



MUNICIPALITY OF THE DISTRICT OF WEST HANTS

Council

March 15, 2017 7:00 p.m.

Sanford Council Chambers

1. Call to Order

The Warden called the meeting to order at 7:00 p.m.

2. Call of Roll

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| Present: | A. Zebian | Warden |
| | P. Morton | Deputy Warden (Arrived 7:55 p.m.) |
| | R. Jannasch | Councillor District 1 |
| | K. Monroe | Councillor District 2 |
| | D. Keith | Councillor District 3 |
| | T. Leopold | Councillor District 4 |
| | D. Francis | Councillor District 5 |
| | R. Hussey | Councillor District 6 |
| | J. Daniels | Councillor District 7 |
| | R. Zwicker | Councillor District 10 |
| | C. Osborne | CAO |
| | M. Laycock | Director of Finance |
| | B. Carrigan | Director of Public Works (Arrived 7:55 p.m.) |
| | C. McClare | Waste Reduction Coordinator |
| | J. Bourque | Municipal Planner |
| | R. Sherrard | Municipal Engineer |
| | R. Brown | Municipal Clerk |
| | J. Woodman | Administrative Assistant |

There were 19 members of the public in attendance.

3. Announcements

Warden Zebian welcomed everyone to Council. He reviewed the fire evacuation procedures.

Warden Zebian announced Harvest House is hosting its second annual walkathon for the community outreach center on March 18 at 10:00 a.m. He also announced on that date there is the St. Patrick's Day dance at the Brooklyn Civic Centre. He noted on March 19th there is an open house at the Forrest Lake Country Club. He pointed out Council is wearing purple ribbons this evening in support of epilepsy month.

Councillor Leopold announced that the Girl Guides have launched their cookie campaign.

Councillor Monroe announced there will be an upcoming Ginger Fest in Avondale this summer and handed out some information on the event.

4. Approval of Agenda, including additions or deletions

MOVED and SECONDED that the agenda be approved as circulated with the following changes:

-13. d. In House Financial Studies (Councillor Daniels) to be deleted

-13. e. I-Valley (Councillor Monroe) to be added

-13. f. Bulk Water Sales (Councillor Jannasch) to be added

Motion Carried.

5. Public Hearing(s)

MOVED and SECONDED that the meeting move to a Public Hearing.

Motion Carried.

The meeting moved to a public hearing at 7:05 p.m.
The meeting reconvened at 7:12 p.m.

MOVED and SECONDED that Council approves the proposed Municipal Planning Strategy Amendments to the Transportation Map Policies as contained in the Planning Staff Report of December 15, 2016.

Motion Carried.

MOVED and SECONDED that the meeting move to the Second Public Hearing.

Motion Carried.

The meeting moved to a public hearing at 7:13 p.m.
The meeting reconvened at 7:24 p.m.

MOVED and SECONDED that the application for an Amendment to the Existing Development Agreement for the Ellershouse Wind Energy Facility (PID 45007903), as outlined in the staff report of February 14, 2017, be approved.

Motion Carried.

MOVED and SECONDED that the meeting move to the Third Public Hearing.

Motion Carried.

The meeting moved to a public hearing at 7:25 p.m.
The meeting reconvened at 7:30 p.m.

MOVED and SECONDED that Council approve COPW-001.00 Closure of a Portion of Prince Street, PID 45228186 Policy with Section 2.2 to be amended to state the legal description would be the legal description determined by Property Online as amended from time to time.

Motion Carried.

6. Approval of the Council Minutes of February 14, 2017 and Public Hearing Minutes of February 14, 2017 (Holleman and Associates Inc. – Application to Amend Existing Development Agreement for Ellershouse Landing, 6004 Highway 1, Ellershouse, PID 45013588).

MOVED and SECONDED that the Council Minutes of February 14, 2017 and Public Hearing Minutes of February 14, 2017 (Holleman and Associates Inc. – Application to Amend Existing Development Agreement for Ellershouse Landing, 6004 Highway 1, Ellershouse, PID 45013588).

Motion Carried.

7. Business Arising from Minutes or any Related Correspondence

There was no business arising or any related correspondence.

8. Presentation (s)

There were no presentations.

