



Rural Municipality of West River Council Meeting Minutes

Meeting No	2024-12	Time	7:00 PM
Session	Regular - Public	Date	Thursday, February 22, 2024
Chair	Helen Smith-MacPhail - Mayor	Location	Afton Community Centre
Adoption status	Approved	Contact Person	Laala Jahanshahloo - CAO
Attendance	Mayor Helen Smith-MacPhail, Councillor Aaron MacEachern, Councillor Ryan Roggeveen, Councillor John Yeo, Councillor Lillian MacCannell, Councillor Steve Pollard, Laala Jahanshahloo – CAO, Susan Morse – Administrative Assistant		
Regret	Deputy Mayor Shaun MacArthur		
Guest	Peter Doiron from - Colliers		

- **Call to Order**

Mayor Helen Smith-MacPhail called the meeting to order at 7:00 PM.

- **Adoption & Approval of Agenda**

The agenda was approved as circulated. It was moved by Councillor Lillian MacCannell, seconded by Councillor Steve Pollard, and unanimously carried.

- **Declarations of Conflict of Interest**

Nil

- **Delegations & Public Input**

Nil

- **Presentation**

- **FIN.24.12.1 - Building Condition Assessment Dashboard**

Peter Doiron from Colliers presented the building assessments via Zoom.

- **Adoption of Previous Meeting's Minutes**

The minutes of January 25, 2024, Council Meeting were approved as circulated. It was moved by Councillor John Yeo, seconded by Councillor Aaron MacEachern, and unanimously carried.

The minutes of February 8, 2024, Committee of Council Meeting were approved as circulated. It was moved by Councillor Aaron MacEachern, seconded by Councillor Lillian MacCannell, and unanimously carried.

- **Discussion Items**

- **WRC.2024.12.1 - Bylaw # 2024-01 - Code of Conduct Bylaw - Second Reading**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-20

Moved by Councillor John Yeo, and **Seconded by** Councillor Ryan Roggeveen.

WHEREAS

The Rural Municipality of West River Bylaw number # 2024-01, the Code of Conduct Bylaw, be read and approved a first time on January 25, 2024,

BE IT RESOLVED

That the Rural Municipality of West River Bylaw number # 2024-01, the Code of Conduct Bylaw, be read and approved a second time.

- **WRC.2024.12.2 - Bylaw # 2024-01 - Code of Conduct Bylaw - Adoption**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-21

Moved by Councillor Lillian MacCannell and **Seconded by** Councillor Steve Pollard

WHEREAS

The Rural Municipality of West River Bylaw number # 2024-01, the Code of Conduct Bylaw, be read and approved a first time on January 25, 2024,

WHEREAS

The Rural Municipality of West River Bylaw number # 2024-01, the Code of Conduct Bylaw, be read and approved a second time on February 22, 2024.

BE IT RESOLVED

That the Rural Municipality of West River Bylaw number # 2024-01, the Code of Conduct Bylaw, be adopted by the Council.

- **WRC.2024.12.3 - Amendment - Abuse, Neglect and Harassment Policy**

Decision Type: Action

Status: Motion Carried

Background:

[Policy #2023-01](#)

Description:

The Council for Rural Municipality of West River accepts the correction of the typo in Section (6.4) Abuse, Neglect and Harassment Policy #2023-01 from "Everyone" to "No Individual." It was moved by Councillor John Yeo, seconded by Councillor Aaron MacEachern, and unanimously carried.

- **WRC.2024.12.4 - Public Meeting's Storm Date**

Decision Type: Action

Status: Recommended

Background:

Public Meeting scheduled for February 15, 2024, was cancelled due to weather.

Description:

The Council for the Rural Municipality of West River adopts the practice of setting storm/second dates for public meetings alongside the original date of the meeting. It was

moved by Councillor John Yeo and seconded by Councillor Aaron MacEachern and unanimously carried.

- **EMO.2024.12.1 - Fiona Claim #2**

Decision Type: Action

Status: Referred

Background:

EMO.24.10.1

Description:

The Council referred this item to the Mayor to contact both MLAs for Districts 16 and 17.

