

The Town of Gambo

A Regular Meeting of the Town Council of the Town of Gambo was held on June 9th, 2026, at the Gambo Town Hall, Gambo, NL.

Minutes of the Regular Meeting of the Town Council of the Town of Gambo held on June 9th, 2026, at the Gambo Town Hall, Gambo, NL.

Members in Attendance:

Mayor Peter Lush
Deputy Mayor Lori Moss
Councillor Charlene Kean
Councillor Morgan Cooze
Councillor Minnie Osmond
Councillor Tracy Penney
Councillor Darryl Taylor
Town Manager Stephen Stockley
Town Clerk Lorne Greene

Mayor Lush called the meeting to order at 7:01 pm.

Mayor Lush advised that our next Regular Meeting would commence at 6:30 pm for the summer months.

Resolution: 2026-06-09-142 (D. Taylor & M. Osmond) Be it resolved to adopt the agenda of the Regular Meeting of Council of June 9th, 2026, as presented.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Resolution: 2026-06-09-143 (L. Moss & D. Taylor) Be it resolved to adopt the minutes of the Regular Meeting of Council of May 19th, 2026, as presented.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Business Arising from the Minutes:

There was a round-table discussion on the recently adopted Property Standards and Nuisance By-Law. It was noted that the By-Law indicated that all property owners are expected to bring their properties into compliance with the By-Law within thirty days of the public notice. It was further discussed that Council would like to have the civic addresses of the properties that are non-compliant tabled at a Regular Meeting of Council as they are being dealt with.

There was a discussion regarding the request for the relocation of the service lines at the property of 7 Paul's Hill. It was noted that the resolution made at the last Regular Meeting requires an amendment to reflect the scope of work that will be completed on the property.

Resolution: 2026-06-09-144 (M. Cooze & D. Taylor) Be it resolved to amend **Resolution: 2026-05-19-136 (M. Cooze & M. Osmond)** to read that Council will provide the services from the main lines to the property boundary.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Deputy Mayor Moss requested an update on the redevelopment of the website. Lorne, Town Clerk, advised that we have a new mock-up and it will be sent to Council for review when the remainder of the page is finished being developed.

Council Meeting Correspondence (Information)

Received From	Received on	Details
Municipalities NL	May-20-26	Your Weekly Municipal Update Starts Here: MNL InfoNote
Municipalities NL	May-27-26	What Municipal Members Need to Know this Week: MNL infoNote
Department of Municipal and Community Affairs	May-28-26	2026 Agriculture Tax Exemption Under the Towns and Local Service Districts Act
Municipalities NL	June-04-26	Don't Miss These Municipal Updates: MNL infoNote

Council Meeting Correspondence (Action)

Received From	Received on	Details
Department of Forestry, Agriculture and Lands	May-08-26	Incident Command System 1-100 and 1-200(a) Training
Fire Underwriters Survey	May-21-26	2026 National Fire Chief of the year Awards
Department of Municipal and Community Affairs	May-22-26	Alzheimer Society Virtual First Responder Training Session
Department of Municipal and Community Affairs	May-25-26	2026-27 Community Enhancement Employment Program (CEEP) applications are now available
Workplace NL	May-26-26	WorkplaceNL June 2026 Webinars and Workshops
Tract	May-26-26	Funding Available: Support for Municipal Infrastructure Projects
Department of Transportation and Infrastructure	June-01-26	Circular - Anticipated Open Call for Applications

Municipalities NL	June-02-26	Marine Atlantic: tell us about importance to your municipality
Department of Forestry, Agriculture and Lands	June-02-26	Reminder: Maintain an emergency management plan
Municipalities NL	June-02-26	Tell us about your municipality's boil water orders, both past and present
Department of Transportation and Infrastructure	June-03-26	Paving TI Owned Community Roads
CLIMAtlantic Inc.	June-04-26	Municipal Learning series: New Session of Wildfire Risk and Resilience

Item: Incident Command System I-100 and I-200(A) Training

Based on the lessons learned from after-action reviews held with communities and emergency management partners, the Emergency Services Branch is taking steps to increase incident management knowledge and capacity. I-100 is an Introduction to the Incident Command System, which is an introduction to managing incidents and I-200(A) meets minimum standards required for seasonal, casual, volunteer personnel that need to fulfill these course requirements.

