

**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 August 15, 2024, beginning at 6:33 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	
Cllr. Eric Boutilier	District 1
Cllr. Laurie Sandeson	District 2
Deputy Mayor Geoff Stewart, Chair	District 3
Cllr. Mike Cooper	District 4
Cllr. Tim Johnson	District 5
Cllr. Karen MacKenzie	District 6
Cllr. Michael Gregory	District 7 ( <i>regrets</i> )
Cllr. Lisa Patton	District 8
Cllr. Marie Benoit	District 9
Cllr. Victoria Lomond	District 10
Cllr. Wade Parker	District 11

**Staff Present**

Dan Troke, Chief Administrative Officer  
 Michelle Boudreau, Director of Public Works  
 Paul Smith, Director of Community Development  
 Phil Redden, Director of Solid Waste  
 Dennis James, Municipal Solicitor  
 Scott Fraser, Director of Corporate Services  
 Tracey Veno, Recording Secretary  
 Jenn Mantin, Economic Development Officer  
 Devin Trefry, Research, Policy and Community Engagement Officer  
 Mollie MacBurnie-Haas, IT Support Technician  
 Pam Macintosh, Manager of Planning Services  
 Joanna Burris, Sustainability Planner

**Approval of Agenda**

Moved by Councillor Patton, seconded by Councillor Cooper

“That the agenda be approved with the following additions: 13b, Events at the NSPE; and, 18b, Brookfield Athletics Association.” Carried unanimously.

**Approval of Minutes**

Moved by Councillor Johnson, seconded by Councillor Sandeson

“That the minutes of the meetings held on June 4 and 13, 2024, be approved as circulated.” Carried unanimously.

**Business Arising from Minutes**

None

**ACTION ITEMS****Scotia Pool – Special Presentation Request**

Moved by Councillor Boutilier, seconded by Councillor Parker

“That Council receive a presentation from Scotia Pool at their regularly scheduled meeting on August 29, 2024.” Carried unanimously.

**Solid Waste Cell Capping –  
Award of Tender**

Phil Redden, Director of Solid Waste, advised that this item is to award the Solid Waste Cell Capping tender. Information included approved capital budget allocations, bids received, timelines for work to be carried out, options for consideration, resource implications, and staff recommendation. It was noted that June Council granted authority to August Committee to make a decision on the Cell Capping tender.

With the project being over budget by approximately \$870K, discussion was held on where the additional funds would come from. The Director of Corporate Services identified a couple of sources, namely the Asset Retirement Obligation Reserve and the Liner Reserve. Further discussion was held on the capping material and the impacts of leachate on the treatment plant.

Moved by Councillor Patton, seconded by Councillor Lomond

“That Council Committee award the Solid Waste Cell Capping Tender to Dexter Construction Company Limited in the amount of \$3,664,300 excluding HST; and,

That an internal 10% contingency of \$366,430 be approved, to be spent only on authority of the Director of Solid Waste.” Carried unanimously.

**Disposal of Surplus Parkland –  
Franklin Drive, Truro Heights**

Pam Macintosh, Manager of Planning Services, provided an update on information regarding a request to purchase municipally owned recreation land in Truro Heights, which was previously referred to staff. Information included location and description of the property on Franklin Drive, process to consider disposal of surplus parkland, departmental input, and options for Council consideration. Staff is recommending that the property not be sold.

Moved by Councillor Sandeson, seconded by Councillor Patton

“That Council Committee recommends to Council that the Franklin Drive property, PID 20254462, be retained by the Municipality.” Carried unanimously.

**Village Line Paving – Award of  
Tender**

Michelle Boudreau, Director of Public Works, provided an overview of this item which deals with awarding the tender for the repaving of the County-owned portion of Village Line Avenue in Valley. Details included Council’s approved capital budget for the project which includes the repaving of Village Line Avenue and Osprey Entrance; tender submissions for whole project and Village Line only; anticipated timelines for completion; options; and, budget implications. Given the tenders well exceeded the approved capital budget, staff is recommending the scope of work be reduced to include the repaving of Village Line only and the entrance of Opsrey be bumped to next year.

