

## COMMITTEE OF THE WHOLE MEETING

APRIL 22, 2014

Location: Council Chambers, Municipal Office

Present: Warden S. Sampson, Deputy Warden Johnson,  
Councillor M. Beaton, Councillor A. Martell,  
Councillor S. McNamara, Councillor B. Marchand,  
Councillor G. Boucher, Councillor S. MacNeil,  
Councillor R. Samson

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

### Items Added to the Agenda

There was one item previously added to the agenda by the Director of Public Works regarding the Building Canada Fund.

Moved by Deputy Warden Johnson, seconded by Councillor Boucher that the agenda be approved with the item added. Motion carried.

### Review of Minutes: March 3, 2014

Moved by Councillor McNamara, seconded by Councillor MacNeil that the minutes of March 3, 2014 be adopted as presented. Motion carried.

### Presentations:

- a) Nova Scotia Power (Dawn MacDonald) re: Streetlights;

Warden Sampson welcomed Ms. Dawn MacDonald and Ms. Lisa Power to the meeting.

Ms. MacDonald and Ms. Power gave a power point presentation and the following points were brought forth:

- In 2012, regulations were passed requiring roadway lighting in Nova Scotia to meet prescribed efficiency standards;
- Richmond County chose to continue using NS Power owned streetlights;
- NS Power conversion deadline is December 31, 2019;
- 39 Municipalities in Nova Scotia will continue to use NS Power owned streetlights;

- All municipalities on Cape Breton Island are continuing to use NS Power owned streetlights;
- 2,445 streetlights are installed in Richmond County and approximately 450 have been converted to LED (18%);
- Conversion is time intensive;
- Currently conversion is through spot replacement;
- NS Power will conduct a bulk initiative in Richmond County pending UARB approval of capital application;

A discussion followed and the following points were brought forth:

- There is an equivalency table that is followed regarding the street light emittance;
- Residents should be able to call NS Power directly regarding street lights being out;
- Residents have called and the lights remain unlit;
- High Pressure Sodium (HPS) streetlights still have value left to them and that asset is being recouped through the municipalities;
- There is a rate stabilization plan with Richmond County;
- All of Richmond County should be on LED street lighting by 2016;
- The municipality will have a lower rate in 2016;
- Rate stabilization – There will be credit from 2012 forward;
- The savings in 2014 is \$1.50-\$2.00 per month/per fixture;
- Longer arms/brackets are required on the LED lights;
- LED street lighting does not have the same range of light as the old ones;
- LED street lights are meant to light the road;
- There are currently 15 open work orders from Richmond County for burned out street lights;
- Outages in storms take precedence over replacing burnt out street lights;
- There is a long term maintenance agreement with NS Power;
- There are a lot of street lights out in Richmond County;
- There could be a mass outage of these LED lights down the road as a result of bulk replacement;

b) Richmond County Literacy Network (Millie Hatt) re: Community Outreach Worker

Warden Sampson welcomed Mrs. Millie Hatt and Dr. Dorothy Bernard to the meeting.

Mrs. Hatt and Dr. Bernard gave a presentation and the following points were brought forth:

- There is a concern for the health and well being of Richmond County residents;
- There is an aging population with low literacy and navigating skills;
- The Literacy Network does not have the time or knowledge to help them;
- In 2011, 40% of the population in Richmond County was over the age of 55;

- By 2016, it is expected that seniors will make up twenty-five percent (25%) of the population compared to eighteen percent (18%) for that of Nova Scotia;
- Community outreach worker will complement other healthcare providers and community resources to improve the quality of healthcare and wellness of the population;
- 8 in 10 seniors have literacy skills at the two lowest levels making them especially at risk in medical situations that may demand high literacy ability;
- The Community Outreach Worker will be hired by and responsible to the Richmond County Literacy Network Board;
- Memorandums of Agreement will be signed by the principal agencies in this project (Richmond County Literacy Network, Strait Richmond Community Health Board, GASHA and Public Health Richmond County);
- The request is for \$20,000 from Richmond County;
- \$10,000 has been secured from GASHA and \$10,000 from the Literacy Network;
- This is a one year pilot project;