Item: 2026 National Fire Chief of the Year Awards

Fire Underwriters Survey (FUS) and the Canadian Association of Fire Chiefs (CAFC) are pleased to announce the call for nominations for this year's awards. Nominations for Volunteer Fire Chief and Full Time Fire Chief must be submitted by Tuesday, June 30th, 2026.

Item: Alzheimer Society Virtual First Responder Training Session

The Alzheimer Society is offering a free virtual training session for first responders on how to support people living with dementia. The next session is taking place on June 17th, 2026, from 7-9 pm.

Item: 2026-27 Community Enhancement Employment Program (CEEP)

Applications for the 2026-27 Community Enhancement Employment Program are now available online. The deadline to apply is June 26th, 2026.

Item: WorkplaceNL June 2026 Webinars and Workshops

Free Webinars and Workshops for June 2026 are now available.

Item: CRIS - Climate Ready Infrastructure Service - Funding Available

CRIS provides eligible communities with free expert support (\$20k value) to help strengthen planned or in-progress infrastructure projects through a climate resilience lens. This support can include technical advice, project scoping, cost-related guidance, and a tailored report to help inform next steps and future funding opportunities. The best fit for CRIS is a project that is already planned or in progress.

Item: Municipal Infrastructure Division - Anticipated Open Call for Applications

The Municipal Infrastructure Division (MI) would like to advise communities throughout the province that the next open call for applications is anticipated to open on the first Tuesday in September for six weeks.

Item: Marine Atlantic: Tell us about its importance to your municipality

Marine Atlantic is interested in hearing about the impact a reduction in ferry service would have on our community. Any letter should consider any health and safety impacts related to a reduction in ferry service such as food security, tourism etc.

Item: Municipalities and Local Service Districts

This correspondence is an official reminder of Council's obligation to maintain an Emergency Management Plan. Section 5 of the Emergency Services Act requires each Town and Local Service District to adopt an emergency management plan. It's encouraged to review our emergency management plan to ensure the hazard, risk, and vulnerability analysis remains current and that all contact information is accurate.

Item: Paving TI Owned Community Roads

The Department wishes to advise that asphalt paving work will proceed during construction season on several provincial roads within communities. To address concerns and protect the integrity of newly constructed infrastructure, the Department is implementing the following policy measures:

1. There will be no approvals by TI for municipal crosscuts or service hookups on provincial roads in the first two years of paving.
2. Funding will not be provided for repaving associated with water and sewer projects where the existing pavement is less than ten years old.
3. Any planned or anticipated water and sewer upgrades within areas scheduled for paving should be reviewed and identified so there is no conflict in schedule for paving. Advise residents or developers that any required excavations or connections must be completed prior to paving operations.

Item: Municipal Learning Series: New session on Wildfire Risk and Resilience

CLIMAtlantic is hosting a new, bilingual online session on their Municipal Learning Series, titled Decisions before the Flames: How communities Shape Wildfire Outcomes, on June 9th at 1:30 pm - 3:00 pm Atlantic Time.

Finance Committee:

Item: Gambo and Area Employment Corporation

A request to hire an additional employee under this program was discussed with a cost-sharing of funds.

Resolution: 2026-06-09-145 (D. Taylor & M. Cooze) Be it resolved to hire an employee for 2026 in the amount of \$3,002.00.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0
Resolution Carried

Item: Correspondence - Property PAR-ID 1844463001

There was correspondence received indicating that the restaurant is no longer operating, and a request is being submitted to have the business tax removed for 2026.

