

**SEPTEMBER 12, 2016
STELLARTON, NOVA SCOTIA**

REGULAR MEETING

The Meeting of the Stellarton Town Council I and II was held on Monday, September 12, 2016 at 5:00 p.m. in the Council Chambers.

PRESENT

Mayor J. Gennoe, Couns. J. MacLellan, S. Lawand, K. Francis and D. Taylor.
Also present Town Clerk J. Eaton and Town Solicitor C. Clarke

AGENDA

The Agenda was approved on motion by Coun. L. Lawand, seconded by Coun. K. Francis. **Motion Carried.**

MINUTES

The Minutes of July 11, 2016 and August 22, 2016 Public Hearing and Council I and II, were approved on Motion by Coun. J. MacLellan, seconded by Coun. K. Francis.
Motion Carried.

PRESENTATION: Rosalie MacEachern – Valley Woods Park and Pond

Rosalie MacEachern addressed Council regarding the needs of the Valley Woods Park; highlighting 4 issues (attached):

- Maintenance; mowing, snow plowing; higher standards
- Pond is in poor condition; swampy; bulrushes; skating in winter
- Lighting needs addressing
- Algae in and on the pond

Coun. K. Francis re costs involved.

Discussion and comments from Councillors; develop a plan for proper maintenance.

**EARLE CAMERON: SOLID WASTE – RESOURCE MANAGEMENT BYLAW
(original and proposal)**

Earle Cameron re first reading of bylaw for minutes.

Town Clerk J. Eaton commented that Mr. Cameron was here to answer any questions and to highlight the amendments compared to the original bylaw.

Earle Cameron pointed out the changes and updates to the bylaw.

Questions:

Coun. S. Lawand re too much power for inspector/bylaw officer; how are duties different from Town Planner; duplication.

Earle Cameron replied that duties are very similar; unsightly or illegal dumping situations; work with the bylaw officers to avoid overlapping.

Coun. K. Francis re the need for these changes / amendments.

Earle Cameron stated that this is an ongoing process; put on hold until the MOU process was completed; more about being in conjunction with other regions throughout the province.

Coun. D. Taylor made motion to consider this first reading of the Pictou County Solid Waste Management and Solid Waste Resource Management Bylaw dated August 2016 for the Town of Stellarton, seconded by Coun. K. Francis. **Motion Carried.**

PLANNER DIRECTOR:

MONTHLY ACTIVITY REPORT

Planning Director R. Burek asked if there were any questions on the Monthly Activity Report (attached).

Coun. J. MacLellan motioned to receive the Planner Director's Monthly Activity Report for August 2016, seconded by Coun. D. Taylor. **Carried.**

DRAFT – TAXI BUSINESSES – UPDATE

Planning Director R. Burek re the Draft Policy for Taxi Businesses as home occupations; stated that he has not received any definitive response from Westville, Pictou and New Glasgow; Trenton will address it at their next meeting. R. Burek

**SEPTEMBER 12, 2016
STELLARTON, NOVA SCOTIA
CONTINUED**

suggested waiting in order to have consistency across the board; feedback from other units.

Coun. D. Taylor made motion to defer this to the October Council meeting, seconded by Coun. S. Lawand. **Motion Carried.**

Coun. J. MacLellan re update on Unsightly Properties. R. Burek provided update; only received one quote for 15 Poole Avenue; R. Burek recommended hand delivering a final 14 day order which would give the owner the opportunity to remove anything of value from the property. R. Burek reported that the shed at 14 MacLean has been demolished and the property levelled and cleaned up.

Town Planner R. Burek referred to letter from PQ Properties to consider other uses in the development agreement; need a clear direction from Council on this issue.

R. Burek read section from the old bylaw stating that Neighbourhood Commercial Use means any building or land used for commercial, retail and service purpose intended to serve the needs of the residential neighbourhood; typically under the development agreements, the specific uses are outlined in the C2 zones.

Discussion commenced; positive comments.

Coun. D. Taylor made motion to include coffee shops and small food retailers in the development agreement, seconded by Coun. K. Francis. **Motion Carried.**

FIRE CHIEF: MONTHLY ACTIVITY REPORT

Deputy Fire Chief Mike O'Sullivan read the Stellarton Fire Department Report for August 2016, attached.

Coun. J. MacLellan motioned to receive the Stellarton Fire Department Report for August 2016, seconded by Coun. D. Taylor. **Motion Carried.**

RECREATION DIRECTOR: MONTHLY ACTIVITY REPORT

Recreation Director P. Corbin read the Recreation Monthly Activity Report, attached, highlighting:

- Trail; tenders received; Town Engineer to report
- Ball fields
- Website
- RNS Conference
- Summer Program; possible offering program for free.

Questions/Comments:

Coun. D. Taylor re website. P. Corbin replied re new website, minutes.

Coun. K. Francis re ballfield use. P. Corbin provided update; decrease on the Evansville and Rick Crowe usage.

Coun. S. Lawand – report on various sports and numbers participating.

Coun. J. MacLellan re maintenance; condition of facilities. P. Corbin provided information on maintenance schedules.

Coun. J. MacLellan re Valley Woods Park. P. Corbin commented on park maintenance and staffing; cooperate with Public Works; more staff is needed for summer months.

Coun. D. Taylor motioned to receive the Recreation Monthly Activity Report for September 2016, seconded by Coun. K. Francis. **Motion Carried.**

Recreation Director P. Corbin reported that 3 tenders were received for the Trans Canada Trail & Bridge construction; Blaine MacLane at \$459,932; S. W. Weeks at \$246,981; and the lowest tender was C.F. Construction at \$242,158. These are higher than what was budgeted for; the Town Engineer B. Funke reviewed tenders and modified the scope of work to eliminate 50% of bridge costs and take fill from the site; was able to reduce costs. Coun. S. Lawand made motion to accept lowest bid from C. F. Construction at \$175,000 plus HST for the construction of the walking trail and bridge that extends from the Wellness Centre, seconded by Coun. D. Taylor. **Motion Carried.** Recreation Director P. Corbin stated that funding will also be coming from the Trans Canada Trail - \$155,000, as well as provincial funding.

TOWN ENGINEER:

- a. **Monthly Activity Report – Public Works** – Town Engineer B. Funke presented the Monthly Activity Report, attached. Coun. D. Taylor motioned to receive the Town Engineer Monthly Activity Report for August 2016, seconded by Coun. J. MacLellan. **Motion Carried.**

- b. **Monthly Activity Report – Water Utility** – Town Engineer B. Funke presented the Monthly Activity Report for the Water Utility, August 2016, attached. Coun. S. Lawand made motion to receive the Water Utility Monthly Activity Report for August 2016, seconded by Coun. K. Francis. **Motion Carried.**
Coun. J. MacLellan asked about water levels / consumption. Town Engineer B. Funke replied that water is being monitored daily; work with the Department of the Environment.
Coun. D. Taylor re contingency plans if water levels get too low. B. Funke replied that if supply gets reduced, Utility would ask people to conserve water.
Coun. K. Francis re water quality when levels are low. B. Funke responded that improvements made at the Water Treatment Plant ensures good water quality.

- c. **Maintenance – Valley Woods Park & Pond** – Town Engineer B. Funke provided report to Council; pond issues include algae and cattails; recommends dredging pond with machinery; clean up the organic material; restore the shoreline – estimate cost \$7,000. Another issue is lighting; better fixtures and eliminate dark areas; make recommendations.
An Off-Leash Dog Park – approximate cost for fencing is \$6,000 - \$8,000 range. Discussion commenced: timelines for completion; budget flexibility.
Coun. D. Taylor suggested dredging this year; prepare and budget for other components such as lighting and Dog Park for next year.
Coun. J. MacLellan motioned to proceed with the dredging of the Valley Woods Pond for approximate cost of \$5,000 and \$2,000 for incidentals; money to come from the operating reserve fund, seconded by Coun. S. Lawand. **Motion Carried.**
Coun. J. MacLellan suggested that Recreation Director conduct a survey in regards to the Dog Park.

- d. **Library Update** – Town Engineer B. Funke re improvements for Library; air conditioning needs; consider heat pump; green area beside Library on Jubilee – remove the fence in order to utilize area. Library can apply for 50% funding of project, leaving approximately \$10,000 from the Town. Library is also proposing applying for grant to hire landscape technician (student) to work with the Town for 10 weeks at no cost to the Town.
Library Representative Eric Stackhouse addressed Council re Library concerns; heat in summer; access to a grant; include enhancement beside the library; remove the fencing; exterior wireless access.
Discussion.
Coun. K. Francis motioned for the Pictou Antigonish Regional Library make application to the Community Facilities Improvement Fund for \$10,000; to be cost-shared with the Town, for a heat pump and work around the green space beside the Library, seconded by Coun. J. MacLellan. **Motion Carried.**

- e. **Nova Scotia Community College** – Town Engineer B. Funke stated that the Town received a request from the NSCC for additional parking space, due to upcoming construction to their facility. B. Funke suggested the parking area by the soccer complex, with a bus shuttle taking students to the college. Town Solicitor C. Clarke recommended insurance be looked into.
Coun. S. Lawand made motion to agree to let the NSCC use the soccer complex for parking in the winter months, with the addition of insurance recommendation from the Solicitor, seconded by Coun. J. MacLellan. **Motion Carried.**