It was noted that June Council authorized August Committee to make decision on awarding the tender for the Village Line Paving.

Brief discussion was held on the repaving being for only the County owned portion of Village Line, between Forest Hill and Retson. The condition of the other portion of the road was noted and the possibility of NS Public Works paving their portion at the same time.

Moved by Councillor MacKenzie, seconded by Councillor Benoit

“That Council Committee authorizes staff to award the tender for the repaving of Village Line Avenue to Basin Contracting for a total contract amount of \$153,799.00 excluding HST; and,

That an internal contingency of \$10,000 be approved, to be spent only on authority of the Director of Public Works.” Carried unanimously.

**Matching Funds for Regional Public Transit Feasibility Study**

As per a previous directive of Council, Joanna Burris, Sustainability Planner, presented Council with updated information regarding funding for a Regional Public Transit Feasibility Study and to request Council’s approval on matching funds to commission a Regional Public Transit Feasibility Study with the Town of Truro.

Moved by Councillor Boutilier, seconded by Councillor Sandeson

“That Council Committee recommends that Council approves a \$10,225 cash contribution and \$2,625 in staff time for a Regional Public Transit Feasibility Study, as a matching contribution to the Sustainable Communities Challenge Fund grant.” Carried unanimously.

**Half Ton Truck – Award of Tender**

The Director of Public Works advised that this item is to seek to purchase a half-ton truck for Wastewater Treatment operations. Highlights included information on approved funds in the capital budget, the tender and bids received, disposal of existing truck, options for Council consideration, and resource implications.

Moved by Councillor Benoit, seconded by Councillor Cooper

That Council Committee recommends that staff be authorized to proceed with the purchase of a half-ton truck from Hollis Ford for a total financial commitment of \$56,383.50, excluding HST, with source of funds being the Public Works Vehicle Reserve; and

That the used truck being replaced is disposed of privately with sale proceeds going back to the Public Works Vehicle Reserve.” Carried unanimously.

**Purchasing and Tendering Policy Amendments**

Scott Fraser, Director of Corporate Services, advised that it has been a number of years since the last update of the Purchasing and Tendering for Goods, Services and Construction Projects Policy and provided an overview of proposed amendments for consideration. The proposed amendments include a section on definitions; updated procurement approvals/authorizations; new buying groups and standing offers sections; inclusion of environmental sustainability section; bonding requirements; updated trucking information; evaluation criteria for awarding tenders; and some general housekeeping items. The proposed revisions are to streamline procurement while maintaining appropriate checks and balances.

Brief discussion was held on standing offers and buying groups, buying local, and frequency of policy review.

Moved by Councillor Cooper, seconded by Mayor Blair

“That Council approves the amendments to the Purchasing and Tendering for Goods, Services and Construction Projects Policy, as presented.” Carried unanimously.

**Emergency Repairs –  
Roads/Culverts**

Referring to the recent washouts on Hillvale Ave. in Valley due to significant rain events, Mayor Blair raised the issue of climate change and the importance of being better prepared to deal with such events in future.

Moved by Mayor Blair, seconded by Councillor Sandeson

“That Council Committee recommends that staff be directed to investigate a restrictive reserve/contingency fund for possible emergency repairs on County owned roads due to climate events.” Carried unanimously.

**Upper Stewiacke Firemen’s  
Memorial**

Speaking on a request received from the Upper Stewiacke Fire Department for funding for a memorial monument, Councillor Cooper indicated that he feels this is a good thing to do. The monument would commemorate all firefighters and provide a community sense of appreciation and pride. With fund raising events dropping, their main source of funds are the \$0.18 tax rate and monies from the 50/50 firefighter raffle which are used mainly for training and vehicles.

Discussion was held on other fire brigades in the County that have memorials that were paid for by the Departments and concerns with setting a precedence if approved; potential grant opportunities for brigades; and, using existing funding for memorial and approaching the County for assistance with vehicle needs being a better approach.