Resolution: 2026-06-09-146 (D. Taylor & C. Kean) Be it resolved that Council approve an account adjustment to the business tax for the food establishment with Property PAR-ID 1844463001 for 2026 in the amount of \$2,053.73.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Item: 2026 Agricultural Tax Exemption

There was correspondence received from the Department of Municipal and Community Affairs dated May 28th, 2026, informing us that in accordance with subsection 121(j) of the Towns and Local Service Districts Act; the properties located at 3 and 5 Mitchell's Point are Designated as productive farmland for real property tax exemption for the 2026 taxation year.

Resolution: 2026-06-09-147 (D. Taylor & M. Cooze) Be it resolved that Council acknowledges that 3 and 5 Mitchell's Point Properties are tax-exempt for real property tax for the 2026 taxation year in accordance with subsection 121(j) of the Towns and Local Service Districts Act.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Item: April 2026 Bank Reconciliation

The Finance Committee has reviewed the bank reconciliation and supporting documentation and has found no issues or concerns.

Resolution: 2026-06-09-148 (D. Taylor & M. Cooze) Be it resolved to approve the April 2026 Bank Reconciliation in the amount of \$568,305.52 as presented.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Item: Gas Tax Reconciliation

Staff presented a report giving an overview of the Gas Tax Account including the balance and approved projects. This is for information purposes only and no action is required. A copy is included in the meeting package.

Item: First-Quarter Revenue and Expenditure Statement

The first-quarter statement was presented for review. A copy is included in the meeting package. The summarized report is close to being released to the public.

Item: Lift Station Projects 17-GI-24-00004 and 17-GI-24-00093 - Venture Credit Union Approval

Resolution: 2026-06-09-149 (D. Taylor & M. Cooze) Be it resolved to seek approval to borrow from the Venture Credit Union in the amount of \$41,593.00 for upgrades to Lift Station #4 with Project No. 17-GI-24-00004 in the amount of \$21,093.00 and Lift Station #7 with Project No. 17-GI-24-00093 in the amount of \$20,500.00. This loan will have a term of five years with an amortization period of five years and an interest rate of 5.00% with a monthly payment of \$784.91. In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Conflict of Interest: 0

Resolution Carried

Item: Lift Station Projects 17-GI-24-00004 and 17-GI-24-00093 - Department of Municipal and Community Affairs Approval

Resolution: 2026-06-09-150 (D. Taylor & M. Cooze) Be it resolved to seek approval to borrow from the Department of Municipal and Community Affairs in the amount of \$41,593.00 for upgrades to Lift Station #4 with Project No. 17-GI-24-00004 in the amount of \$21,093.00 and Lift Station #7 with Project No. 17-GI-24-00093 in the amount of \$20,500.00. This loan will have a term of five years with an amortization period of five years and an interest rate of 5.00% with a monthly payment of \$784.91.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Conflict of Interest: 0

Resolution Carried

Item: Vendor-Aged Trial Balance

The Finance Committee completed a review of the Vendor-Aged Trial Balance and found no issues or concerns. A copy is included in the meeting package.

Resolution: 2026-06-09-151 (D. Taylor & M. Cooze) Be it resolved that Council approves the Vendor-Aged Trial Balance dated June 3rd, 2026, as presented in the amount of \$41,300.68.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Item: Accounts Payable Cheque Register

The Finance Committee reviewed the cheque register and found no issues or concerns. A copy is included in the meeting package.

Resolution: 2026-06-09-152 (D. Taylor & M. Cooze) Be it resolved that Council approve the Accounts Payable Cheque Register dated June 2nd, 2026, in the amount of \$117,437.58.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0
Conflict of Interest: 0
Resolution Carried

Item: Collection Stats

Staff have indicated that notices have been sent on residential accounts meant to encourage outstanding account payments. The finance committee completed a review of the collection stats dated June 2nd, 2026, and found no issues or concerns. This is for information item only and no action is required.

Public Works Committee:

Item: Five-Year Operating Plan - Forest Management Districts 04, 05, 06 and 08

There was correspondence received from the Department of Forestry, Agriculture and Lands (Forestry and Wildlife Branch) regarding the development of a five-year operating plan for Forest Management Districts 04, 05, 06 and 08 (Planning Zone 3) which is scheduled to commence on January 1st, 2027, and end on December 31st, 2031.

