

JULY 11, 2016
STELLARTON, NOVA SCOTIA

REGULAR MEETING

The Meeting of the Stellarton Town Council I and II was held on Monday, July 11, 2016 at 5:00 p.m. in the Council Chambers.

PRESENT

Mayor J. Gennoe, Couns. J. MacLellan, S. Lawand and D. Taylor.
Also present Town Clerk J. Eaton.

AGENDA

The Agenda was approved on motion by Coun. J. MacLellan, seconded by Coun. D. Taylor. **Motion Carried.**

MINUTES

Council I Minutes from June 6, 2016, approved on motion by Coun. J. MacLellan, seconded by Coun. S. Lawand. **Motion Carried.**

Council II Minutes from May 9 and June 13, 2016, approved on motion by Coun. S. Lawand, seconded by Coun. J. MacLellan. **Motion Carried.**

Special Council II Minutes from June 27, 2016, approved on motion by Coun. D. Taylor, seconded by Coun. J. MacLellan. **Motion Carried.**

TOWN OF STELLARTON: FINANCE – BRENDA MACKAY

- a. **General Operating Budget: 2016-2017** B. MacKay presented the balanced budget with no change in the tax rates: Residential \$1.82 per \$100 Assessment; and Commercial \$4.15 per \$100. Total Residential Assessment for 2016 is \$179,771,200; total Commercial Assessment is \$82,466,500. Revenues total \$7,820,276; Expenditures also at \$7,820,276. Coun. S. Lawand motioned to approve the General Operating Budget for 2016-2017, seconded by Coun. D. Taylor. **Motion Carried.**
- b. **Stellarton Memorial Rink: 2016-2017** B. MacKay reviewed the Stellarton Memorial Rink budget; Revenues consistent year-over-year totaling \$225,500, and transfer from the General Operating fund of \$91,621 for a Total Revenue and Expenditures of \$317,121. Coun. S. Lawand motioned to approve the Stellarton Memorial Rink Operating Budget for 2016-2017, seconded by Coun. D. Taylor. **Motion Carried.**
- c. **Stellarton Water Utility: 2016-2017** B. Mackay reviewed the Stellarton Water Utility Budget; Operating Revenue of \$1,823,197; Operating Expenditures of \$1,310,622. Coun. J. MacLellan motioned to approve the Town of Stellarton Water Utility Operating Budget for 2016-2107, seconded by Coun. S. Lawand. **Motion Carried.**
- d. **Capital Budget (3): 2016-2017** B. MacKay read Capital Projects which included Town Properties, Street Repaving/Repairs, Sidewalks, Sewer with two thirds funded by the New Building Canada Fund, Police, Recreation, and Public Works Equipment; Total Capital \$2,100,729 which is funded by Gas Tax, Municipal Finance Corporation Financing, Provincial and Federal Funding, and the General Capital Reserve.
Business Park Capital of \$30,000 funded from the Business Park Capital Reserves.
Memorial Rink Capital project of \$35,000 funded from the General Capital Reserve.
Water Utility Capital projects totaling \$1,263,030 funded from the Water Depreciation Fund, Provincial and Federal Funding from the New Building Canada Fund.
Coun. S. Lawand motioned to approve the Capital Investment Plan for 2016-2017, seconded by Coun. J. MacLellan. **Motion Carried.**

**e. Stellarton Water Utility: 3 Year Operating Budget
3 Year Capital Budget**

B. MacKay stated that the Water Utility requires a three-year plan; she presented both a three-year Operating Budget and a three-year Capital Budget; these are listed identical to what was just approved; overall Revenue and Expenditures there is a small transfer from surplus planned.

