

MUNICIPAL COUNCIL

The Regular Session of the Municipal Council of the Municipality of the County of Colchester was conducted in-person and virtually combined, on Thursday, August 31, 2023, at 6:00 pm.

In peace and in friendship, and in the spirit of truth and reconciliation, it was acknowledged that the Municipality of Colchester is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq.

Roll Call

The roll was called with the following Council members in attendance:

Mayor Christine Blair, Chair	
Councillor Eric Boutilier	District 1
Councillor Laurie Sandeson	District 2
Deputy Mayor Geoff Stewart	District 3
Councillor Mike Cooper	District 4
Councillor Tim	District 5
Councillor Karen MacKenzie	District 6 (<i>regrets</i>)
Councillor Michael Gregory	District 7
Councillor Lisa Patton	District 8
Councillor Marie Benoit	District 9
Councillor Victoria Lomond	District 10
Councillor Wade Parker	District 11

Staff Present

Scott Fraser, Interim Chief Administrative Officer (CAO)
 Dennis James, Municipal Solicitor
 Michelle Boudreau, Director of Public Works
 Paul Smith, Director of Community Development
 Phillip Redden, Director of Solid Waste
 Tracey Veno, Recording Secretary
 Jenn Martin, Economic Development Officer
 Mollie MacBurnie-Haas, IT Support

Approval of Agenda

Moved by Councillor Boutilier and seconded by Councillor Benoit

"That the agenda be approved with the following additions:

- Item #11b, Five Ton Truck – Award of Tender;
- Item #11c, Granville Drive Stormwater Issue;
- Item #11d, County Presentation." Carried unanimously.

Approval of Minutes

Moved by Councillor Cooper and seconded by Councillor Gregory

"That the minutes of the meetings held on June 27 and August 1, 2023, be approved as presented." Carried unanimously.

Business Arising from Minutes

None

Standing Committee Reports and Recommendations

Deputy Mayor Stewart, Chair of Council Committee, presented the report from the meeting held on August 17, 2023:

Community Event Grant Request – Kiltober

Moved by Deputy Mayor Stewart and seconded by Councillor Sandeson

“That funding be approved for the Debert and Area Community Association in the amount of \$6,000, for Kiltober 2023, with source of funds being Community Event Grants.” Carried unanimously.

Solar PV for Municipal Buildings – Award of RFP

Moved by Deputy Mayor Stewart and seconded by Councillor Patton

“That Council approves that the RFP for the Solar PV Design & Build be awarded to Solar Ascent for a total contract amount of \$1,803,066 excluding HST, with source of funds being the special capital reserve.” Carried unanimously.

Three-Year Cost Share Agreement for J-Class Roads

Moved by Deputy Mayor Stewart and seconded by Councillor Johnson

“That Council approves entering into the Three-Year (2024-25, 2025-26, 2026-27) Cost Share Agreement No. 2023-007 for J-Class Roads with the Province; and,

That the Mayor and CAO be authorized to sign Cost Share Agreement No. 2023-007.” Motion carried (*Deputy Mayor Stewart opposed*).

Terms of Reference – Citizen Monitoring Committee

Moved by Deputy Mayor Stewart and seconded by Councillor Cooper

“That Council approves that language in the Citizen Monitoring Committee Terms of Reference, specific to Wind Turbines, be amended to give leeway for other Council representation, rather than just from an adjoining council District.” Carried unanimously.

Executive Committee – minutes of meetings held on July 27 and August 14, 2023

Referring to Cliffs of Fundy Geopark (COFG), concern was expressed on the Municipalities of Colchester and Cumberland, as funding partners on this initiative, not having equal funding contributions. This is a similar situation as occurred during budget deliberation with the RECC operating budget. Although similar, the COFG does not have the same parameters as the RECC, however, this issue needs discussing if a joint meeting with Cumberland takes place. It was noted that approval of funding contributions when partnering on projects, should be conditional upon equal shares.

Moved by Councillor Sandeson and seconded by Councillor Johnson

“That the Executive Committee minutes of meetings held on July 27 and August 14, 2023, be received.” Carried unanimously.

Debert Business Park Advisory Committee – minutes of meeting held on June 20, 2023

Moved by Councillor Patton and seconded by Councillor Benoit

“That the minutes of the Debert Business Park Advisory Committee meeting held on June 20, 2023, be received.” Carried unanimously.

Flood Advisory Committee – minutes of meeting held on August 22, 2023

Moved by Councillor Benoit and seconded by Councillor Johnson

“That the minutes of the Flood Advisory Committee meeting held on August 22, 2023, be accepted as presented.” Carried unanimously.