9. Report of Warden

Warden Zebian reported it has been a busy month, noting that he recently met with the Minister of Natural Resources to discuss opportunities associated with the landfill. He reported that he met with the Minister of Transportation to discuss an interchange in the

Forrest Lakes area. He noted that both Ministers offered support to Council and provided positive feedback regarding these areas.

Warden Zebian indicated that he recently met with a business from Halifax who is interested in the Municipality, however at this time they have requested that it remain confidential; he hoped that something positive comes from the meeting. He indicated there is also consideration for a new farming project in the Municipality with year-long growing of products.

Warden Zebian advised he is scheduled to meet this week with the Federal MP on spending grants announced by the Federal Government and how they apply to projects within the Municipality.

Warden Zebian confirmed most of the Council Meet and Greets have taken place, and he felt they were very successful. He commended Councillors Francis and Leopold for attending all the sessions, as well as Councillor Daniels who attended the majority of the sessions. He suggested the meeting in Hantsport went extremely well and commended the residents for providing positive feedback and knowledge of the former Town.

Councillor Monroe commented that the Napa of the North website at napaofthenorth.ca is now active for those with a strong interest in the wine industry, adding that the Province is considering using this site to market this area for specific pieces of real estate.

10. Reconsideration or Rescission of Resolutions of Which Notice Has Been Given on a Previous Day

There were no reconsiderations or rescissions of resolutions of which notice had been given.

11. Monthly Reports of Committee & Officers

- a. Committee of the Whole
 - i. Excerpts February 28, 2017

Waste Collection Services

MOVED and SECONDED that on or before March 31, 2017, staff provide written notice to the Councils of the parties participating in the inter-municipal services agreement: Valley Region Solid Waste-Resource Management Authority (Valley Waste) to end the existing waste collection and transportation contract services for the community of Hantsport, as of March 31, 2018.

Motion Carried.

MOVED and SECONDED that on or before March 31, 2017, staff provide written notice to GFL Environmental Inc. to confirm the existing waste collection and transportation contract services for the Municipality of the District of West Hants, shall expire as of March 31, 2018.

Motion Carried.

MOVED and SECONDED to award a contract to Royal Environmental Inc. (Regroup) for provision of Services for Collection and Transportation of Waste for the period of April 1, 2018 to March 31, 2023; as per the response provided to the request for proposal PW16-51 received by the Department of Public Works on January 26, 2017.

Motion Carried.

The CAO informed in April or May staff will seeking direction on additional services to be provided to areas within the Municipality, such as green bins, so staff can work with the vendor to provide the service.

Continuing Operations past March 31, 2017 (Fiscal 2017-18)

MOVED and SECONDED to authorize the Municipality, through its CAO and Departments, to continue to operate based on the approved 2016-17 budgets until such time as the 2017-18 budgets are approved and the tax rates set.

Motion Carried.

Tax Exemption Policy

MOVED and SECONDED to adopt the Tax Exemption Policy and approve the tax-exempt status for the listed properties.

Motion Carried.

Mayor versus Warden System

MOVED and SECONDED to defer the Mayor versus Warden System discussion until early in 2018 after the Memorandum of Understanding on Amalgamation with Town of Windsor expires.

Motion Carried.

Free Meeting August

MOVED and SECONDED that staff be directed to prepare a report on their understanding of Council business for cancelling meetings for the month of August.

Motion Carried.

Community Garden Brooklyn

MOVED and SECONDED to direct staff to explore the opportunity of creating a Community Garden at the Brooklyn Fire Station/Civic Center and report back to Council.

Motion Carried.

Live Streaming Meetings

MOVED and SECONDED to direct staff to explore the opportunity of live streaming of Council, Joint Council and Committee of the Whole meetings and report back to Council.

Motion Carried.

Heritage Center Legacy Project Update

MOVED and SECONDED to write a letter of support in concept for the Hantsport Historical Society regarding opening of a Heritage Center located at 50 Main Street in Hantsport.

Motion Carried.

b. Planning Advisory Committee

Councillor Daniels reported there is a meeting scheduled for March 16, 2017.

c. Report of the Chief Administrative Officer

i. Chittick Avenue/School Rehabilitation, Project #TRCAP15-05

The Municipal Engineer advised this report is to award tender for the Chittick Avenue/School Rehabilitation, Project.

