

August 15, 2013

COUNCIL COMMITTEE

The Regular Session of Council Committee of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia on Thursday, August 15, 2013 at 7:00 p.m.

Roll Call

The roll was called with the following Councillors in attendance:

Mayor Bob Taylor	
Councillor Christine Blair	District #1
Deputy Mayor Bill Masters, Chair	District #2
Councillor Geoff Stewart	District #3
Councillor Mike Cooper	District #4
Councillor Lloyd Gibbs	District #5
Councillor Karen MacKenzie	District #6
Councillor Michael Gregory	District #7
Councillor Ron Cavanaugh	District #8
Councillor Doug MacInnes	District #9
Councillor Tom Taggart	District #10
Councillor Wade Parker	District #11

Approval of Agenda

Moved by Councillor Gregory
Seconded by Councillor Cavanaugh

“That the agenda for August 15, 2013 be approved with the following additions:

- under Item #5, Presentations: add ‘Brent McGrath’
- add Action Item #6a: Request from Nova Scotia Provincial Exhibition Commission for Takeover of Operations (on table)
- add Action Item #18b: Nova Scotia Provincial Exhibition Parade
- add Action Item #18c: Garbage Cans and Beaches”

Motion Carried Unanimously.

Approval of Minutes

Moved by Mayor Taylor
Seconded by Councillor MacInnes

“That the minutes of the meeting held on March 25, 2013 be approved as circulated and the minutes of the meeting held on June 13, 2013 be approved with the following amendment:

- That the second motion on page 1393 under Closed Session be amended to read “...reconvene in open session at”

Motion Carried Unanimously.

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**Business Arising
from Minutes**

There was no business arising from the minutes of the meetings held on March 25 and June 13, 2013.

Presentations**Mr. Brent McGrath**

Mr. McGrath began his presentation by indicating that there are five business people who want to help the Nova Scotia Provincial Exhibition Commission (NSPEC) by offering some management and financial experience. They are not investors and they are not interested in the land. Mr. McGrath stated that he personally does not want to sit on the NSPEC Board. The only reason for his being here this evening is because the racetrack closed.

The group's interest is in the racetrack. They would like an opportunity to turn the racetrack around and make it work. The horse racing industry does make money; the problem does not appear to be a revenue problem, it appears to be an expense problem. If given the opportunity, Mr. McGrath believes that within 60-90 days, the Province, County, Town and Village will accept and buy into what the group is proposing.

Mr. McGrath circulated a copy of an organization chart which shows the various levels of government as the landowner responsible for hiring a general manager and approving budgets, while the group of business people would represent a management committee that works closely with the general manager.

Mr. McGrath indicated that he is waiting until after September before he plans on doing anything. His group cannot do anything without financial information. They are prepared to donate some money if the management of the racetrack is changed.

Moved by Mayor Taylor
Seconded by Councillor MacInnes

“That the presentation from Mr. Brent McGrath be received.”

Motion Carried Unanimously.

ACTION ITEMS**Request from NS
Provincial
Exhibition
Commission Board -
Takeover of
Operations**

Moved by Mayor Taylor
Seconded by Councillor Cavanaugh

“That a special meeting of Council Committee be held on Tuesday, August 20, 2013 to discuss the financial review report as well as the current financial situation of the Nova Scotia Provincial Exhibition

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Motion Carried Unanimously.

**LiDAR Funding
Agreement**

Moved by Councillor Blair
Seconded by Mayor Taylor

“That Council Committee recommends to Council that the Municipality of Colchester enter into a cost sharing agreement with the Province of Nova Scotia for the Light Detection and Ranging (LiDAR) data acquisition project, with a total financial commitment of \$35,886.25 excluding taxes, to be funded through the approved operating budget.”

Motion Carried Unanimously.

**PS 13-14 Construction
Tender Award**

It was noted that, at a meeting on June 27, 2013, Council authorized August Council Committee to make a final decision on this matter.

Moved by Councillor Gregory
Seconded by Mayor Taylor

“That Council Committee approves the award of the construction contract for the upgrades to Pump Stations 13 and 14 to Mid Valley Construction in the amount of \$709,524 excluding taxes, that an internal construction contingency of \$70,000 be approved, to be spent only on authority of the Director of Public Works with the revised project budget being \$830,000.”