- **FIN.2024.12.2 - 2024 Property Tax Rate**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-22

Moved by Councillor John Yeo and **Seconded by** Councillor Lillian MacCannell

WHEREAS

According to the Municipal Government Section (160) (1) (a), a Council shall, by resolution, after estimating the probable revenue from all sources other than taxes, approve a tax rate or rates applicable to all real property within the jurisdiction and boundaries of the municipality for the purpose of raising revenue sufficient to defray projected municipal expenditures for that year including any deficit carried forward from the previous year, and shall notify the Provincial Tax Commissioner in accordance with the Real Property Tax Act respecting the approved tax rate or rates, and

WHEREAS

According to Tax Rate Groups Bylaw # 2021-14 Section (6), the Municipality establishes commercial, non-commercial resident, and non-commercial non-resident tax rate groups, and

WHEREAS

This resolution bears the recommendation of the Committee of the Whole as discussed at a meeting held on February 8, 2024,

BE IT RESOLVED

The Council for the Rural Municipality of West River approves the following property tax rate increase for 2024:

- The property tax for the Black Fly program for all the properties located with a border of the former community of New Haven River-Dale will increase from \$0.03 per \$100 of assessment to \$0.04 per \$100 of assessment.
- The property tax for all Commercial properties will increase from \$ 0.2425 per \$100 of assessment to \$0.2525 per \$100 of assessment.
- The property tax for all Non-Commercial Resident will increase from \$ 0.16 per \$100 of assessment to \$0.17 per \$100 of assessment.
- The property tax for all Non-Commercial Non-Resident will increase from \$ 0.16 per \$100 of assessment to \$0.20 per \$100 of assessment.

BE IT FURTHER RESOLVED

The Council for the Rural Municipality of West River approves the following property tax rate for 2024:

Community	Non-Commercial Resident per \$100 of assessment	Non-Commercial Non-Resident per \$100 of assessment	Commercial per \$100 of assessment
Afton	0.17	0.20	0.2525
West River	0.17	0.20	0.2525
Bonshaw	0.17	0.20	0.2525
New Haven River-Dale	0.21	0.24	0.2925
Meadowbank	0.17	0.20	0.2525

- **FIN.2024.12. 3 - 2024-25 Financial Plan**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-23

Moved by Councillor John Yeo and **Seconded by** Councillor Lillian MacCannell

WHEREAS

Under section 150 of the Municipal Government Act, on or before March 31 of each year, a Council shall, by resolution, adopt a financial plan for the upcoming fiscal year, and

WHEREAS

According to Motion # 2024-03, the Rural Municipality of West River held a public meeting on February 6, 2024, and no negative feedback was received from the public, and

WHEREAS

This resolution bears the recommendation of the Committee of the Whole as discussed at a meeting held on February 8, 2024,

BE IT RESOLVED

Council for Rural Municipality of West River adopts the Financial Plan for 2024-2025 (Appendix A, attached hereto, forming a part of this resolution).

- **FIN.2024.12.4 - 2024 Assessment Rolls/Tax Certificates**

Decision Type: Action

Status: Recommended

Description:

The Council for the Rural Municipality of West River authorizes the CAO to sign the permission form but requests to receive Municipal Assessments Rolls and Tax Certificates in hard copy and digital format. It was moved by Councillor Aaron MacEachern, seconded by Councillor Steve Pollard, and unanimously carried.

- **FIN.2024.12.5 - Black Fly Program 2024**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-24

Moved by Councillor Steve Pollard and **Seconded by** Councillor Aaron MacEachern

WHEREAS

The former community of New Haven-Riverdale started the Black Fly Program in 1996, and

WHEREAS

The property owners within the boundaries of the former community of New Haven-Riverdale pay \$0.04 more than the other property owners of the former communities of Afton, Bonshaw, Meadowbank, and West River for their property tax per \$100 assessment to cover the cost of this program, and

WHEREAS

This resolution bears the recommendation of the Committee of the Whole, as discussed at a meeting held on February 8, 2024,

BE IT RESOLVED

The Council for the Rural Municipality of West River accepts the attached proposed offer (Appendix A, attached hereto, forming a part of this resolution) from Atlantic Bug Busters Company for the Black Fly Program at the cost of \$16,500.00, HST included. and authorized the CAO to execute it.

