

COUNCIL COMMITTEE

The Regular Session of the Council Committee of the Municipality of the County of Colchester was conducted virtually, via Zoom Webinars and in-person on Thursday, October 13, 2022, beginning at 6:00 pm.

In peace and friendship, and in the spirit of truth and reconciliation, Deputy Mayor Stewart 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 Councillors in attendance:

Mayor Christine Blair	
Councillor Eric Boutilier	District 1
Councillor Laurie Sandeson	District 2
Deputy Mayor Geoff Stewart, Chair	District 3
Councillor Mike Cooper	District 4
Councillor Tim Johnson	District 5
Councillor Karen MacKenzie	District 6
Councillor Michael Gregory	District 7
Councillor Lisa Patton	District 8
Councillor Victoria Lomond	District 10
Councillor Wade Parker	District 11

Regrets

Councillor Marie Benoit	District 9
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Staff Present

Rob Simonds, Chief Administrative Officer (CAO)
 Michelle Boudreau, Director of Public Works
 Scott Fraser, Director of Corporate Services
 Paul Smith, Director of Community Development
 Phillip Redden, Director of Solid Waste
 Dennis James, Municipal Solicitor
 Tracey Veno, Recording Secretary
 Devin Trefry, Research Policy & Community Engagement Officer
 Pam Macintosh, Manager of Planning Services
 Craig Burgess, Recreation Manager
 Mollie MacBurnie-Haas, IT Support Technician

Approval of Agenda

Moved by Councillor Cooper and seconded by Councillor MacKenzie

“That the agenda be approved with the following addition:

- Item #10b, Colchester Courage Awards Update.” Carried unanimously.

Approval of Minutes

Moved by Councillor Boutilier and seconded by Councillor Sandeson

“That the minutes of the meeting held on September 15, 2022, be approved as presented.” Carried unanimously.

Business Arising from Minutes

None

**Presentation – Consolidated
Financial Statements, Director of
Corporate Services**

Scott Fraser, Director of Corporate Services, presented the Consolidated Financial Statements as prepared by Grant Thornton LLP. The Audit Committee met with representatives from Grant Thornton on September 28th, and reviewed in detail, the 2021-22 Consolidated Financial Statements of the Municipality. The intent of this evening’s presentation is to provide a high-level overview to Council of same. Included in the presentation was a brief review of the Audit Report; Consolidated Statement of Operations and Surplus; and, the Consolidated Statement of Financial Position. In the opinion of the Auditor, it is a clean audit report, and the statements present fairly in all material respects, the financial position of the Municipality of Colchester as of March 31, 2022.

At their meeting on September 29, 2022, Council granted authority to September Council Committee to approve the 2021-22 Consolidated Financial Statements.

Moved by Mayor Blair and seconded by Councillor Patton

“That Council approves the 2021-22 Consolidated Financial Statements as presented.” Carried unanimously.

Moved by Councillor Sandeson and seconded by Councillor Cooper

“That the Mayor and CAO be authorized to sign the necessary documentation relative to the 2021-22 Consolidated Financial Statements.” Carried unanimously.

ACTION ITEMS

**Former Salmon River School
Property – Future Use**

Paul Smith, Director of Community Development, provided a detailed report on the former Salmon River Elementary School Property. Highlights of the presentation included background property information; proposed concepts for the property; the extensive community engagement process consisting of surveys, virtual and in-person sessions, and community meetings; a summary of the engagement results; and, various presentations received throughout the process. Information was also included on cost considerations, as well as documents and plans that should help to inform discussions and decisions of Council on this matter. These documents/plans included the Central Colchester Municipal Planning Strategy, the Municipal Parkland Strategy, Service Delivery Strategy, Affordable Housing Needs and Supply Study, and the Community Energy and Emissions Plan. As a result of their detailed findings and all other related information, staff recommend reserving 40%-50% of the Salmon River School Property for trails and passive recreation purposes and issue a Request for Proposals on the remaining portion for residential development, including an affordable housing component.

Following staff’s presentation, Councillor Johnson provided a brief summary of the results of his extensive community engagement efforts which included surveying 256 residents throughout District 5; findings from 48 site visits from May to August; and a number of recreational uses that were suggested throughout the process. Results from his engagement efforts have the majority being in favour of 40% residential development on the property and the remaining 60% being park/green space.

Points of discussion during deliberation included interest in using equal portions of the land for development/green space, and retaining 20% for uses determined at a later time; ongoing study regarding future municipal building and possibility of this site being a location; importance of community engagement process and listening to what the community wants; community gardens being an important component; need for affordable housing and ongoing efforts to address the issue; being innovative with both greenspace and housing development; and, decisions being based on the good of the County as a whole. Any future plans for the property would require approval of Council prior to moving forward.

Moved by Councillor Johnson and seconded by Mayor Blair

“That Council Committee recommends to Council that staff be directed to designate 40% of the lands at the former Salmon River School property for housing development and 60% for park/greenspace; and,

That staff also be directed to proceed with a Request for Proposals for the property.” Motion carried (*Councillor Boutilier opposed*).