Motion Carried Unanimously.

Staff were directed that in future, action items on tender awards include a list of those who submitted tenders for the project and the amount of each bid.

**Joint Flood Advisory
Committee -
Expenditures**

Moved by Mayor Taylor
Seconded by Councillor Cavanaugh

“That Council Committee recommends to Council that specialist consulting retainership fees of \$350 per month for Joint Flood Advisory Committee projects be funded by the Municipality of Colchester, retroactive to April 1, 2013 for the fiscal year 2013-14, source of funds to be the Major Flood Reserve; and,

That for Joint Flood Advisory Committee projects where the consultant provides direct support, the Municipality of Colchester funds its share of the total consultant services costs calculated at either 10% of capital costs

for the project, or \$75/hr for time spent on the project, whichever is less, with the total consulting services costs to be divided between affected jurisdictions, as decided on a project by project basis by the Joint Flood

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Advisory Committee, source of funds to be the Major Flood Reserve; and,

That funding for the Joint Flood Advisory Committee projects of North River Dyke Weir Improvements, North and Salmon River Training, Lorne Street Dyke, Avon Street Dyke, Winter Rock Work on Salmon River, Flow Monitoring Stations, and North River Rock Work, be cost shared equally with the Town of Truro for a total commitment by the Municipality of Colchester of \$153,572, excluding taxes; and,

That an internal contingency of \$15,000 be carried for Joint Flood Advisory Committee projects, to be spent only on authority of the CAO, source of funds to be the Major Flood Reserve.”

Motion Carried Unanimously.

**Vacant Position -
Administrative
Support Clerk - Solid
Waste**

Moved by Councillor MacInnes
Seconded by Councillor Gibbs

“That Council Committee authorizes Administration to open a competition for the vacant Administrative Support Clerk position in Solid Waste in accordance with the County’s Personnel Policies.”

Motion Carried Unanimously.

**New Position -
Economic
Development Officer**

Moved by Councillor Gregory
Seconded by Councillor Cavanaugh

“That Council Committee recommends to Council that the new position of Economic Development Officer be approved and following that to open competition for this position in accordance with the County’s Personnel Policies.”

Motion Carried. *(Councillors Gibbs and Taggart opposed.)*

**UNSM Caucus
Structure Review**

Moved by Councillor MacInnes
Seconded by Councillor Gregory

“That a discussion group consisting of Mayor Taylor, Deputy Mayor Masters, Councillor Blair and Councillor Taggart meet to address each caucus structure review question as contained in an email dated June 11, 2013 from the Union of Nova Scotia Municipalities; and, subsequent to that discussion, prepare an appropriate response.”

Motion Carried Unanimously.

**Capital Budget
Meeting**

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

“That the date of Tuesday, September 3, 2013 be set as the date for a

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special meeting of Council Committee regarding the five-year capital budget plan.”

Motion Carried Unanimously.

**Presentations to
Council Policy**

During discussion on this policy, Council requested that the following amendments be made to the Public Presentations to Council Policy before going forward to Council on August 29th:

- include ability of Council for impromptu situations should they arise
- Item 4a: include the term ‘where possible’ for length of presentations and questions from Council
- Item 4c: amend to read ‘When the presentation is in the form of a hard copy or electronic copy, a copy.....’

Moved by Councillor Gibbs
Seconded by Councillor Parker

“That Council Committee recommends to Council that the Public Presentation to Council Policy be approved as amended.”

Motion Carried Unanimously.

**Non-Conforming
Residential Uses in
Commercial Zones**

Councillor Gibbs reported that it has come to his attention that there are properties within the County where the home is zoned residential and the land beneath the home is zoned commercial. Some residents with such properties are experiencing difficulties in getting full insurance coverage and in some cases, being able to get a mortgage.

Councillor Gibbs asked for Council’s support in having the Planning Advisory Committee review the land-use by-law with a view to having it amended to address this issue.