- **FIN.2024.12.6 - Bonshaw Community Centre Improvement Project - Holdback Release**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-25

Moved by Councillor Aaron MacEachern and **Seconded by** Councillor Ryan Roggeveen

WHEREAS

The CAO has received the "Declaration of Field Review of Construction" letters from PEI Inspection Services for building design, plumbing, mechanical, and electrical, and

WHEREAS

According to Motion #2021-55, the project admin approved the release of the holdback (Appendix A, attached hereto, forming a part of this resolution), and

WHEREAS

This resolution bears the recommendation of the Committee of the Whole, as discussed at a meeting held on February 8, 2024,

BE IT RESOLVED

The Council for the Rural Municipality of West River approved the release of the holdback for the original contract and 14 change orders of \$ 130,737.12 plus HST for the Bonshaw Community Center Improvement project and authorized the CAO to execute it.

▪ **FIN.2024.12.7 - Transfer from Reserve Account to General Account**

Decision Type: Action

Status: Motion Carried (5-0)

Description: Motion 2024-26

Moved by Councillor Lillian MacCannell and **Seconded by** Councillor John Yeo

WHEREAS

Pursuant to Reserve Funds Bylaw#2021-15 Section (6) Clause (6.3), all withdrawals from the Reserve Fund must be approved by a resolution of the Council, and

WHEREAS

This resolution bears the recommendation of the Committee of the Whole, as discussed at a meeting held on February 8, 2024,

BE IT RESOLVED

The Council for the Rural Municipality of West River approved the transfer of \$80,000 from the "Reserve Fund" to the Municipality's General Bank Account to cover the Mutter Park Fiona Clean Up Project and replace it as soon as any reimbursement has been received from EMOPEI, to pay the final holdback for Bonshaw Community Centre project and Reception Centre Resiliency project and replace it as soon as Community Revitalization Program Funding has received and authorized the CAO to execute it.

▪ **FIN.2024.12.7 - Mutter Park Improvement Project - Parking Area and Access Road**

Decision Type: Action

Status: Deferred (5-0)

Description:

Due to the delay in Fiona's claim reimbursement, this item is deferred until funds are received from PEIEMO or other resources. It was moved by Councillor Steve Pollard, seconded by Councillor John Yeo, and unanimously carried.

▪ **FIN.2024.12.8 - Inman Park Parking -Tender Document Dates**

Decision Type: Action

Status: Deferred (5-0)

Description:

Due to the delay in Fiona's claim reimbursement, this item is deferred until funds are received from PEIEMO or other resources. It was moved by Councillor Aaron MacEachern, seconded by Councillor Lillian MacCannell, and unanimously carried.

▪ **PTY.2024.12.1 - Bonshaw Community Centre – Deed**

Decision Type: Action

Status: Motion Carried

Background:

The Community Improvement Committee of Bonshaw was established under the Community Improvement Act of 1974. An amendment to the Act in 1975 added the requirement to obtain an Order in Council to establish a new Committee. The Municipalities Act was enacted in 1983 and applied to all "municipalities, " including Community Improvement Committees, Bonshaw being among them. The Registry Office coded the Notice of Change of Name that we prepared in 2022 against this Bonshaw parcel, so the records already identify PID 402917 as being owned by the Rural Municipality of West River even though the deed is still registered in the name of the Community Improvement Committee of Bonshaw.

Description:

The Council authorized the CAO to direct our lawyer to prepare and register a Notice to clarify on title what transpired via legislation. It was moved by Councillor Ryan Roggeveen, seconded by Councillor Aaron MacEachern, and unanimously carried.

- **OTR.2024.12.1 - Volunteer Request - Posting on the Municipality's Website**

Decision Type: Action

Status: Motion Carried

Description:

The Council for the Rural Municipality of West River authorizes the CAO to decline any posting requests from third parties looking for volunteers from the community. It was moved by Councillor John Yeo, seconded by Councillor Steve Pollard, and unanimously carried.

- **OTR.2024.12.2 - APM Expansion**

Decision Type: Action

Status: Referred

Background:

The Communities 13 Inc Expansion Committee has requested a meeting with the Council of the Rural Municipality of West River to discuss the proposal for expansion of the Communities 13 Inc.

Description:

The Council referred this item to the CAO to invite the Committee to attend an upcoming Council Meeting in April or May.