Councillor Zwicker inquired if the project included two sidewalks on School Street and one on Chittick Avenue. The Municipal Engineer informed that was in the tender. He indicated that two sidewalks were not needed based on usage and confirmed that a second sidewalk although currently already located there was not needed from an engineering point of view.. He cautioned a second sidewalk would continue to carry a significant annual maintenance cost to keep it open.

Councillor Daniels inquired how much a second sidewalk would cost. The Municipal Engineer confirmed the capital cost is approximately \$115 a meter. Councillor Daniels expressed she didn't feel there is a need for two sidewalks due to the cost and long-term maintenance, adding there would also be an additional cost for plowing. Councillor Daniels expressed concern about safety, suggesting only having one sidewalk may keep people crossing the roadway.

Councillor Daniels inquired if sidewalks were paid from the Hantsport area rate. The Director of Finance confirmed the sidewalks did come from the area rate.

The Municipal Engineer indicated the public sidewalk is a community interest rather than a necessity. Councillor Daniels cautioned it would be a low impact development and suggested it may reduce wastewater and pollutant runoff by not having a second sidewalk. She expressed concern about the long-term costs from an additional sidewalk that is not necessary and stated she would like to see only one sidewalk.

Councillor Zwicker asked that Council support the wishes of the community for the second sidewalk. Councillor Zwicker informed that the school was on one side where the sidewalk normally would be, however, most of the residences on School Street were on the opposite side. Warden Zebian supported Councillor Zwicker's comments as well and reminded that the community entrusted the Municipality in maintaining their current structure. CAO Osborne suggested that the commitment made to Hantsport was that the Municipality would hold the status quo for the first year and then through the transitional process address any needs or requirements in the community based on the broader region. She cautioned if Council is changing their opinion staff need to know that.

Councillor Hussey suggested if the residents want and are willing to pay for the second sidewalk, then they should have it. Councillor Leopold asked if it was decided to only have one sidewalk, what happened to the existing second sidewalk. The Municipal Engineer informed during construction the second sidewalk would be removed and replaced with grass.

CAO Osborne indicated that Council in the future will need to consider asset management, adding that a sidewalk is an asset that costs money to maintain and repair. She advised the Municipality is currently receiving some funding through transition for both operational and capital however once condition assessments are completed on the sidewalks in Hantsport, staff may come back to Council on what it would cost to bring the sidewalks up to standard. She suggested at that time Council may choose to make a decision on whether to apply a higher area rate on the residents of Hantsport to maintain all the sidewalks. She also noted that consideration needs to be given to other infrastructure needs that may be under the sidewalks.

Councillor Daniels suggested it would be more feasible to reduce the sidewalks now rather than in the future.

MOVED and SECONDED that Councils accepts the tender of Howard Little Excavating Limited in the amount of \$2,271,967.26 (includes HST), with the Municipal contribution of \$515,094.49 to be paid from the Hantsport Transition Fund.

Motion Carried.

ii. By-law Respecting the Management of the Riverbank Cemetery

CAO Osborne reported this is the First Reading that staff is asking Council to consider changing the Riverbank Cemetery By-law. She noted the Cemetery By-law better defines certain portions of the cemetery service and recommends the withdraw of winter burials. She confirmed the Riverbank Cemetery is funded through an area rate and includes perpetual care costs. She suggested the area rate component is specific because residents of the former Town of Hantsport can purchase a lot at a reduced cost.

CAO Osborne advised that municipalities are exempt from the Cemetery Act and are not required to have a perpetual care fund or maintain it to the same level or degree as a privately-owned cemetery. She offered the Municipality does have a perpetual care fund and felt at some point staff will come forward to advise Council of the extent to which the Riverbank Cemetery is underfunded for the perpetual care perspective.

MOVED and SECONDED that Council approves the First Reading and proceed to a public hearing and Second Reading for the By-law Respecting the Management of the Riverbank Cemetery.

Councillor Daniels expressed concern that local funeral homes are not equipped to store bodies in the event of winter burials. She cautioned that families would be exposed to additional costs for transportation and storage of their loved ones, as well as the emotional turmoil for having to wait for the burial. She asked that the matter be investigated more and consider these points. CAO Osborne clarified the role of the Municipality in the management of the cemetery is to provide the land only, not to provide the services or open and close the lots.