A discussion followed and the following points were brought forth:

- The contribution from the Literacy Network is from fundraising efforts and not from the Literacy Network money;
- Council put a policy in place for these requests, Core Community Funding;
- If Richmond County contributes the \$20,000, that would be ignoring all the previous work that was done on this policy;
- This proposal may be different from some of the other proposals brought to Council;
- If this is approved, other community groups will be coming forward;
- The plan is to take this to the government for funding after the pilot project is complete and the results confirm the need;
- The Literacy Network would not come back in the future with another request;
- This type of project has been looked at in other provinces;

Moved by Councillor Boucher, seconded by Deputy Warden Johnson that the request in the amount of \$20,000 for funding from the Literacy Network for a Community Outreach Worker be moved to budget deliberations.

c) Efficiency Nova Scotia re: Property Assessed Clean Energy (PACE)

Warden Sampson welcomed Mr. Dave Corning, Ms. Amy Brown and Ms Lauren McNutt to the meeting.

Mr. Corning, Ms. Brown and Ms. McNutt gave a power point presentation and the following points were brought forth:

- There would be 50 homes in the pilot project, 5 homes per district;

- Efficiency Nova Scotia will play an administrative role;
- Municipal funding to improve residential energy efficiency;
- ENS has been offering Home Energy Assessments since 2010 and running finance programs for over a year;
- Similar programs have been completed in Halifax Regional Municipality and recently launched in Toronto;
- No net cost to the municipality;
- This will enable residents to finance home improvements through energy savings and take advantage of existing rebates;
- This was first presented to Council in March, 2013;
- There has been significant support from Jeff Stanley and Robert Anderson;
- Richmond County would provide the upfront capital cost, confirm that the homeowner is in good financial standing with municipal bills and will apply the appropriate tax liens;
- ENS would administer Richmond County funds which would be used solely for approved work on Richmond County homes;
- Any funds invested through Richmond County would be recovered through property taxes;
- There will eligibility criteria;
- ENS has a Trade Partner List with approved contractors and the opportunity would be available for local contractors to qualify for the ENSC Trade Partner List;
- There needs to be an agreement between the municipality and ENS and also between the municipality and the homeowner;
- Rebates would be applied to loan amounts;

A discussion ensued and the following points were brought forth:

- This is a great project for Richmond County;
- There would be an interest rate charged to the homeowner;
- Rebates would come off the borrowed amount;
- ENS could provide a list of rebates for homeowners;
- The loan would remain with the home;
- The By-Law would outline how the charge would be repaid;
- There is no income cap on rebates;
- If the homeowners were low income they would recommend them to the low income homeowner service.

The CAO noted that the Renewable Energy Committee would present a report to Council on Monday, April 28<sup>th</sup> and give notice to adopt the PACE By-Law.

Give Notice: To Adopt the Internet Usage & Electronic Communication Policy as a policy of the Municipality of the County of Richmond (attached as Appendix “A”)

Councillor Samson gave notice that he will introduce a motion at the May 26, 2014 Council meeting to adopt the Internet Usage & Electronic Communication Policy as a policy of the Municipality of the County of Richmond.

CAO re:

a) Courthouse

The CAO gave a power point presentation and the following points were brought forth:

- The building is not all original. There was a new piece added;
- The building houses 2 tenants, DIMA and Registry of Deeds;
- When court proceedings ceased in 2010, the municipality lost annual revenues of approximately \$30,000;
- Registry of Deeds pays the municipality \$9,800 annually;
- DIMA pays no rent;
- The only space used in the building is the new addition;
- The original courthouse is no longer used;
- There is damage in the building that needs to be repaired;
- No municipal department has any use for the building or space;
- In 2013, it cost \$69,460 to operate the court house;
- Recommendation is to prepare an RFP for the disposal of the property or an Expression of Interest;
- The Courthouse is a liability to the municipality;
- The building is a historical focal point;
- This decision needs to go to the public;

Moved by Councillor Beaton, seconded by Councillor Martell that the Committee recommend to Council that staff be authorized to make the necessary modifications to isolate unused portions of the building, including the original court house, in order to minimize operating expenses and FURTHER MOVED that a draft Expression of Interest be prepared for Council's review and two Public Meetings be scheduled in Council Chambers to acquire public opinion regarding the fate of the building. Motion carried.