Coun. J. MacLellan motioned to approve the Town of Stellarton Water Utility three-year Operating Budget, seconded by Coun. D. Taylor. **Motion Carried.**

ANNUAL GRANTS – LIST ATTACHED – 2016-2017: \$8,000.00

Coun. S. Lawand read the list of organizations requesting funds. The following have already been approved:

NRHS Dorrington and Oulton \$200 each
Pictou County Seniors Festival \$200
Multicultural Fusion Festival \$250
Stellarton Fire Dept. Firefighter Competition \$1,500

Other requests as follows:

Regional Science Fair \$100 – agreed
IWK Fundraising Committee \$100 – agreed
Lansdowne Recreation \$100 – agreed
New Hope Clubhouse \$100 – agreed
New Glasgow Music Festival \$100 – agreed
Pictou County Christmas Fund \$200 – agreed
Pictou County Volunteer Ground Search & Rescue \$100 – agreed
St. John Ambulance \$100 – agreed
Tearmann Society \$200 – agreed
VON \$2,000 – agreed
PC Women's Centre \$100 – agreed
PC Roots for Youth \$500 – agreed
Pictou County Fuel Fund \$500 – agreed
PC Food Bank \$500 – agreed
NS Trans Justice \$100 – want more information
PC Cruise Committee \$600 – agreed
Pictou County 4-H \$100 – agreed
The Life Shelter \$250 – agreed

New Requests:

PC Sports Heritage Hall of Fame \$100 – agreed
33rd Annual Donald Keddy Memorial Hockey Tournament \$100 – agreed
Pictou County Historical Society \$100 – agreed
CA-R-MA \$100 – agreed
Twin Highway 104 \$100 – agreed

Coun. J. MacLellan motioned to approve the Annual Grant Budget as discussed for 2016-2017, seconded by Coun. S. Lawand. **Motion Carried.**

ROLAND BUREK, TOWN PLANNER reported to Council of two applications for Development Agreements:

230 FOORD STREET: MACGILLIVRAY PROPERTIES LTD.

- a. Development Agreement** – application to change the use to allow for a craft distillery, lounge, hospitality area, office and storage space.
- b. Technical Report** – circulated along with drawings and renderings of proposal; floor plans. Located in the C1 Zone; parking exemptions
R. Burek recommends that this application go to First Reading, and to schedule a Public Hearing.
Questions/Comments: Positive comments from Mayor J. Gennoe.

**JULY 11, 2016
STELLARTON, NOVA SCOTIA
CONTINUED**

Coun. S. Lawand re any noise concerns; very positive; tourism.

Coun. D. Taylor re parking. R. Burek replied that since it's in the C1 Zone, it's exempt from parking requirements.

- c. Motion – First Reading** Coun. J. MacLellan motioned for the First Reading of the Development Agreement for 230 Foord Street, MacGillivray Properties Ltd., seconded by Coun. D. Taylor. **Motion Carried.**

148-156 NORTH FOORD STREET: PQ PROPERTIES LTD. Town Planner R. Burek presented application for Development Agreement for 148-156 North Foord Street, PQ Properties Ltd.

- a. Development Agreement** – 10 Residential units upper level, over 5 Commercial units; there is a parking plan which meets the requirements.
- b. Technical Report**
R. Burek recommends that this application go to First Reading, and to schedule a Public Hearing on August 22, 2016.
- c. Motion – First Reading** – Coun. D. Taylor motioned to move the Application of Development Agreement from PQ Properties, 148-156 North Foord Street, to First Reading on August 22, 2016, seconded by Coun. J. MacLellan. **Motion Carried.**

PLANNING DIRECTOR:

Monthly Permit Applications – attached; by the end of June, there have been permits approved for \$1.25 million worth of construction projects.

Taxi Cabs as Home Occupations – R. Burek referred to letter from Mr. Chisholm in regards to taxi operation as home occupations. R. Burek provided background information on Taxi Stands; now a lot of business generated by phone calls alone; other similar businesses such as couriers have vehicles home. Mr. Chisholm spoke regarding his situation. Discussion commenced. R. Burek will draft policy for next meeting; temporary permit to be issued in the meantime; he will look at the Inter Municipal Planning Strategy.

Coun. J. MacLellan inquired about Unsightly Properties; R. Burek reported that orders have been issued for properties on Poole and MacLean; Town Clerk J. Eaton provided some information on past situations: Public Works have performed the clean-up and the cost then goes against the property as a debt; another option is to have an outside private business do the work and put the cost against the property as well. R. Burek will meet with Town Engineer to look at situation.