Councillor Zwicker suggested not providing winter burials would upset the residents of Hantsport. Councillor Daniels felt there may be an opportunity to partner with the Town of Windsor to create a vault for winter storage. CAO Osborne advised that staff would consider all the comments provided and come back and provide additional information.

Motion Carried.

iii. Amendment to West Hants Vision, Mission Statements

CAO Osborne reported a session was held on February 4th for the beginning of a strategic planning process and the first step was to review and amend the vision, mission and value statements as adopted by the former Council on March 10, 2015.

MOVED and SECONDED that Council adopts the vision, mission and value statements as amended.

Councillor Daniels noted the report refers to information being brought to the sub-committee, which she believed Councillors agreed was no longer needed. CAO Osborne stated that if the sub-committee was no longer required, Council would need to instruct the CAO to proceed with the strategic planning. The CAO confirmed all Councillors would still get the notes from the community meetings shortly.

Motion Carried.

iv. Temporary Borrowing Resolution

The Director of Finance reported a Temporary Borrowing Resolution (TBR) is a required step in the process to secure the necessary borrowing to support the purchase of items of significant cost required by the Municipality which requires Council's approval to move forward.

The Director of Finance indicated that Council approved the purchase of the Hantsport Fire Department chassis and Summerville Fire Truck during the 2016-17 budget deliberations. He noted in February 2017, Council approved the construction of a fire substation in Garlands Crossing. He added the TBR will allow the Municipality to borrow funds to allow the construction to proceed.

MOVED and SECONDED that Council approves a temporary borrowing resolution in the amount of \$1,477,790 for the construction of a fire substation in Garlands Crossing.

Councillor Monroe read a statement in regard to the motion to fund the new fire substation. She advised she would not be voting in favour of the motion as she didn't feel it was representing the will of the public in this area. She suggested by withholding the funding, it would require the review of the motion for recession which she felt would be in the best interest of this Municipality.

Councillor Monroe reminded that six days prior to the passing of the motion to build the station, the Municipality entered into a Memorandum of Understanding (MOU) with the Town of Windsor and referred to the points of the agreement in the MOU. She suggested that the Town of Windsor was not on board with this decision and felt betrayed. She asked that Council not move forward with the funding of this unnecessary \$1.5 million dollars.

Councillor Hussey agreed with Councillor Monroe that most of the residents are not in favour of this fire station. He asked if the tender has been issued. CAO Osborne confirmed the tender has been awarded and the company is well into the design process.

Councillor Keith expressed that this matter has nothing to do with the Town of Windsor adding they are responsible only for the Windsor Fire Department. Councillor Leopold agreed and suggested that building a fire station in one particular location doesn't mean that the Municipality is not willing to cooperate with the Town of Windsor.

Warden Zebian referred to the comment that the Town of Windsor is not happy with the matter, he added that the Mayor or councillors have not addressed this issue with himself or the CAO.

Motion Carried.

Councillor Monroe voted nay.

MOVED and SECONDED that the statement read by Councillor Monroe be received and placed on file.

Motion Carried.

MOVED and SECONDED that Council approves a temporary borrowing resolution in the amount of \$200,000 for the purchase of a fire truck chassis for the Hantsport Fire Department.

Motion Carried.

MOVED and SECONDED that Council approves a temporary borrowing resolution in the amount of \$490,000 for the purchase of a Pumper fire truck for the Summerville Fire Department.

Motion Carried.

d. REMO Advisory Committee

Councillor Daniels stated all the information was in the REMO Advisory – Information Report and that she would be willing to answer any questions.

There were no questions on the report.

e. Police Advisory Committee

Deputy Morton reported that the RCMP will be presenting on policing services during budget deliberations.

f. MCCAP Committee

There was nothing to report.

g. Other Committee Reports or Recommendation

i. Fire Restructuring Committee

There was nothing to report.

Councillor Hussey announced there is a public meeting for those residents directly affected by the building of the new fire sub-station on April 6th at 6:30 pm at the Three Mile Plains Hall. This is just for those residents whose properties abut the proposed fire station property.

ii. Valley Regional Economic Network Liaison and Oversight Committee – March 9, 2017

Councillor Daniels reported the RENs is seeking board members. The CAO will have application packages that can be sent to interested people.