Staff/Council

Warden Sampson noted that there was a Code of Conduct developed a few years ago for Council. He also noted the importance of professionalism in dialogue between Council and Staff.

Warden Sampson indicated that future incidents may cause a change in the required protocol to be followed when dealing with staff.

The following points were brought forth during discussion:

- Rapport with staff is valued;
- Councillors who do not follow the Code of Conduct need to be dealt with on an individual basis;
- Relationships with staff have improved continuously;
- All Councillors cannot be penalized for the actions of a few.

Correspondence:

For Information Purposes

- a) Nova Scotia Power re: Electricity Rate Stability through 2015, and Integrated Resource Plan Engagement;
- b) Eastern District Planning Commission re: Property of Gary & Kathleen Pretty, St. Peter's Fourchu Road, Framboise, NS, PID 75082990, AAN 00810029;
- c) Eastern District Planning Commission re: Property of Michelle Richards, 391 Shore Road, Lower L'Ardoise, NS, PID 75068080, AAN 02777282;
- d) Development Isle Madame re: Thank You;

Action Required

- a) CFO re:
  - (i) Dangerous and Unsightly Premises

The CAO noted that correspondence had been received from the Chief Financial Officer indicating that the cleanup costs under Dangerous and Unsightly premises legislation has become an accounting problem in that the cleanup costs often exceed the assessed value of the property and also that costs are incurred without clear title to the involved property. He also indicated that without clear title, collection cannot be enforced through a tax sale and out of \$124,712 charged to these tax accounts, \$93,000 was deemed uncollectible due to title issues and other problems which will put pressure on tax rates moving forward.

Moved by Councillor McNamara, seconded by Councillor Samson that the CAO contact Mr. John Bain of the Eastern District Planning Commission regarding the need to incorporate a discussion with the Planning Advisory Committee on the topic of cleanup of Dangerous and Unsightly Premises and the accounting problem created due to unclear titles. Motion carried.

- (ii) Debenture Borrowings

Moved by Councillor McNamara, seconded by Councillor Boucher that the Committee recommend to Council that

**Municipality of the County of Richmond**

**Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate**

**WHEREAS** Section 91 of the *Municipal Government Act* provides that a municipality is authorized to borrow money, subject to the approval of the Minister of Service Nova Scotia & Municipal Relations;

**AND WHEREAS** the resolution of council to borrow for \$400,000 was approved by the Minister of Service Nova Scotia & Municipal Relations on March 12, 2014.

**AND WHEREAS** clause 91 (1)(b) of the *Municipal Government Act* authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid.

**AND WHEREAS** clause 91 (2) of the *Municipal Government Act* states, that in accordance with the *Municipal Finance Corporation Act*, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

**BE IT THEREFORE RESOLVED THAT** under the authority of Section 91 of the *Municipal Government Act*, the Municipality of the County of Richmond borrow by the issue and sale of debentures a sum or sums not exceeding \$400,000, for a period not to exceed 15 years, subject to the approval of the Minister of Service Nova Scotia & Municipal Relations;

**THAT** the sum be borrowed by the issue and sale of debentures of the Municipality of the County of Richmond in the amount that the warden and clerk deems proper, provided the average interest rate of the debenture does not exceed the rate of 5.5%;

**THAT** the debenture be arranged with the Nova Scotia Municipal Finance Corporation with interest to be paid semi-annually and principal payments made annually;

**THAT** this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

- b) Eastern District Planning Commission re: Operating Estimates 2014-2015

It was a consensus of the Committee that the Operating Estimates for 2014-2015 for the Eastern District Planning Commission be moved to budget deliberations.