- **OTR.2024.12.3 - Dog Control/Complaint**

Decision Type: Action

Status: Referred

Background:

The Council has received some complaints from residents regarding complaints of loose dogs roaming on private property and public roads, excessive barking, and aggressive dogs.

Description:

The Council referred this item to the CAO to look into this matter.

- **Motioned to extend the meeting at 8:30 PM. Seconded by Choose an item.**

- **OTR.2024.12.4 - Requesting Extension of Public Transportation to TCH and Rte. 19**

Decision Type: Action

Status: Referred

Background:

The Council received a letter from a resident about expanding active transportation paths and transit services.

Description:

The Council referred to this item CAO to inquire regarding transit services and to advise the resident that the council is open to expanding active transportation paths when feasible.

- **OTR.2024.12.5 – Elections Canada Rental Request for Bonshaw Community Centre**

Decision Type: Action

Status: Referred

Background:

Elections Canada is interested in renting the Bonshaw Community Centre to use as its returning office. They would use the facility for three months, during which time we would be unable to host any other activities.

Description:

The Council refers this item to the CAO to get more information.

- **PTY.2024.12.2 - Mutter Park Salvage Harvest - Extension**

Decision Type: Action

Status: Motion Carried

Background:

FIN.2024.11.2; Due to snow limiting the area's accessibility, cleanup has not begun. The contractor expects to be able to access the area next week and has requested an extension until April 15, 2024.

Description:

The Council approved the project extension until April 15, 2024, which is also considered possible further extension subject to the project manager's review. It was moved by Councillor Steve Pollard, seconded by Councillor Lillian MacCannell, and unanimously carried.

- **OTR.2024.12.6 – FOIP Request**

Decision Type: Information

Status: Received

Background:

Mayor Helen Smith MacPhail received an email from the Department of Housing, Land and Communities regarding access to information request under the Freedom of Information and Protection of Privacy Act for access to records related to a proposed subdivision/development located in Fairview, PE.

Description:

The Council reviewed this request and has considered the recommendation to protect personal email addresses and has no objection regarding Section 19 of the Act of FOIP. It was moved by Councillor Aaron MacEachern, seconded by Councillor John Yeo, and unanimously carried.

- **Informational Items**

- **PLB.2024.12.1 - Public Meeting PID # 818500**

Decision Type: Information

Status: Received

Background:

Motion#2024-16; The Public meeting was canceled due to road conditions and safety concerns.

Description:

The meeting has been rescheduled for Feb 29, 6:00 pm., with Storm date March 1, 6:00 pm. PSB closures will be followed.

- **OTR.2024.12.7 - PEI Climate Cohort - Public Engagement**

Decision Type: Information

Status: Received

Description:

The AIM Network is putting on a live web event to talk about climate adaptation in PEI, provide some education on the challenges municipalities face, and get some input from the public.

- **Adjournment**

- Councillor Aaron MacEachern motioned to adjourn the meeting at 9 PM.
- The next meeting will be on March 19, 2024.

