, 2023 @ 7 pm

To use the reserve funds to promote the health, safety, morale, and welfare of the rate payers of the former Town of Seaforth; and to promote Economic Development of the geographic area known as the former Town of Seaforth.

Trust members present: Ray Chartrand, Bob Fisher, Cathy Elliott, Michael Beuerman, Ann Bettles, John Steffler, Reegan Price

Others present: Chance Coombs

1. The meeting was called to order by Chair Ray Chartrand @ 7:00 pm.
2. Deputation/Requests/Presentations/Correspondence - None
3. Property Manager's Report (see attached)

Moved by Bob, seconded by John to accept the Property Manager's report. Carried.

Moved by Bob, seconded by Michael for approval of agenda. Carried.

4. Additions to Agenda – Approval of Agenda

- BIA loan
- Fire extinguishers
- Lawn mowing

Moved by Michael, seconded by Reegan to accept the additions to, and approve, the agenda. Carried.

5. Disclosure of Trustees' Pecuniary Interest - None

6. Accounts Payable – Financial Reports/Investments Update

- Bank balance as of July 31 is: \$100,709.54 (TD Bank)
: \$687,445.77 (MCU)
- Payables this month of \$10,804.69
- Revenues this month of \$14,424.43
- Total trust investments \$984,058.71
- \$5000 donation to Ag Society for Fall Fair education session was paid. The Ag Society will be asked to list the trust on their sponsorship board.

- HE made debenture payment of \$8088.34. Next payment is due December 31, 2021.
- HE paid McGrath Plumbing & Heating bill of \$1913.54 at post office building (done to eliminate sewage odours in the building).
- Final Enbridge gas bill for 32A Centennial Drive was \$70.77 (credit of \$750.77, actual bill of \$820).

Moved by Ann, seconded by Reegan to approve the accounts payable. Carried.

7. Minutes of July 6, 2023 meeting

Moved by John, seconded by Bob for approval of the minutes. Carried.

Unfinished Business

Defibrillator at Optimist Park

- A Zoom meeting was held with Jeff Horseman, County of Huron. After explanations were given of the available options, the Optimists opted for the county plan. This requires them sending a delegation to county council to request inclusion in the county's defibrillator program.

ACTION: If they are approved, the trust will make a donation to Huron County for the Optimists to be part of the county's program.

32A Centennial Drive

- The sale has been finalized and the trust no longer owns this property.

Ramp

- There have been many frustrating delays on this project. While the railings were at the fabricators, the decking had not yet been ordered. The decking is now expected to be at the fabricators' by August 14. VanDriel Excavating has installed a temporary ramp at their own expense.

New Business

Official Opening of Ramp

- Dignitaries to invite are Mayor Bernie McLellan, Postmistress Denise Adams, ESDC representative, trust chair Ray Chartrand. The Blyth Citizen will be asked to provide media coverage.

ACTION: Cathy will contact ESDC with proposed date, time, location and agenda for approval.

BIA Loan

- In January 2021, the BIA requested financial help with purchasing illuminated orbs for Main Street. The trust agreed to donate \$4000 and loan \$4000. In May 2021, a loan of \$3000

was made to the BIA. Repayment was to be made annually, in three equal payments on the anniversary date of the loan.

- No payment has yet been received as EDO Jan Hawley, who was overseeing the project, died suddenly in March 2021.
- Cathy has contacted BIA secretary Maureen Agar, provided proof of the terms of the loan and payment of the loan. Maureen will bring this to the next BIA meeting and will provide an explanation of 2021 and 2022 non-payment to the auditor.

Lawnmowing at Post Office

- John Staffen has offered to mow our strip of grass when he mows at CIBC.

Fire Extinguishers

- Kevin Martin, Huronia Welding & Industrial Supplies, conducted the annual inspection of the post office fire extinguishers on August 3rd. One extinguisher needs to be replaced.

8. In Camera – Not Required

9. Adjournment

Moved by Bob to adjourn meeting at 7:33 pm.

Next meeting – Thursday September 7, 2023 @ 7 pm.

Ray Chartrand, Chair

PROPERTY MANAGER'S REPORT - July 2023

POST OFFICE

Goliath Roofing still has to come and repair dent with asphalt.

Postmistress reported sewer smell again. I went to Town hall and spoke with Shawn Bromley AGAIN on this issue and asked if they had cleaned out catch basin yet?? He thought it had been done. (It wasn't) I let him know that I had spoken with McGrath Plumbing and they were coming to investigate also.

McGrath Plumbing and I spent some time checking all traps, piping, etc. They suggested to re-rout drain lines from 2 kitchen sinks to go into sewer drain. This would require an enclosed pumping system. I got a quote and forwarded it to our Chairman.

Chairman and Board decided to go ahead with this improvement. I attended when McGrath Plumbing installed pump and was all good. A couple days later I had a mini pond from a leak. I notified McGrath and he came right away. A breaker had kicked out. They replaced weak breaker with a 30 amp and it has been working great with no sewer smell whatsoever.

I received final billing from Elderhorst Bells and forwarded it to Wightman.

I received a text from tenant asking why a Blue tote was at back door? I explained that McGrath Plumbing just returning it. (Borrowed to haul waste out of basement)

I worked on scraping and priming the front foundation wall (right side) as to have it done before the Summerfest. (More scraping and painting this week).

I received a text from Tenant stating that a small leak was in tower, but had dried up. (Forceful wind and rain the night before)

I attended the basement more frequently to trip the mercury switch on sump pump. (as of today.. shouldn't have to anymore)

I received a text from tenant asking for our Chairman's phone number? She had been injured on Property. He investigated.

New grass seeded area was trampled! (Homeless person)

Jeff from Elderhorst emailed and thanked us for sending cheque so quickly!

I received a phone message from tenant stating an alarm was sounding on the second floor. She had also called Ron Levoie. He called me as I was on my way there. I disconnected a Smoke/Carbon Monoxide detector. The next day I purchased new unit and messaged our Chair and received permission to (Hardwire in) replace. Done.

I checked and recorded all Fire Extinguishers and Emergency lights.

I continue to monitor dehumidifier and sump pump.

I am adding salt to conditioner as needed.

I continue to clean up garbage, etc. on property.

I check in regularly with Post office employees for any issues.

Another VERY busy month!

PROPERTY MANAGER

Chance Coombs