- c) Eastern Counties Regional Library re: Library Contributions

The CAO noted that correspondence had been received from the Eastern Counties Regional Library requesting an additional \$2,563 in funding for the 2014-2015 Budget year. He also noted that he would confirm this amount with the Chief Financial.

- d) Director of Public Works re: Fall Heavy Pick-up

Councillor McNamara and Councillor MacNeil noted that some of the garbage in outlying areas in their districts fall by the wayside before they get picked up. The CAO noted that he would relay this information to the Director of Public works.

Moved by Councillor MacNeil, seconded by Deputy Warden Johnson that the Committee recommend to Council that the Fall Heavy Garbage Pick-up take place from September 2<sup>nd</sup> to September 26<sup>th</sup>, 2014. Motion carried.

- e) Shannon Mury re: Grant Requests

- Sacred Heart Ladies Group, Municipal District Activity fund, District #10 (\$500);
- Telile Community Television, Municipal District Infrastructure Fund, District #2 (\$4,000);
- Riverdale Community Services Society, Municipal District Activity Fund, District #5 (\$300);
- Isle Madame, Louisdale, St. Peter's, West Bay Rd, L'Ardoise, Grand River, framboise-Fourchu, District 10 and Lock Lommond Volunteer Fire Departments, Municipal District Activity Fund, Multiple Districts (\$1, 150);
- D'Escousse Civic Improvement Center, Municipal District Activity Fund, District #3 (\$300);
- Holy Guardian Angels Parish, Municipal District Activity Fund, District #9 (\$2,000);
- Holy Guardian Angels Parish, Municipal District Infrastructure Fund, District #9 (\$20,000).



Moved by Deputy Warden Johnson, seconded by Councillor Beaton that the Committee recommend to Council that the following grants be approved:

- \$500 to Sacred Heart Ladies Group, Municipal District Activity fund, District #10;
- \$4,000 to Telile Community Television, Municipal District Infrastructure Fund, District #2;
- \$300 to Riverdale Community Services Society, Municipal District Activity Fund, District #5;
- \$1,150 to Isle Madame, Louisdale, St. Peter's, West Bay Rd, L'Ardoise, Grand River, framboise-Fourchu, District 10 and Lock Lommond Volunteer Fire Departments, Municipal District Activity Fund, Multiple Districts ;
- \$300 to D'Escousse Civic Improvement Center, Municipal District Activity Fund, District #3;
- \$2,000 to Holy Guardian Angels Parish, Municipal District Activity Fund, District #9;
- \$20,000 to Holy Guardian Angels Parish, Municipal District Infrastructure Fund, District #9.

Motion carried.

#### Approval of Cheques Issued: February 2014

Moved by Councillor Boucher, seconded by Councillor Marchand that the list of cheques issued in the amount of \$884,753.52 for the month of February 2014 be approved.

Motion carried.

#### Review of Cheques Issued: March 2014

For information purposes.

#### Items Added to the Agenda

##### Building Canada Fund:

The CAO noted that staff needed Council approval to submit an application through the Building Canada Fund for the Louisdale/Evanston/Whiteside Water Treatment Plant upgrade.

Moved by Councillor Marchand, seconded by Councillor McNamara that the Committee recommend to Council that staff submit an application through the Building Canada Fund for the Louisdale/Evanston/Whiteside Water Treatment Plant upgrade. Motion carried.

Fifteen Minute Question Period

There were no questions from the gallery.

In Camera

There was no “In Camera” Session

Adjournment

Moved by Deputy Warden Johnson that the meeting be adjourned. Motion carried.

There being no further business the meeting was adjourned at 9:21 p.m.

MINUTES RECORDED BY:

MUNICIPAL CLERK:

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\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER