

COMMITTEE OF THE WHOLE MEETING

JANUARY 12, 2015

Location: Council Chambers, Municipal Office

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

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

Items Added to the Agenda

Warden David indicated that one item had previously been added to the agenda by the CAO regarding Cape Breton Days in Ottawa.

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

Review of Minutes: December 8, 2014

Moved by Councillor Samson, seconded by Councillor Martell that the minutes of December 8, 2014 be adopted as presented. Motion carried.

Presentations

- a) Director of Recreation, Leisure & Community Relations (Josette Marchand)
re: Heritage Properties/Community Champion/Sports Hall of Fame

The CAO indicated that Ms. Marchand was unable to attend due to illness and that she would present at the Regular Council meeting scheduled for this month.

The CAO briefed the Committee on the concept of a Community Champion/Sports Hall of Fame and noted the following:

- Each Councillor would nominate one person, from their community, as a community champion;
- Selections would be based on specific criteria;

The following points were brought forth during discussion:

- Councillors shouldn't be the people selecting the community champions in the event that someone is over looked;
- It was noted that things should stay as is;
- It was noted that an alternative could be for staff to choose the person;
- It was noted that this idea needs more planning, along with a policy before proceeding;
- It was noted that the selection should be done through each community;
- It was noted that a better approach is required to honor community volunteers.

Unanimous consent was granted to have staff draft a plan for proceeding with the Community Champion/Sports Hall of Fame for further discussion at the January Regular Council meeting.

Solicitors/Eastern District Planning Commission re: Proposed Deomolition:

- Property of Elizabeth Sommer, 134 Church Point Road, River Bourgeois, NS, (PID 75045070, AAN 01765671);

(i) Mr. Sean Donovan re: Update on Property

It was noted that this property has been demolished.

(ii) Opportunity for the Above Property Owner to Address the Committee

- Property of Anja Sampson and Vonnie Carter, 8718 Highway 4, River Bourgeois, NS, (PID 75105981, AAN 04736184);

(i) Mr. Sean Donovan re: Update on Property

Mr. Donovan noted the following:

- The property owners were sent a notice of proposed demolition on December 24, 2014;
- The building appears to be abandoned as well as open and accessible. The landscaping is not being maintained;
- The building is in a ruinous and dilapidated condition;
- The building is an allurement to children who may play there to their danger;
- The building is in such a state of non –repair as to be no longer suitable for human habitation or business purposes;
- The building is unsightly in relation to neighboring properties due to the exterior finish of the building and the landscape not being maintained;

- All doors and windows are beyond repair and would require replacement;
- The roof of this building is beyond repair, the entire roof system both framing and roof shingles would have to be replaced;
- The structural integrity of the building is beyond repair;
- It is strongly recommended that this building be removed from the property and disposed of in the appropriate manner;
- The building meets the Municipal Government Act definition as “dangerous and unsightly”;
- It is therefore the recommendation of the Eastern District Planning Commission that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owners;
- The Order should state to the owners that the building is to be demolished and all debris be removed and disposed of in the appropriate manner within thirty (30) days;
- If the property owners fails to comply with the Municipality will complete the same and recover the costs.

(ii) Opportunity for the Above Property Owner to Address the Committee

Anja Sampson and Vonnie Carter addressed the Committee and agreed that the property is in a state of non-repair. They have requested an extension of 90 days for demolition due to the weather conditions.

Moved by Councillor Boucher, seconded by Councillor Johnson that the Committee recommend to Council that an “Order to Remedy Condition” be issued to Anja Sampson and Vonnie Carter, 8718 Highway 4, River Bourgeois, NS (PID #75105981, AAN# 04736184) and that the Order be a Demolition Order issued from Council to the owners. The Order should state to the owners that the buildings are to be demolished and all debris be removed and disposed of in the appropriate manner within ninety (90) days. If the property owner fails to comply, the Municipality will complete the same and recover the costs. Motion carried.