12. Correspondence

There was no correspondence.

13. Miscellaneous or New Business

a. Shared Waste Collection – Councillor Daniels

Councillor Daniels felt it would be prudent to write to the Town of Windsor asking them to consider entering a shared waste collection service with the Municipality. CAO Osborne advised that staff has already exchanged an e-mail with the Town of Windsor asking them to participate and their response was that they currently have a contract and the cost to terminate would not be feasible. She suggested that the Town be asked to modify their response in the future and start discussion now to harmonize the timeframes.

MOVED and SECONDED to write a letter to the Town of Windsor to enter into discussions now on the next renewal cycle to ensure the parties can enter into a shared contract together.

Motion Carried.

b. Policing – Deputy Warden Morton

Deputy Warden Morton suggested that consideration should be given to partnering with the Town of Windsor on policing services. Warden Zebian indicated that he and the CAO met with the RCMP recently and discussed this matter. CAO Osborne responded that both CAO's have prepared a list of nine items to focus on first and policing was one of the items. She noted that she was tasked with contacting the Province about doing a study on the financial and operational benefits of creating one policing unit. She and CAO Coutinho will be presenting formally to Council their workplan and their progress. She noted other items included joint purchasing.

c. Joint Strategy – Councillor Daniels

Councillor Daniels asked the CAO if she felt Council had determined its strategy sufficiently to date to be able to work on a joint strategy with the Town of Windsor as discussed at Joint Council. CAO Osborne suggested that a strategy is a forecast of 5-10 years, she felt for Council to decide on a joint strategy is premature at this point. She suggested by the fall Council should determine their key issues and provide staff with a vision and structure and then move forward with the Town of Windsor who have already had the benefit of developing their own strategy.

d. I-Valley – Councillor Monroe

Councillor Monroe suggested the I-Valley funding request is minimal and indicated that she would like to take advantage of this significant opportunity for this area. The Director of Finance confirmed that they had requested \$5,000 from the Municipality towards their heat map project, he clarified this money has not been budgeted and offered if Council wanted to move forward they would need to be comfortable going over budget on a line item. CAO Osborne indicated the request has been included under the Grants to Organizations for consideration. She cautioned there are a significant number of organizations requesting grant funding, she felt there is no strategy for the funds which is problematic. She felt that the Municipality's contribution of \$5,000 would not have any major impact on the project.

CAO Osborne informed a second project through I-Valley is larger and would require a more thorough conversation and suggested that Council needs to consider it through a strategic perspective.

e. Water Sales – Councillor Jannasch

Councillor Jannasch reported that residents have expressed concerns about another dry summer and inquired where they will be able to purchase water, the price and what water sources the haulers tap into when it is not the Municipality. He asked if the Municipality could provide information for residents to make informed choices. CAO Osborne informed staff could provide information but clarified that the Municipality was not responsible to provide water.

There was a brief discussion on providing residents with funding to for well drilling through the Municipality. The Director of Finance suggested this would create a risk to the Municipality and suggested there would be administrative issues to move forward. CAO Osborne indicated it would not only be a financial risk it would require a policy and cautioned funding something that is not viable. Warden Zebian agreed and reminded that Council needed to be fiscally responsible with taxpayer's money.

14. In Camera Session

MOVED and SECONDED to move in camera at 9:20 pm as per MGA Section 22(2)(e) for contract negotiations.

Motion Carried.

The meeting reconvened at 9:29 p.m.

MOVED and SECONDED that an additional \$50,000 of Gas Tax, for a total of \$125,000, be allotted to the VCFN fibre project.

Motion Carried.

CAO Osborne reminded Council of the Special COTW budget meetings next week on March 21st at 4 pm and March 22nd at 10 am. M. Laycock noted budget packages for Councillors could be sent digitally to them on Thursday, with hard copies possibly being available on Friday.

15. Next Meeting Date

The next meeting of Council will take place on April 11, 2017 at 7:00 p.m.

16. Adjournment

MOVED and SECONDED that the meeting adjourn.

Motion Carried.

The meeting adjourned at 9:32 p.m.

Abraham Zebian, Warden

Rhonda Brown, Municipal Clerk