Resolution: 2026-06-09-153 (M. Cooze & C. Kean) Be it resolved to approve the Department of Forestry, Agriculture and Lands (Forestry and Wildlife Branch) five-year operating plan for Forest Management Districts 04, 05, 06 and 08 (Planning Zone 3) which is scheduled to commence on January 1st, 2027, and end on December 31st, 2031.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0
Conflict of Interest: 0
Resolution Carried

Item: Correspondence - Municipal Plan Amendment No. 3 and Development Regulation Amendment No. 3 - Mint Brook Resource Road

In correspondence dated May 25th, 2026, from the Department of Municipal and Community Affairs - Local Governance and Land Use Planning, it indicated that pursuant to review under Section 15 of the Urban and Rural Planning Act, 2000, the documents submitted under subsection 15(2) have been released from provincial review on behalf of the Department. It further noted that the provincial planning office recommends that Council may consider comments received from the provinces Mining and Mineral Development Branch. The department is not recommending any formal changes or amendments to the documents submitted under subsection 15(2) of the Urban and Rural Planning Act, 2000, in consideration of comments from the Mining and Mineral Development Branch.

Resolution: 2026-06-09-154 (M. Cooze & T. Penney) Be it resolved to approve Municipal Plan Amendment No. 3 and Development Regulation Amendment No. 3 - Mint Brook Resource Road for the addition of single dwelling as a Discretionary Use in the Tourism Recreation Designation and to not redesignate from Rural and Tourism Recreation to Residential Seasonal.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0
Conflict of Interest: 0
Resolution Carried

Item: Home-Based Property Maintenance and Landscaping Business

Resolution: 2026-06-09-155 (M. Cooze & M. Osmond) Be it resolved to approve the application for a Home-Based Property Maintenance and Landscaping Business to be located at 306A J.R. Smallwood Blvd. pending receipt of all government department approvals.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Human Resources

- Mayor Lush provided a friendly reminder on the Code of Conduct and its requirements.

Labour-Management Committee:

- Deputy Mayor Moss advised that monthly meetings are being held.
- She indicated that the meeting has been held with the office staff and the meeting with the Public Works Employees is on-going. The topics discussed were reporting on time, absenteeism and the required clothing for the appropriate season should be ordered in advance of the upcoming season.

Occupational Health and Safety Committee.

- No Report.

Emergency Planning Committee:

- A discussion was held on the fire index signs and the proposed locations of each.

By-Law Committee:

Item: Domestic Sawmill By-Law

Resolution: 2026-06-09-156 (L. Moss & T. Penney) Be it resolved to approve the Domestic Sawmill By-Law as presented.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Age-Friendly Committee:

- No Report. A discussion was held regarding the remaining monies in the New Horizons for Seniors Program and if the entertainment for the Seniors Social could be an eligible expenditure under this program.

David Smallwood Park Committee:

- A discussion with the park lessee was held. She is engaged with the community and is doing well with the park.
- We are currently obtaining quotes to replace the David Smallwood Park signs.
- The park requires six picnic tables.
- The water station has sustained damage due to a fallen tree.

- The lessee is requesting that customers be permitted to leave their campers in the park during the off-season. This would improve the revenue for next year.

Item: Lease - David Smallwood Park

Resolution: 2026-06-09-157 (D. Taylor & C. Kean) Be it resolved that Stephen, the Town Manager, enter into discussions with the David Smallwood Park Lessee to upgrade the current lease from a seasonal lease to a full-time lease for one year.

In Favor: Mayor P. Lush, Deputy Mayor L. Moss

Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried

Liaison Reports:

Recreation:

- No Report.

Fire Department:

- No Report.

SEDCOR:

- No Report.

Gambo Public Library:

- No Report.

Sensory Inclusion Trail:

- No Report.

Smallwood Academy:

- No Report.

Women and Gender Equity:

- No Report.