CAO re:

a) Building Canada Fund

The CAO noted the following:

- Several projects are ready for submission;
- A letter has been received indicating that only the first priority item will be reviewed; should that project not be awarded, no other projects on the list will be considered
- District #3 and District #4 wastewater priority project, set by Council, has been submitted.

The following points were brought forth during discussion:

- It was noted that the monies submitted for the Petit de Grat sidewalks will be used for engineering work for use in the future should that project take place;
- Although the Petit de Grat sidewalk project will not take place, due to no paving, there may be an opportunity for extra paved lanes throughout the County in areas where paving may take place; this could potentially take place through Active Transportation funding.

b) Heavy Garbage

The CAO noted that following:

- The garbage pickup tender has been awarded but does not include Heavy Garbage Pickup;
- As per the wishes of Council, the Heavy Garbage pickup will be tendered separately and will take place once per year;
- Feedback on the specifications of the tender is required prior to publishing it.

The following points were brought forth during discussion:

- Perhaps keeping two heavy garbage pickups should be reconsidered;
- Heavy garbage pickup is approximately one third of the total garbage pickup expenditure
- The new tender will not be by the tonnage;
- One pickup is preferred and should be scheduled for late Spring/early Summer;
- It was noted that we can go with one heavy garbage pickup and always switch back to two if need be;
- It was noted that one pickup could cause more unsightly issues.

Moved by Councillor MacNeil, seconded by Councillor Martell that the Committee recommend to Council that Heavy Garbage Pickup be tendered for a period of one (1) year, based on the criteria outlined by the Public Works Director, and that it take place in June. Motion carried.

Correspondence:

For Information Purposes

- a) St. Louis Community Services and Food Bank Committee re: Thank You

For information purposes.

- b) Nova Scotia Municipal Affairs re: Richmond Council, Important Issues

For information purposes.

- c) The Hon. Peter G. MacKay re: Canada East Pipeline;

For information purposes.

- d) Nova Scotia Transportation and Infrastructure Renewal re: Support of the Port Hawkesbury By-Pass;

For information purposes.

- e) Nova Scotia Utility and Review Board re: Application to confirm the number of councilors and the number of boundaries of the polling districts.

Action Required

- a) Eastern District Planning Commission re:

- Property of Pauline Walsh, 8338 Highway 4, River Bourgeois, NS, (PID 75045526, AAN 00549762);

The CAO noted the following:

- In response to a complaint the building inspector visited the property;
- The dwelling unit located on the property falls under the “dangerous and unsightly” conditions defined in the Municipal Government Act;
- The building inspector’s assessment, as a certified building official, is that the dwelling unit should be demolished;
- It the recommendation of Eastern District Planning Commission that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owners instructing that the dwelling unit be demolished and all debris be removed from the property within thirty (30) days or the Municipality will complete the same and recover the costs through property taxes.

Moved by Councillor Boucher, seconded by Councillor Samson that the Committee recommend to Council that an “Order to Remedy Condition” be issued to Pauline Walsh, 8338 Highway 4, River Bourgeois, NS (PID #75045526, AAN# 00549762) and that the Order be a Demolition Order issued from Council to the owners instructing that the dwelling unit be demolished and all debris be removed from the property within thirty (30) days or the Municipality will complete the same and recover the costs through property taxes. Motion carried.

- b) Director of Finance re: Borrowing Resolution/St. Peter's & District Volunteer Fire Department;

The CAO indicated that a request has been put forth by the St. Peter's & District Volunteer Fire Department for the Municipality to seek a loan guarantee in the amount of \$300,000 for the purpose of the Fire Department purchasing a new Pumper Truck as their current truck is a 1987 and needs replacing.

Moved by Councillor MacNeil, seconded by Councillor Boucher that the Committee recommend to Council to accept the recommendation of the Director of Finance and approve a borrowing resolution and loan guarantee in the amount of \$300,000 for the St. Peter's & District Volunteer Fire Department, conditional on the necessary paperwork being provided by the department. Motion carried.

- c) The Town of Port Hawkesbury re: Provision of Fire Protection Services.