Moved by Councillor Gibbs
Seconded by Councillor MacKenzie

“That the issue of non-conforming residential uses in commercial zones be referred to the Planning Advisory Committee.”

Motion Carried Unanimously.

**Central Nova Tourist
Association (CNTA) -
Marketing Levy
Implementation**

Councillor Stewart reported that he had attended a meeting of the Central Nova Tourist Association on August 7th. The meeting was held to discuss the process for implementing a marketing levy on a per room basis in accommodations that have ten or more rooms. It is being proposed that

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the funds from this levy would be used for marketing and promotion of the area. At some point, CNTA would like to make a presentation to Council on this proposal. Should Council accept the proposal, a by-law would be required.

Councillor Stewart indicated that CNTA have asked that a representative from Council sit on the Implementation Committee for this initiative. Council agreed that Council Stewart is the logical choice for this position.

Moved by Councillor Stewart
Seconded by Councillor Gibbs

“That the Central Nova Tourist Association be invited to make a presentation to Council on the implementation of the marketing levy.”

Motion Carried Unanimously.

**Rath-Eastlink
Community Centre
Reporting**

Councillor Parker indicated that it has been six months since staff from the Rath-Eastlink Community Centre made a presentation to Council. It was his impression that they would provide a report on where finances stand on a quarterly basis.

Both Mayor Taylor and Deputy Mayor Masters reported that the RECC has been experiencing software problems and have not been able to run off any financial reports. Assurance has been given to the Mayor and the Deputy Mayor that financial reports will be presented at the RECC Operating Board meeting on August 28th.

**Garbage Cans and
Beaches**

Councillor Taggart indicated that he has brought up this issue before. He would like to see garbage cans at different public sites throughout the Municipality.

Moved by Councillor Taggart
Seconded by Councillor MacInnes

“That staff be directed to look into the cost of placing garbage containers at different public sites through the Municipality of Colchester with a view to implementing this initiative in the spring of 2014.”

Motion Carried Unanimously.

**INFORMATION
ITEMS****Addendum to**

Staff provided a brief update on the former Tatamagouche Library

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**Agreement for Sale of
Former
Tatamagouche
Library**

building. The original agreement with Mr. Hans Christian Jost intended the use of the old Library building to be a micro-brewery. Since the original agreement was signed earlier this year in April, an opportunity came up for Mr. Jost to purchase the meat shop located directly beside the old library. Mr. Jost advised the Municipality that he was interested in purchasing this property with the intent to relocate the proposed micro-brewery to this building and continue with renovations to the former library building for a complimentary retail use such as a meat, cheese or bakery shop.

Since this new proposal was outside the scope of the original agreement, an addendum was drafted and signed by both Mr. Jost and the Municipality. It is staff's opinion that this addendum fulfills the objectives of the original agreement but gives some flexibility to Mr. Jost to move the micro-brewery to the adjacent property while continuing to use the old library for commercial purposes.

Compost Facility

The Municipality's Waste Management Master Plan completed in 2007 consisted of four (4) main components:

1. Central Wastewater Treatment;
2. Leachate Treatment;
3. Compost Handling;
4. Septage Handling.

This Information Item provided Council with an update on the four components, including budgets for each project and sources of funding.

Director's Reports

A Director's Report from Mr. Bruce Purchase, Director of Corporate Services was circulated in the package for this evening's meeting.

Closed Session

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

"That the meeting go into closed session at 10:50 p.m."

Motion Carried Unanimously.

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

"That the meeting reconvene in open session at 11:00 p.m."

Motion Carried Unanimously.

**Pump Stations 13 and
14 Property Purchase**

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

"That Council Committee recommends to Council that the CAO be

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authorized to enter into an agreement with Nova Scotia Transportation and Infrastructure Renewal to purchase a piece of land at the site of Pump Station 14 across from the Valley Fire Station on Brookside Road to allow for Station upgrades, at an estimated cost of \$1,700 plus survey and migration costs.”

Motion Carried Unanimously.

Adjournment

Moved by Councillor Cavanaugh
Seconded by Councillor Gregory

“That the meeting be adjourned at 11:02 p.m.”

Motion Carried Unanimously.

Sheila Arsenault
Recording Secretary