Town Clerk's Report:

- I spoke with an Economic Development Officer from the province on the 25th anniversary of 9/11. He is asking if we will be hosting any type of event such as a meet and greet on September 9th or the 10th. I have asked to be added to the email list from the Town of Gander.
- Stephen and I attended the PMA Central Regional Meeting on May 28th, 2026. A session included the application process for the MCW Projects. It was noted that the Call for Applications will happen early in September and Council should start preparing for any application that would be submitted. We have received a Circular on this as well.
- I have spoken to a couple of residents regarding our Clean-Up Week, and they wanted their concerns voiced to Council.
- I have an updated mock-up for the website, and he is continuing further upgrades.

- The Regular Meeting scheduled for June 30th, 2026, has been cancelled. The next meeting is Tuesday, July 14th, 2026.

There was a discussion on possible events that could be planned to recognize the 25th anniversary of 9/11. It was noted to send correspondence to the churches and organizations to plan an event together.

Councillor Penney asked about recognizing the efforts of a schoolteacher that is retiring this year. It was suggested to do a Certificate of Appreciation.

Town Manager's Report:

1. Capital Projects & Infrastructure:

- Gambo Generators Project:
- Major equipment has been delivered to the island with one transfer switch pending correction and delivery.
- Contractor plans to mobilize to site mid-June (week of 14–20).
- Pre-construction meeting coordination occurring with scheduling adjustments to accommodate participants.

2. Human Resources

- Utility Worker Recruitment:
- One candidate accepted the position; one declined due to alternate employment.
- Recruitment is ongoing to fill one remaining vacancy with advertisement reissued and closing set for mid-June.
- Operator Position Recruitment:
- Waiting for references from applicant.

3. External Relations & Engagement:

- Training & Professional Development.
- Wildfire risk and resilience, Emergency Planning training session (June 9, 10 and 11th).

4. Issues:

- Ground Water Issues - 217, 219, 221 J.R. Smallwood Blvd
- Ongoing correspondence from a resident alleging -
- Ground water issues caused by Town ditching work.
- Requests for remediation plan.
- Fence - GCYC.

5. Key Actions/Council Consideration:

- Provide direction on response and next steps regarding the property complaint.
- Continue oversight of generator project mobilization and meeting outcomes.
- Support completion of staff recruitment for remaining utility worker and operator positions.

Lorne, Town Clerk was advised to add the Call for MCW Applications to the next agenda for Public Works.

Stephen, Town Manager, advised that he had discussions with the staff of the Family Matters Daycare and it has been requested to replace the wire fence with a wooden one. A roundtable discussion was held on this matter, and it was the consensus of Council that they were not in agreement with changing the fence.

Mayor's Report:

- Mayor Lush suggested that Stephen, the Town Manager needs to advise Council on the work that is being completed by our Public Works Employees.
- He also thanked Stephen and our Public Works Employees for the tremendous work completed on the treatment plant in Gambo South.

Resolution: 2026-06-09-158 (T. Penney & M. Cooze) Be it resolved to adjourn the meeting at 8:23 pm.

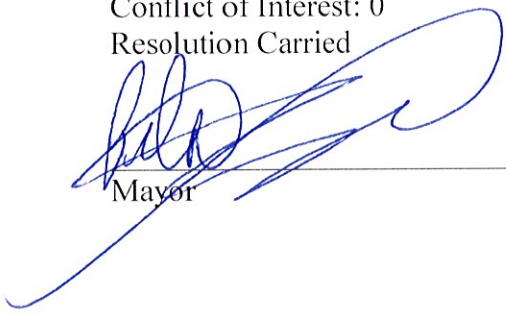
In Favor: Mayor P. Lush, Deputy Mayor L. Moss

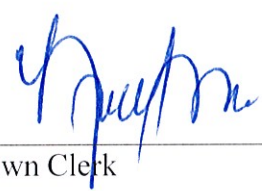
Councillors M. Cooze, C. Kean, M. Osmond, T. Penney, D. Taylor

Opposed: 0

Conflict of Interest: 0

Resolution Carried



Mayor

Town Clerk