ACTION ITEMS

**Community Event Grant Request
– Fetal Alcohol Spectrum
Disorder Conference**

Paul Smith, Director of Community Development, advised that a request was received from Fetal Alcohol Nova Scotia (FANS) for funding in support of the 2023 Fetal Alcohol Spectrum Disorder Conference being held on September 8th and 9th in Bible Hill. No specific amount is being requested, however staff are suggesting an amount of \$500 would assist the group in hosting the Conference. Requests of this nature can be considered under the Community Event Grants Policy. This is FANS first request under this Policy which allows up to three grants over the life of the event.

Concern was expressed regarding the application being incomplete and for future requests, incomplete applications be sent back to organizations prior to requests coming to Council. Brief discussion was also held on whether participants were being charged for the conference as well as the target audience.

Moved by Councillor Parker and seconded by Councillor Gregory

“That Council approves funding in the amount of \$500 for the 2023 Fetal Alcohol Spectrum Disorder Conference with source of funds being Community Event Grants.” Carried unanimously.

**Bunker Pumpstation – Award of
Tender**

Michelle Boudreau, Director of Public Works, advised that this item deals with the award of tender for the supply and installation of a new sewage pumping station adjacent to the Debert Bunker. Designs were done in-house and a tender issued with a closing date of August 10th. One submission from S.W.

Weeks Construction was received by closing and was deemed complete. Staff recommend award of tender to S.W. Weeks Construction.

Moved by Councillor Benoit and seconded by Councillor Patton

“That the tender for the Debert Bunker Pumping Station be awarded to S.W. Weeks Construction for a total contract amount of \$154,875 excluding HST; and,

That an internal contingency of \$5,000 be approved, to be spent only on authority of the Director of Public Works.” Carried unanimously.

Capital Budget Approval

Scott Fraser, Director of Corporate Services, made a presentation on the five-year capital budget which included a comparison of capital versus operating budgets; capital assets and financing options; decision making process for new and replacement projects; information on fiscal sustainability modelling; debt ratios; reserve balances; and, a detailed review of the capital budget document contents.

Discussion was held on the process for newly added projects to the capital budget; prioritization of new projects affecting timelines of older, previously approved projects; importance of finding more dollars to put into sidewalks; receiving feedback from staff when existing projects are affected by new projects being added to the Capital Budget; and requirements for business cases for larger projects such as the Airport runway and the Debert Housing project. Staff confirmed resource capabilities include the completion of one new and one replacement construction project annually. The addition of new projects are based on decisions of Council and may impact items previously approved. Additionally, other smaller projects come up that may affect and alter previous prioritization of projects.

Moved by Councillor Patton and seconded by Councillor Gregory

“That Council approve the five-year Capital Budget as presented.” Carried unanimously.

First Reading – Amendments to the Wind Turbine Development By-law

The Director of Community Development advised that the proposed amendments to the Wind Turbine Development By-law, if approved, will enable flexibility to make alternate Council appointments to a Citizens Monitoring Committee (CMC) in the event a Councillor member declines the right to serve on a CMC or where they may be in a conflict of interest. The proposed amendments are noted at section 9.3 and 9.6 in the By-law as circulated in the Council package. First Reading essentially is required to comply with legislation and advance to Second Reading.

Moved by Councillor Sandeson and seconded by Councillor Lomond

“That Council approves First Reading of amendments to the Wind Turbine Development By-law.” Carried unanimously.

**Shubenacadie Canal
Commission – Request for Letter
of Support**

Council received a presentation at their regularly scheduled June presentation meeting from the Shubenacadie Canal Commission requesting a letter of support for the nomination of the Shubenacadie Waterway as a Canadian Heritage River. The matter was referred to a future Council meeting for consideration.

Moved by Councillor Boutilier and seconded by Councillor Cooper

“That Council approve the request from the Shubenacadie Canal Commission for a letter of support for their nomination of the Shubenacadie Waterway as a Canadian Heritage River.” Carried unanimously.

**Presentation on Provincial/
Municipal Service Exchange**

Referring to the recently held sessions put on by the NSFM on the Provincial/ Municipal Service Exchange (Service Exchange), the Deputy Mayor indicated that he has a number of concerns including implications on municipalities and unknowns on the financial repercussions. Depending on input from staff on timelines, he would like to see staff do a presentation on this as soon as possible, possibly at an upcoming Presentation meeting.