The CAO noted the following:

- Discussions are still ongoing;
- The Warden and CAO met with two businesses of industry today to discuss fire protection requirements; it was confirmed today that basic fire services will be required to provide traffic control as the industries have their own trained personnel to handle such incidents;
- The amount that the town is seeking is quite large; an increase is potentially warranted but not to that degree;
- An option is to make another offer to the Town of Port Hawkesbury and if it is rejected make Louisdale Volunteer Fire Department the first responder;
- There is an option to invest in equipment that can be used by Mutual Aid, and New Page has offered to store it on site.

The following points were brought forth during discussion:

- It was noted that the manner in which this has transpired is upsetting;
- It was noted that there is already a motion of Council to negotiate with Mutual Aid to provide fire protection to the Point Tupper area;
- It was noted that this will end up in the media;
- The industry in Point Tupper supports the County;
- It was noted that the amount of funds requested by the Town of Port Hawkesbury is too high and should not be entertained;
- It was noted that West Bay Rd Volunteer Fire Department should be contacted to partner with Louisdale Volunteer Fire Department.

Moved by Councillor Boucher, seconded by Councillor Johnson that the Committee recommend to Council that the Fire Protection Agreement with the Town of Port Hawkesbury end on March 31, 2015 and that the Louisdale Volunteer Fire Department and West Bay Road Volunteer Fire Department be named first responders for calls to the Point Tupper area. Motion carried.

d) Shannon Mury re: Grant Requests

- St. Hyacinth Parish, Municipal District Activity Fund, District #3 (\$300);
- St. Joseph's Parish, Municipal District Infrastructure Fund, District #2 (\$1,500);
- South Mountain Arm of Gold Association, Municipal District Activity Fund, Multiple Districts (\$920.23);
- St. Peter's Scottish Country Dancers, Municipal District Activity Fund, Multiple Districts (\$700).

Moved by Councillor Boucher, seconded by Councillor Samson that the Committee recommend to Council that the following grants be approved:

- St. Hyacinth Parish, Municipal District Activity Fund, District #3 (\$300);
- St. Joseph's Parish, Municipal District Infrastructure Fund, District #2 (\$1,500);
- South Mountain Arm of Gold Association, Municipal District Activity Fund, Multiple Districts (\$920.23);
- St. Peter's Scottish Country Dancers, Municipal District Activity Fund, Multiple Districts (\$700).

Motion carried.

Approval of Cheques Issued – November 2014:

Warden David declared a conflict of interest because there were cheques written to his personal business and asked Deputy Warden McNamara to Chair the meeting in his absence and removed himself from discussion.

Moved by Councillor MacNeil, seconded by Councillor Sampson that the list of cheques issued for the month of November 2014 in the amount of \$832,707.95 (General Account), \$21,519.99 (Water Account) and \$11,926.76 (Visa – Online payments) be approved. Motion carried.

Review of Cheques – December 2014:

For Information purposes.

Items Added to the Agenda

1. CAO re: Cape Breton Day in Ottawa

The CAO indicated that last year Cape Breton Regional Municipality, Inverness, Victoria and Richmond Counties organized the first Cape Breton Day in Ottawa on Parliament Hill. It also included members of the business community. The event was a success.

This year the event will take place on January 28th, 2015 in Ottawa. Priorities and meeting selections need to be discussed. This is a great networking event.

Those interested in attending should let the Warden know via email.

Fifteen Minute Question Period

There were no questions from the gallery.

In-Camera

Moved by Councillor Boucher, seconded by Councillor Johnson that the meeting proceed to “In-Camera” session at 8:22 p.m. Motion carried.

Moved by Councillor MacNeil, seconded by Councillor Martell that the meeting reconvene to regular session at 8:32 p.m. Motion carried.

Adjournment

Moved by Councillor Boucher that the meeting be adjourned. Motion carried.

There being no further business the meeting was adjourned at 8:33 p.m.

MINUTES RECORDED BY:

CAO/MUNICIPAL CLERK:

CHAIRPERSON