

## **MUNICIPAL COUNCIL**

The Regular Session of the Municipal Council of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia, on Monday, September 25, 2017.

### **Roll Call**

The roll was called with the following Councillors in attendance:

Mayor Christine Blair, Chair	
Councillor Eric Boutilier	District 1
Deputy Mayor Bill Masters	District 2
Councillor Geoff Stewart	District 3
Councillor Mike Cooper	District 4
Councillor Lloyd Gibbs	District 5
Councillor Michael Gregory	District 7
Councillor Ron Cavanaugh	District 8
Vacant	District 9
Councillor Tom Taggart	District 10
Councillor Wade Parker	District 11

### **Regrets**

Councillor Karen MacKenzie	District 6
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### **Staff Present**

Rob Simonds, Chief Administrative Officer  
 Crawford Macpherson, Director of Community Development  
 Michelle Newell, Director of Public Works  
 Scott Fraser, Director of Corporate Services  
 Mark Austin, Acting Economic Development Officer  
 Suzanne Graham, Recording Secretary

### **Public Hearing and Second Reading – Development Agreement Applications by Cullip Holdings**

Mayor Blair called the Public Hearing to order respecting an application for a Development Agreement made by Cullip Holdings Ltd., that would allow the construction of three, one story townhouse-style apartment buildings containing a total of 11 units on Highway 2 in Onslow. The text for the application and a related staff report has been circulated to Council members and has been made available to the public.

Mr. Rob Simonds, CAO, advised that the guidelines of the Municipal Government Act regarding advertising of the Public Hearing process have been followed.

Mayor Blair reminded Councillors that only those Councillors present throughout the Public Hearing process can vote on the Development Agreement when it is eventually considered by Council. The Public Hearing is Council's opportunity to hear about the application and any concerns of residents. Individual Councillors will have an opportunity to debate the merits of the Development Agreement when the motion is presented to Council. Staff are present to answer any technical questions that may arise as a result of the public's input.

Ms. Pam Macintosh, Planner, provided a brief overview of the Development Agreement as well as the Planners Report and Recommendation. Highlights of the proposal were presented including

sketches of the unit and engineer drawings. The proposed development is consistent with policies and objectives in the Municipal Planning Strategy and staff are recommending that Council approve the request for the development agreement.

Councillor Taggart, Chair of the Planning Advisory Committee (PAC), provided a report from the PAC meeting held on August 3<sup>rd</sup> where the application submitted by Cullip Holdings Ltd. was discussed. Considerable discussion was held on storm water management in the neighbourhood, given the large catchment area and problems in the past along Highway #2. The applicant's engineer is working with Nova Scotia Department of Transportation and Infrastructure Renewal (NSTIR) to finalize a design to ensure that the catchment area is managed correctly. NS Environment has approved the alteration of the watercourse to accommodate the management plan. The PAC is recommending to Council that the application be approved.

Mr. Simonds advised that no written submissions were received concerning the Development Agreement Application.

With no further discussion on the matter from the applicants or questions from members of Council, as Chair of the Planning Advisory Committee, Councillor Taggart placed the following motion on the floor:

Moved by Councillor Taggart  
Seconded by Councillor Cavanaugh

“That Council enter into a Development Agreement with Cullip Holdings Ltd., for their lands on Highway 2, Onslow, which would allow the construction of three new townhouse-style apartment buildings, for a total of eleven units; and,

That this approval is conditional upon Cullip Holdings Ltd. satisfying staff that all requirements of the development agreement have been met.”

Motion Carried Unanimously.

### **Approval of Agenda**

Moved by Councillor Boutilier  
Seconded by Councillor Gibbs

“That the agenda for September 25, 2017 be approved with the following amendments:

- Move Item #11 to precede Item #7;
- Move Item #14 to follow Item #11;
- Add Item #14a, Highway 236 Multi Use Trail;
- Add Item #14b Hilden Interchange;
- Add Item #17a, Contract Negotiations in Closed Session.”

Motion Carried Unanimously.

### **Approval of Minutes**

Moved by Councillor Cooper  
Seconded by Councillor Gregory

“That the minutes of the meeting held on August 31, 2017, be approved as presented.”