Brief discussion was held on the various sessions attended; the number of unknowns and inabilities of answering questions; compilation of comments from these sessions underway; concerns relative to roads; timelines around this being brought to legislature; and importance of providing Council feedback. Scott Fraser, Interim CAO, suggested that a presentation could be prepared for the regularly scheduled September presentation meeting.

Moved by Deputy Mayor Stewart and seconded by Councillor Patton

“That staff make a presentation on the Provincial/ Municipal Service Exchange, as soon as possible.” Carried unanimously.

**Five-Ton Truck Tender –
Authority to Award**

Moved by Deputy Mayor Stewart and seconded by Councillor Patton

“That Council authorizes September Council Committee to award the tender for the Five-Ton Truck for Public Works.” Carried unanimously.

**Ongoing Stormwater Issue,
Granville Drive**

Councillor Patton raised the issue of ongoing stormwater on Granville Drive and indicated that she would like to see staff investigate this.

Moved by Councillor Patton and seconded by Councillor Johnson

“That the ongoing stormwater issue on Granville Drive be referred to staff for investigation and to come back to Council with possible options for consideration.” Carried unanimously.

County Presentation

Councillor Sandeson spoke of the deadline for taxes and comments from constituents about not knowing where tax dollars are spent. She would like to see staff put together a slide deck that speak to county taxes and where the money is spent.

Brief discussion took place on slides being used as speaking points for members of Council and the possibility of having them posted on the website.

Moved by Councillor Sandeson and seconded by Councillor Benoit

“That staff be directed to prepare a slide deck presentation on tax dollars received and where the money is spent.” Carried unanimously.

Correspondence - ACTION

Steps on Arthur Foundation – 19th Rotary House Challenge

Councillor Lomond recused herself from discussion on this matter.

An information package regarding sponsorship opportunities for the Steps on Arthur Foundation’s 19th Rotary House Challenge.

Moved by Councillor Johnson and seconded by Councillor Boutilier

“That Council approves sponsorship of one hole (\$250) for the Steps on Arthur Foundation’s 19th Rotary House Challenge.” Carried unanimously.

A suggestion was made, if possible, to have the Municipality sponsor the first hole.

Tiffany Bartlett, CEO, CEHL

A letter to Mayor Blair regarding the 2023 Nova Scotia Library Association Conference Sponsorship.

Moved by Councillor Lomond and seconded by Councillor Patton

“That Council approves bronze category sponsorship for the 2023 Nova Scotia Library Association Conference.” Carried unanimously.

Correspondence - INFORMATION

Development Officer

A copy of the Development Activity Report received from the Development Officer for the months of June and July 2023.

Building Inspector

A copy of Building Permit Statistics received from the Building Inspector for the months of June and July.

Moved by Councillor Gregory and seconded by Councillor Patton

“That the reports from the Development Officer and Building Inspector be received.” Carried unanimously.

INFORMATION ITEMS

Reports from Councillors

Copies of reports from the Mayor and Councillors were circulated in the package and ‘On Table’ for this evening’s meeting.

CLOSED SESSION

Moved by Councillor Gregory and seconded by Councillor Patton

“That the meeting go into closed session at 7:38 pm.” Carried unanimously.

Moved by Councillor Gregory and seconded by Councillor Patton

“That the meeting reconvene in open session at 9:43 pm.” Carried unanimously.

Property Matter - Debert Housing Project

Moved by Councillor Benoit and seconded by Councillor Sandeson

“That Council approves options 1, 2, and 3, as outlined in closed session.” Carried unanimously.

Negotiations – 4 Hawker Road Property LOI

Moved by Councillor Benoit and seconded by Councillor Boutilier

“That Councillor approves the Letter of Intent for the purchase of 4 Hawker Road, as outlined in closed session; and,

That the Mayor and CAO be authorized to execute the Letter of Intent.” Carried unanimously.

Property Matter – Sustain Agro

Moved by Councillor Lomond and seconded by Councillor Patton

“That Council agrees to proceed with receiving a presentation from Sustain Argo.” Carried unanimously.

Negotiations – Levy MOU

Moved by Councillor Boutilier and seconded by Councillor Cooper

“That Council approve the Memorandum of Understanding (MOU) relative to the Marketing Levy with one amendment at section 1e. to read ‘A business representative from the Truro & Colchester Chamber of Commerce; and,

That the Mayor and CAO be directed to execute the MOU.” Carried unanimously.

ADJOURNMENT

Moved by Councillor Gregory and seconded by Councillor Sandeson

“That the meeting adjourn at 9:46 pm.” Carried unanimously.

Tracey Veno
Recording Secretary