Moved by Councillor Sandeson, seconded by Councillor Boutilier

“That the funding request from the Upper Stewiacke Fire Department be referred to staff to investigate what other Fire Departments/Brigades are doing relative to memorial monuments.” Motion carried (*Councillor Johnson, MacKenzie and Parker opposed*).

**Events at the NSPE**

Mayor Blair noted correspondence recently received concerning complaints regarding the Somebeachsomewhere Pavilion at the Nova Scotia Provincial Exhibition, specifically around the washing stations and electrical deficiencies.

Moved by Mayor Blair, seconded by Councillor MacKenzie

“That a letter be sent to the Minister of Agriculture requesting that complaints regarding the lack of adequate electrical supply and wash stations be investigated and rectified if possible.” Carried unanimously.

**INFORMATION ITEMS**

**Gravel Roads Re-surfacing  
Contract – Award of Tender**

This item provided Council with information on the tender award for gravel road re-surfacing of County owned roads including Georgina Drive, Sawmill Court, Mary Etta Drive, Fairway Avenue, Bluewater Lane and Narrows Lane. Under the CAO authority to award as per the County’s Procurement Policy, the tender was awarded to Will-Kare Paving with a total anticipated project

commitment of \$197,279. Work is scheduled to begin in early September and expected to be completed in five weeks.

**Deer Study 2024**

This Item provided results of the Deer Pellet Group Inventory Study conducted in the Spring of 2024 in the Bible Hill area. A copy of the completed Study was included in the Council package for this evening's meeting.

Discussion was held on the total cost of the study, next steps and the plebiscite for certain districts in the upcoming Election.

**Youth Engagement**

Moved by Councillor Lomond, seconded by Councillor Benoit

"That staff be directed to develop a Youth Engagement Strategy." Carried unanimously.

**NS Stampede Event Funding**

Council approved funding in the amount of \$75K for the Nova Scotia Stampede. This item provided an update on the allocation of the sponsorship funds.

**Plan It Colchester – Request for Update**

Councillor Benoit raised the issue of Plan It Colchester being behind schedule. Concern was expressed around the time of the project, the second round of public consultation has not taken place as yet, the fast-approaching Election and deadline of December for completion.

Paul Smith, Director of Community Development provided a brief overview of the project and the challenges faced to date. Many other municipal units are facing similar challenges. Going forward, it is anticipated that engagement sessions will resume in November and that staff will be bringing forward an Action Item at the end of the month authorizing a letter be written to Department of Municipal Affairs and Housing requesting a minimum six-month extension for the completion of County-wide planning.

**Brookfield Athletic Association**

The Brookfield Athletic Association applied for a Community Event Grant during budget deliberations for assistance with the purchase of a tent for the Brookfield Whing Ding event. The cost of the tent exceeded their original estimate and a decision was made to not proceed. As such, the Association withdrew their application for the grant.

**Director's Report**

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

**CLOSED SESSION**

Moved by Councillor Lomond, seconded by Councillor Patton

"That the meeting go into closed session at 8:07 pm." Carried unanimously.

Moved by Councillor Patton, seconded by Councillor Sandeson

"That the meeting reconvene in open session at 10:12 pm." Carried unanimously.

**Property Matter – Salmon River School Property**

Councillors Boutilier and Patton declared a conflict of interest and recused themselves from discussion. Similarly, during the closed session portion of the meeting dealing with this item, both Councilors left the room during this discussion.

Moved by Councillor Johnson, seconded by Mayor Blair

“That Council Committee recommends to Council to enter into memorandum of understanding with Pinnacle Construction Limited for the purpose of establishing a housing development on a portion of the former Salmon River School property, with a purchase price of \$9,000 per acre for 7 acres, for a total of \$63,000.” *(Councillor Cooper opposed).*

**Property Matter**

Moved by Councillor Benoit, seconded by Councillor Lomond

“That staff be directed to proceed with having a commercial appraisal on the property as discussed in closed session.” Motion carried *(Deputy Mayor Stewart, Councillors Johnson and MacKenzie opposed).*

**ADJOURNMENT**

Moved by Councillor Lomond

“That the meeting adjourn at 10:19 pm.” Carried unanimously.

Tracey Veno  
Recording Secretary