Motion Carried Unanimously.

**Business Arising from Minutes**

Referring to the Award of Tender for the Carter Road Sidewalk Construction on page 39, Councillor Stewart requested an update on the start date of the project. Ms. Michelle Newell, Director of Public Works, explained that six telephone poles need to be moved before construction can begin. Staff are currently waiting to hear from Nova Scotia Power. A response is expected within the next few days.

**Standing Committee Reports and Recommendations**

**Council Committee Report from Meeting Held on September 14, 2017**

*Deputy Mayor Masters, Chair, presented the report from the Council Committee meeting held on September 14, 2017:*

Adoption of Strategic Priorities

Moved by Deputy Mayor Masters  
Seconded by Councillor Boutilier

“That Council adopts the 2016-2020 Strategic Priorities Report and that it continually reference the Report at each Council meeting, quarterly updates and during annual strategic priority reviews; and,

That Council request the CAO to schedule an annual Priority Setting update session prior to the start of the annual budget process.”

Motion Carried Unanimously.

Council Proceedings & Committees Policy – Nominating Committee Amendments

Moved by Deputy Mayor Masters  
Seconded by Councillor Cooper

“That Council approves the amendments to the Council Proceedings and Committees Policy, relating to the Nominating Committee, as presented.”

Motion Carried Unanimously.

Revisions to the Municipal Funding for Insurance for Not-for-Profit Organizations Policy

Due to a few minor amendments not noted on the distributed policy, Mr. Mark Austin, Interim Economic Development Officer, presented Council with the additional changes. Discussion was held on the possibility of specifying some ineligible categories, such as religious organizations.

Moved by Deputy Mayor Masters  
Seconded by Councillor Gibbs

“That Council request that staff, along with the Municipal Solicitor, revisit Municipal Funding for Insurance for Not-for-Profit Organizations Policy, specifically the Additional Criteria for Funding section regarding applications from religious organizations.”

Motion Carried Unanimously.

Regional Enterprise Network (REN) Update

Moved by Deputy Mayor Masters  
Seconded by Councillor Gibbs

“That Council approves the appointment of Mayor Blair to the Regional Enterprise Network’s Liaison and Oversight Committee.”

Motion Carried Unanimously.

Executive and Audit Committee Minutes of Meeting Held on August 29, 2017

Moved by Councillor Taggart  
Seconded by Councillor Boutilier

“That the minutes of the Executive and Audit Committee meeting held on August 29, 2017 be approved as presented.”

Motion Carried Unanimously.

**ACTION ITEMS**

**School Surplus Property –  
Bible Hill East Court Road  
School**

Mr. Scott Fraser, Director of Corporate Services, updated Council on the current status of the property. The Municipality’s Inspection Services Department conducted an inspection of the property on September 20, 2017 and found no major issues with the building, indicating that it could potentially be used as a school property in the future. The Chignecto Central Regional School Board was contacted and a request was made for operating costs related to the building. The response indicated that the average operations and maintenance costs range from \$30,000 to \$50,000 annually.

Council expressed concern regarding the potential of finding asbestos or other substances used in the building process and whether the building could be sold if it were found to contain these substances. Mr. Fraser stated that the inspection that was done was a general overview and no testing was done for such substances. Mr. Simonds reminded Council that the property would be sold on an “as is/where is” basis.

Another concern expressed was the potential that the County would be stuck with the property, as has happened in the past, and perhaps would take a loss. Mr. Fraser advised Council that based on the property location and condition, there is still value there and he does not foresee this being an issue.

Moved by Councillor Parker  
Seconded by Deputy Mayor Masters

“That Council approves accepting the Bible Hill East Court Road School from the Chignecto Central Regional School Board and that notification be sent to the School Board prior to the September 28, 2017 deadline.”

Motion Carried Unanimously.

**Canadian Mental Health Association Request for Funding**

*Deputy Mayor Masters and Councillor Taggart declared a conflict of interest and left the table.*

Ms. Susan Henderson and Ms. Trisha Murphy from the Colchester East Hants Branch of the Canadian Mental Health Association (CMHA) were in attendance to answer questions from their previous presentation to Council and the financial statements that were provided for tonight’s meeting.