Helen Smith-MacPhail

Laala Jahanshahloo

Mayor _____

Chief Administrative Officer _____

Appendix A – Motion#2024-23

RURAL MUNICIPALITY OF WEST RIVER OPERATING BUDGET APRIL 1,2024-MARCH 31,2025		
	APPROVED	PROJECTED
	2023-24	2024-25
REVENUES		
SURPLUS(DEFICIT) FROM PREVIOUS YEARS	60,000.00	0.00
PROPERTY TAX	611,705.44	718,663.16
MCEG	40,000.00	40,004.00
TAX CREDIT -PLANNING	40,000.00	48,939.98
HST REBATE	10,000.00	20,000.00
PERMIT FEES	10,000.00	25,000.00
MISC	1,000.00	1,000.00
Field Rental	2,500.00	0.00
Property Owned Rental	0.00	8,000.00
CANADA DAY CELEBRATION	1,500.00	1,500.00
REBATE	1,000.00	0.00
WAGE SUBSIDIES	4,500.00	5,000.00
TOTAL REVENUES	782,205.44	868,107.14
EXPENDITURES		
AFTON HALL	15,000.00	0.00
BLACK FLY PROGRAM	13,500.00	15,500.00
BONSHAW COMMUNITY CENTRE	10,000.00	0.00
COMMUNITIES 13 GRANT	15,000.00	15,000.00
CONFERENCE AND COUNCIL TRAINING	4,000.00	2,500.00
CONTINUING EDUCATION	3,000.00	2,500.00
LEGAL RESERVE FUND	10,000.00	10,000.00
ELECTION EXPENSES /RESERVE	2,500.00	2,500.00
COMMUNITY BUILDING & ENGAGEMENT GRA	12,000.00	8,750.00
DUES & MEMBERSHIPS	11,000.00	12,000.00
EVENTS	9,000.00	7,800.00
FIRE DUES	293,260.94	322,405.15
INSURANCE	60,000.00	70,000.00
MISC	1,500.00	2,000.00
OFFICE SUPPLIES/ EXPENSES {1}	10,000.00	10,000.00
PROFESSIONAL FEES	20,000.00	15,000.00
PUBLIC PROPERTY/PKS&REC	30,000.00	68,000.00
SALARIES, WAGES, REMUNERATION & BENEFI	185,000.00	250,000.00
OFFICIAL PLAN	27,000.00	30,000.00
CONTRIBUTION TO CAPITAL FUND	45,000.00	14,000.00
EMO	5,000.00	10,000.00
TOTAL EXPENDITURES	781,760.94	867,955.15
OPERATING SURPLUS/DEFICIT	445	152

Helen Smith-MacPhail _____

Laala Jahanshahloo _____

Mayor

Chief Administrative Officer

Appendix A - Motion#2024-23 (Continued)

RURAL MUNICIPALITY OF WEST RIVER					
CAPITAL BUDGET					
APRIL 1, 2024-MARCH 31, 2025					
PROJECT	2BT / TREE CANADA	COMMUNITY REVITALIZATION	ACOA	ENABLING ACCESSIBILITY FUND	FIONAD RECOVERY
LLOYD INMAN MEMORIAL PARK UPGRADE	10,000.00	20,000.00	25,000.00	75,000.00	30,000.00
AFTON RECREATION CENTRE EXPANSION	10,000.00	50,000.00	-	75,000.00	-
BONSHAW COMMUNITY CENTRE UPGRADE	10,000.00	50,000.00	-	75,000.00	-
RICE POINT WHARF	-	-	35,000.00	-	-
MUTTER PARK - IMPROVEMENT	75,000.00	-	-	-	300,000.00
Total	105,000.00	120,000.00	60,000.00	225,000.00	330,000.00
					840,000.00

Helen Smith-MacPhail _____

Mayor

Laala Jahanshahloo _____

Chief Administrative Officer

RURAL MUNICIPALITY OF WEST RIVER					
5 YEAR CAPITAL EXPENDITURE PLAN					
APRIL 1, 2024 - MARCH 31, 2029					
YEAR	PROJECT	ESTIMATED COST	FUNDING		
			FED/PROV	MUNICIPAL	OTHER
2024-2029	MUTTER PARK UPGRADE & FIONA RECOVERY	1,000,000	ATP/GICB/PEIDFA	N/A	N/A
2025-2029	LLOYD INMAN MEMORIAL PARK UPGRADE	500,000	GICB/PEIDFA	N/A	N/A
2025-2029	AFTON COMMUNITY CENTER UPGRADE	1,000,000	ATP/GICB	N/A	N/A
2026-2029	RICE POINT WHARF UPGRADE	500,000	ATP/GICB/RD	N/A	N/A
2027-2029	BONSHAW COMMUNITY CENTER UPGRADE	100,000	EAF	N/A	N/A

ATP	Active Transportation Plan
EAF	Enabling Accessibility Fund
RD	Rural Development
GICB	Green & Inclusive Community Building
PEIDFA	PEI Disaster Financial Assistance

Helen Smith-MacPhail _____

Mayor

Laala Jahanshahloo _____

Chief Administrative Officer

Appendix A – Motion#2024-24



1444 Freetown Road
Freetown, PE
COB 1M0

Owner / Operators: Jake Rix & Katherine McKenna



902-439-1060 / 902-303-0373



atlanticbugbusters@live.ca / kxm418@yahoo.ca

2024 Proposal / Contract: Municipality of West River, PE

Proposal: Atlantic Bug Busters Inc. proposes that it carry out all* necessary duties required for the implementation and operation of a biting fly (black fly and salt-marsh mosquitoes) program in the area(s) shown on the attached map on behalf of the former Community Council of New Haven-Riverdale (and area) and its members for the 2024 season. Duties/responsibilities included are as follows:

1. Government permit(s) and reports
2. Licensing
3. Labor
4. Travel Costs
5. Product(s) (VectoBac 1200L, VectoBac 200G)
6. Workers Compensation Coverage
7. Tax (HST)
8. General Liability and Pollution Protection Insurance (1,000,000.00 each)

9. ABBI will complete an end of season report prior to the fourth postdated cheque being released for 09/30/24

**NOTE: ABBI is not responsible for the acquisition and possession of permission to enter private property forms; this is the responsibility of the client. Previous forms remain valid until revoked in most cases. Atlantic Bug Busters Inc. and its staff members are acting on behalf of the client. Forms must be kept on client's file as per government requirements.

Permission slips are not required for projects where treatments are conducted on a private property belonging to the client.

Total cost \$16,500.00

This contract price is based on the following payment structure. (Any changes to the contract payment schedule must be approved by A.B.B.I. staff before being implemented)

APRIL 1, 2024:	\$4,125.00
APRIL 15, 2024:	\$4,125.00
JULY 15, 2024:	\$4,125.00
SEPTEMBER 30, 2024:	\$4,125.00

(*Note: Late payments, anything over 30 days, are now subject to a 5% interest charge*)

Appendix A - Motion#2024-24 (Continued)

Client Responsibility:

1. The Client will be responsible for acquiring and maintaining "permission to enter property" slips for all areas requiring treatment. In any situation where we are not permitted to enter a person's property we must be informed immediately by the client. Slip copies can be obtained from A.B.B.I. staff.



2. A signed copy of this contract must be in our possession no later than MARCH 11th to ensure all necessary permits are in place. All postdated cheques must be in our possession no later than APRIL 1, 2024 to ensure that product ordering duties and data processing are in place for April 2024. Contracts received after this date, or that do not contain the initial payment will be subject to additional shipping charges for product transportation as the product required for their project will not be included in the main annual free shipping order.

Initial treatment date is typically influenced by air temperature, prior winter's snowfall, water temperature, location, etc. Estimated initial treatment date is April 2024.

We look forward to working in your community again in 2024 and will do everything possible to ensure that you, our valued client, receive the highest level of control possible. We at Atlantic Bug Busters Inc. will, as usual, conduct ourselves in a professional and diligent manner while working in your project and hope that we will have many more successful years of service under your employment. We at A.B.B.I. continue to upgrade our training, equipment, and research facilities in order to remain at the top of our field in Atlantic Canada.

Again, thank you for your interest and on-going support, and if you require any further information, please do not hesitate to contact our office.

Sincerely,

Jake Rix & Katherine McKenna
Project Coordinators
Atlantic Bug Busters Inc.

The final cheque will be resubmitted after receiving the 2024 Season Report for the treated area.

Signed / Approved by: *Ladla Dahanahakho*

Date: Feb / 22 / 2024

Signed / Approved by:

Date:

(client)



HST 892997636RT0001

Appendix A – Motion#2024-25

W.D. Lawrence Architecture



MAYFIELD P.O. BOX 21 HUNTER RIVER, P.E.I. C0A 1N0 TEL. (902) 963-3221 FAX (902) 963-2835

HOLDBACK RELEASE CERTIFICATE

January 31, 2024

Owner: The Rural Municipality of West River
1552-B Rte. 19
New Dominion, PE C0A 1H6

Contractor: Ridgeline Construction Ltd
234 Scenic View Road
Long Creek PEI C0A 1H1

Holdback Release for:
"Bonshaw Community Center Improvements, 25 Green Road, Bonshaw, PEI"
PID # 402917

Total Contract	\$	272,941.00
Change Orders		<u>598,639.78</u>
Revised Contract amount	\$	871,580.78
Holdback @ 15%	\$	130,737.12
	HST	<u>19,610.57</u>
	Total due	\$ 150,347.69

Note that the Mechanics Lien Holdback is required at 60 days from Substantial Completion.
Yours truly,

Wilfred D. Lawrence, President, WDLA