EV Charging Stations Update/Upper Stewiacke

Councillor Cooper declared a conflict of interest on this matter and removed himself from the discussion.

Joanna Burris, Sustainability Planner, advised that as per the directive of Council, staff investigated funding opportunities for charging stations in Upper Stewiacke and confirmed additional funding for two chargers at \$5,000 per charger through the EV Boost Program. Staff also looked into locations and although the Village Green Park was suggested as a potential site, staff determined the Upper Stewiacke Co-op as a better location due to the larger parking area and existing electrical capacity to accommodate one charger. The Co-op Board is supportive of having a charger at this location but do not want to incur any costs. Approximate cost to the Municipality would be \$14,452, which would be over the amount for the previously approved charging station locations. Staff feel that Upper Stewiacke is not a prime location for Level 2 chargers and recommend not proceeding with this at this time but could revisit this location when funding becomes available for Level 3 chargers.

Council discussion included the various locations previously approved throughout the County under this Program; cost of Level 3 chargers and when funding opportunities might be available; possibility of upgrading Level 2 chargers when Level 3 become available; and, fairness and equity in having charging stations available throughout the entire County

Moved by Councillor Patton and seconded by Councillor Lomond

“That Council Committee recommend to Council that the installation of a Level 2 EV charging station at the Upper Stewiacke Co-op at a cost of \$14,452 be approved.” Carried unanimously.

2022 Art Selection Committee Representatives

Craig Burgess, Recreation Manager, advised that staff is looking for two representatives to serve on the Art Selection Committee for the 2022 Program. Earlier this year, Councillors Patton and Sandeson served on the Committee, catching up from the 2020 and 2021 programs that were missed

due to the Covid Pandemic. There is nothing excluding the same Council members from putting their names forward should they wish to do so.

Moved by Councillor Boutilier and seconded by Councillor Sandeson

“That Council Committee recommends that Councillors Patton and Lomond be appointed to serve on the 2022 Art Selection Committee.” Carried unanimously.

Implementation of Clean-up Plan – Post Fiona

Prior to the staff update on the implementation of the post-Fiona clean-up, Rob Simonds, CAO, began by speaking briefly about inaccurate information being communicated from the province regarding military assistance with the clean-up and confusion it caused. A brief update was also provided on the meetings conducted with officials from the Military and NS Power and the results of these meetings.

Phil Redden, Director of Solid Waste, provided a detailed report on the progress to date relative to post Fiona clean-up as well as plans moving forward. Highlights included:

- details on equipment availability;
- process for establishing initial configurations for clean-up;
- external industries being utilized;
- internal resources assisting with clean-up efforts;
- areas covered to date;
- continued efforts to acquire additional resources;
- challenges due to vast coverage area and the large amount of debris;
- efforts to reduce situations where materials are not picked up;
- cost estimates being in the range of \$10,000/day;
- amount of materials taken to Balefill facility to date; and,
- procurement considerations.

Following the detailed report, Mr. Redden shared a picture slideshow, Operation Treeage, showing examples of the trucking configurations at various locations of Zone 4.

Points of discussion following the presentation included questions regarding the trucks and configuration; how it is working in the urban core; collection of bagged leaves; estimated time to complete the clean-up; concerns with not using local companies; and whether further consideration had been given to trucking the debris to satellite locations.

In response to questions raised, the Director of Solid Waste confirmed that leaves are being collected by a compactor truck and noted that there may be more than one truck picking different types of debris. Traffic levels, speed, and time of day considerations were given for collection of the various areas, such as avoiding the urban core during peak traffic times. Private haulers have been contacted and staff are waiting to hear back from them. As this is early stages, no confirmed date of completion was given, however, staff are hoping clean-up will wrap up in approximately three weeks. Also, referring to the query on satellite locations, Mr. Redden indicated this is not the most optimal option due to potential illegal dumping and expenses associated with double handling materials, however, it has not been ruled out completely.

Council members expressed appreciation to staff for all the work done to date and their ongoing efforts relative to post Fiona clean-up.

INFORMATION ITEMS

Debert Housing Project – Servicing Costs

This Information Item, as prepared by Michelle Boudreau, Director of Public Works, provided details on anticipated costs compiled to date for the proposed housing project in Debert. A full detailed report was included in the package for this evening’s meeting.

Colchester Courage Awards Update

As an update for Council, the CAO advised that the deadline for the Colchester Courage Awards Nominations was originally October 14th, however, a decision has been made to extend the deadline until the end of the month, pushing everything back by a couple of weeks. This extension is due to the focus over the past couple of weeks being on dealing with the aftermath of Hurricane Fiona.

Director’s Report

A report from the Director of Corporate Services was circulated in the package for tonight’s meeting.

ADJOURNMENT

Moved by Councillor Gregory and seconded by Councillor Patton

“That the meeting adjourn at 8:56 pm.” Carried unanimously.

Tracey Venio
Recording Secretary