Mayor Blair asked Ms. Henderson to remind Council of the amount the CMHA was asking of Council. Ms. Henderson stated that they were now asking for a \$100,000 commitment from the Municipality over 10 years.

Discussion was held on potential naming rights on a portion of the building for the Municipality; possible areas of the building that may be selected; source of funds and budget implications; and, Town of Truro contributions.

Moved by Councillor Gibbs  
Seconded by Councillor Cooper

“That Council approve the funding request from the Canadian Mental Health Association in the amount of \$100,000 over 10 years, with source of funds to be determined; and,

That the Municipality be given naming rights to the atrium in the new Canadian Mental Health Association building; and,

That staff investigate criteria for the naming of the atrium and bring back to Council.”

Motion Carried.  
*(Councillors Gregory and Cavanaugh opposed)*

*At this point, Deputy Mayor Masters and Councillor Taggart returned to the table.*

**2017 Municipal Special By-Election – Fee Schedule and Polling Stations**

Moved by Councillor Stewart  
Seconded by Councillor Parker

“That Council approves the following fee schedule be set for the purpose of the 2017 Municipal Special By-Election:

Advance Polls (for both days)

Deputy Returning Officer.....\$310  
 Poll Clerk.....\$280

Regular Polls

Deputy Returning Officer.....\$205  
 Poll Clerk.....\$175

Mobile Poll

Deputy Returning Officer.....\$205  
 Poll Clerk.....\$175

Training.....\$30

Mileage.....payable at 0.4289 per kilometer

Polling Stations - \$100 for the first polling station and \$75 for each additional polling station in the same building;and,

That the Polling Stations be approved as presented.”

Motion Carried Unanimously.

**Tatamagouche Sewer Replacement Phases 3 and 4 – Award of Tender**

Ms. Newell explained to Council the importance of completing this project within the current fiscal year as the funding received must be spent by March 2018. All three bids received for this project were over the approved \$500,000 budget. Staff suggested that part of the project be removed and put forward to be added to the capital budget for 2018-2019.

Moved by Councillor Gregory  
 Seconded by Councillor Taggart

“That Council approves the award of the Tatamagouche Sewer Replacements Tender to J.R. Eisner Contracting, with the scope of work being limited to Lake Road, for a total contract value of \$470,330 excluding taxes; and,

That an internal contingency of \$50,000 be carried for the work, to be spent only on authority of the Director of Public Works.”

Motion Carried Unanimously.

**Award of Tender – MacElmon Road Watermain**

Ms. Newell advised that this project was intended to be part of the roundabout project on MacElmon Road. The construction of the roundabout has been pushed to fiscal 2018-2019 however, the funding received for the project requires that a portion of it be spent this fiscal year. Staff have therefore proceeded with a tender for the construction of the watermain extensions that would have been completed with the roundabout. A tender was issued and four bids were received, all of which were under the approved capital budget. The lowest bid received was from J.R. Eisner Contracting and was deemed to be complete.

Councillor Taggart expressed concern that J.R. Eisner was the lowest bid for both tender awards that were presented tonight and asked Ms. Newell

whether it would be possible for the company to complete both projects this season. Ms. Newell confirmed that both projects will be completed before winter.

Moved by Deputy Mayor Masters  
Seconded by Councillor Cavanaugh

“That Council approves the award of the MacElmon Road Watermain Extension Tender to J.R. Eisner Contracting for a total contract value of \$181,840 excluding taxes; and,

That an internal contingency of \$20,000 be carried for the work, to be spent only on authority of the Director of Public Works.”

Motion Carried Unanimously.

### **Appointment of Auditor**

Moved by Deputy Mayor Masters  
Seconded by Councillor Boutilier

“That Council waives policy and appoints Grant Thornton as the Auditor for the Municipality of Colchester for fiscal year 2017-18.”

Motion Carried Unanimously.