- f. **Clean Water & Wastewater Fund Application** – Town Engineer B. Funke reported to Council that Stellarton was successful in their application from the Clean Water & Wastewater Fund; the project is listed as “St. Bernard Street Water and Sewer Renewal”; and the second one is “Waterline Renewals”; funding levels are sufficient; Town’s portion is 25%. Coun. S. Lawand motioned to proceed with the two projects for St. Bernard Street Water & Sewer Renewal, and Waterline Renewals in Stellarton, amounts are 25% of \$737,198.00 and 25% of \$2,098,424, seconded by Coun. D. Taylor. **Motion Carried.**

TOWN SOLICITOR – UPDATE – PURCHASE OF CROWN LANDS – MACGREGOR AVENUE

Town Solicitor C. Clark addressed email sent to Council re update on Crown Lands given to the Town back in 2005; three areas; area one is the Business Park; areas two and three were reserved until mining was complete; then transferred to the Town; large areas, around 180 acres each. Town needs to survey property as well as do a Title Search, to ensure both areas are remediated prior to transfer. Coun. D. Taylor motioned to direct the Town Solicitor to proceed with the purchase of the Crown Lands off MacGregor Avenue as per the original concept plan developed 2004/2005, seconded by Coun. S. Lawand. **Motion Carried.**

REPORTS FROM ELECTED

Mayor J. Gennoe:

144 CEF Flight Engineers – still need more qualified workers; looking for a storage space for Plane and Anchor.

PC Wellness Centre – attended meeting.

Pictou County Shared Services Authority – no meeting this month.

Fusion Festival – attended festival; good turnout.

Museum of Industry – 50th Anniversary of Claritone building.

Coun. S. Lawand reported:

Pictou County Sports Hall of Fame – no meeting.

Soccer Complex – no meeting.

Community in Bloom – AGM this week.

Visit to Boston – met with Council General; presented the General with a portfolio of the Town of Stellarton Business Park; Halifax as Centre of Excellence for Oceanography; Pictou County highlights.

Economic Development Committee – unable to attend; Coun. Francis attended.

Coun. J. MacLellan reported:

Library – next meeting September 29; Website showing events.

Heritage – fence around Miner’s Monument needs painting, and maybe some beautification.

Coun. K. Francis reported:

Homecoming Festival – final report near complete; on budget.

Twinning Trans-Canada Highway – a meeting to be held in Stellarton in October.

Glen Haven Manor – September is Continuing Care month; various activities planned; mock emergency exercise planned.

Municipal Alcohol Project – grant proposal of \$75,000 submitted; letter of thanks to all Councils.

Economic Development – meeting held August 25.

Coun. D. Taylor reported:

Riverview Board Home – Annual Report complete and shared with Council.

G. R. Saunders School Advisory Committee – will be meeting soon.

**SEPTEMBER 12, 2016
STELLARTON, NOVA SCOTIA
CONTINUED**

LAND REQUEST – CATHY AND BILL GILLIS – ST. JOSEPH STREET – SURVEY & APPRAISAL

Town Clerk J. Eaton re the land appraisal report, coming in at \$2,600; Town Clerk J. Eaton recommends approving sale of this property at the appraised price. Coun. D. Taylor motioned to receive and accept the land survey and appraisal for Cathy and Bill Gillis on St. Joseph Street, PID 65102329, for a selling price of \$2,600 plus costs, seconded by Coun. J. MacLellan. **Motion Carried.**

AGREEMENT RENEWAL – EXTENSION (3 YEARS) – SHARED PLANNING SERVICES (STELLARTON, TRENTON, WESTVILLE)

Town Clerk J. Eaton re the extension of the agreement dealing with the Planning Services; a joint venture between the Towns of Stellarton, Trenton and Westville. Coun. S. Lawand motioned to extend the Agreement for Shared Planning Services with Trenton and Westville for three (3) years, seconded by Coun. D. Taylor. **Motion Carried.**

NEXT MEETING:

October 3, 2016 at 5:00 p.m. for combined Council I and II.

OPEN FORUM

Patricia Lloyd commented:

- Lack of ball games on Evansville and Rick Crowe fields; used for Dog Parks; irresponsible dog owners not cleaning up; supports having an off-leash park for dogs, but not on ball fields.
- Valley Woods Pond owned by the Town; the pond in Evansville should be addressed as well.
- Why weren't the Evansville residents asked when ball field was being used for a dog park; but will be asking Valley Woods residents about a dog park.

ADJOURN

Meeting adjourned at 7:20 p.m.

MAYOR

TOWN CLERK