### **Emergency Dispatch Services Agreement**

Mr. Simonds explained that Council had previously approved the award of Emergency Dispatch Services to Valley Communications and this item is simply housekeeping as the previous motion did not deal with signing authority of the agreement.

Moved by Councillor Cavanaugh  
Seconded by Councillor Parker

“That Council authorizes the Mayor and CAO to execute the four-year Emergency Dispatch Service Agreement with Valley Communications Incorporated.”

Motion Carried Unanimously.

### **Debert Airport – Automated Weather Observation System**

Mr. Crawford Macpherson, Director of Community Development, reported on an opportunity to upgrade the Automated Weather Observation System (AWOS), which was discussed at the May 2017 Committee meeting, at a reduced cost. Approach Navigation Systems has offered to sell the Municipality a refurbished unit at a cost of \$65,000 installed, as well as 2 years free maintenance. Mr. Macpherson explained that since this project was not in the budget, money would be taken from the fencing budget as it not something that is required at this time.

Moved by Councillor Parker  
Seconded by Councillor Gregory

“That Council approve the purchase of the refurbished Automated Weather Observation System from Approach Navigation Systems for \$65,000 plus HST, source of funds to be the Debert Fencing budget.”

Motion Carried Unanimously.

**Highway 236 Mutli Use Trail**

Deputy Mayor Masters reported on some comments regarding the Multi Use Trail on Highway 236. Although the majority of the comments were positive, there is one repeating negative comment, the condition of the ditches. The ditch is full of alders and has not been mowed in some time. Councillor Cavanaugh commented that this is an issue County wide this year. Staff were asked if there was anything the Municipality could do to remedy this issue. Ms. Newell reminded Council that this is a provincial road and therefore TIR would be responsible for maintaining the ditches. Deputy Mayor Masters requested this issue be taken to the next Quarterly TIR meeting.

**Hilden Interchange**

Mayor Blair asked Council about their interest in re-opening discussion on the topic of a Hilden Interchange and requested that a letter be sent to the Premier, signed by the Municipality, the Town of Truro and Millbrook First Nations.

Moved by Councillor Taggart  
Seconded by Deputy Mayor Masters

“That the Municipality send a letter to the Premier, signed by Mayor Blair, Mayor Mills and Chief Gloade, requesting that discussion on the Hilden Interchange be reopened, with no financial commitment at this time.”

Motion Carried Unanimously.

**Correspondence - ACTION**

**Mallory O’Neill, Dietetic Intern at Diabetes Canada**

Correspondence requesting that November 14<sup>th</sup> be proclaimed World Diabetes Day.

Moved by Councillor Cavanaugh  
Seconded by Councillor Taggart

“That November 14<sup>th</sup> be proclaimed World Diabetes Day.”

Motion Carried Unanimously.

**Correspondence - INFORMATION**

**Building Inspector**

A copy of the Building Permit Statistics received from the Building Inspector for the month of August 2017. Council agreed to receive the reports for information purposes.

**Development Officer**

A copy of the Development Activity Report received from the Development Officer for the month of August 2017. Council agreed to receive the report for information purposes.

**INFORMATION ITEMS**

**Reports from Councillors  
Appointed to Outside Boards  
and Agencies**

Copies of reports from the Mayor and Councillors were circulated in the package or placed on table for this evenings meeting.

**CLOSED SESSION**

Moved by Councillor Gregory  
Seconded by Councillor Gibbs

“That the meeting go into closed session at 9:40 pm.”

Motion Carried Unanimously.

Moved by Councillor Gregory  
Seconded by Councillor Cavanaugh

“That the meeting reconvene in open session at 10:16 pm.”

Motion Carried Unanimously.

**Presentation Meeting Update**

Mayor Blair reminded Council that the presentation meeting scheduled for next week would be held on Monday, October 2<sup>nd</sup> as opposed to the usual Tuesday meeting. Mayor Blair also provided Council with information regarding presentations for Monday night.

**ADJOURNMENT**

Moved by Councillor Gibbs  
Seconded by Councillor Gregory

“That the meeting adjourn at 10:39 pm.”

Motion Carried Unanimously.

Suzanne Graham  
Recording Secretary