FIRE CHIEF: MONTHLY ACTIVITY REPORT

Coun. S. Lawand read the Stellarton Fire Department Report for June 2016, attached. Coun. J. MacLellan commented on the Fire Fighters' Competition during Homecoming. Coun. J. MacLellan motioned to receive the Stellarton Fire Department Report for June 2016, seconded by Coun. D. Taylor. **Motion Carried.**

RECREATION DIRECTOR: MONTHLY ACTIVITY REPORT

Coun. J. MacLellan read the Recreation Monthly Activity Report, attached. Discussion re the use of the Allan Park; leased to Communities in Bloom; Coun. D. Taylor provided background information. Coun. D. Taylor motioned to receive the Recreation Monthly Activity Report for July 2016, seconded by Coun. J. MacLellan. **Motion Carried.**

TOWN ENGINEER:

- a. Monthly Activity Report – Public Works** – Town Engineer B. Funke presented the Monthly Activity Report, attached. Discussion re watering flower pots; Allan Park Gazebo roof repairs; color scheme for gazebos. Coun. J. MacLellan motioned to receive the Town Engineer Monthly Activity Report for June 2016, seconded by Coun. D. Taylor. **Motion Carried.**

- b. **Monthly Activity Report – Water Utility** – Town Engineer B. Funke presented the Monthly Activity Report for the Water Utility, June 2016, attached. Coun. S. Lawand made motion to accept the Water Utility Monthly Activity Report for June 2016, seconded by Coun. D. Taylor. **Motion Carried.**
- c. **N.S. Power Easement – Poplar Street** – Town Engineer B. Funke updated Council on Communication Tower; needs power; no issues noted by Town Solicitor; access to poles; Council have already approved easement; location of poles reviewed; Coun. S. Lawand re Conflict of Interest, abstained from voting, adjacent to his property. Coun. J. MacLellan made a motion, based on the Solicitor’s opinion, to proceed with the proposed easement as outlined with Town of Stellarton and NS Power, seconded by Coun. D. Taylor. **Motion Carried.**
- d. **Garbage Collection Tender – Town Building – A1 Refuse: \$10,600.00** Town Engineer B. Funke provided background information, need for extra garbage collection. Discussion commenced re cans on Foord Street, cost comparison with Town Public Works performing the work. Coun. D. Taylor made motion to proceed with awarding the tender for Town garbage collection to A1 Refuse in the amount of \$9,218.25 plus HST, for a trial period of one year, seconded by Coun. J. MacLellan. **Motion Carried.**
- e. **Acadia Avenue Infrastructure Tender – Tupper’s - \$1,423,237.01** – Town Engineer B. Funke recommends extending sewer in this area; tender came in under budget; Acadia, Pleasant, Foster Avenue; flow testing performed; climate change issues; project will start immediately; Infrastructure funding in place; full restoration/paving will be completed June 2017. Coun. D. Taylor made motion to award the Acadia Avenue Infrastructure funding tender to Tupper Trucking & Backhoe Ltd. in the amount of \$1,237,597 plus HST, seconded by Coun. S. Lawand. **Motion Carried.** Coun. J. MacLellan motioned to extend the sewer portion by \$127,517 allowing it to reach Foster Avenue, seconded by Coun. D. Taylor. **Motion Carried.**
- f. **MacGregor Avenue Railway Crossing – Estimate - \$10,000.00** – Town Engineer B. Funke reported that CBCNS Railway wants to replace the lines on MacGregor Avenue; one is discontinued which they plan on taking out; the second track needs replacement. They are asking the Town to cost-share for asphalt only, cost of \$10,000. Town Engineer B. Funke recommends doing this. Coun. J. MacLellan made motion that the Town cost-share with Geneese & Wyoming on the project to replace the MacGregor Avenue railroad crossing, seconded by Coun. S. Lawand. **Motion Carried.**
- g. **Property Easement – Lot 308 -258A-259A: Pineview Crescent** – Town Engineer B. Funke reported that the owner of this lot wants to reduce the easement from 20 feet to 12 feet; easement is for a minor storm drain; B. Funke has no issue with reducing the easement as long as the current ditch remains. Owner will produce the new property description, survey; for Council’s review. Discussion commenced. Coun. S. Lawand made the motion to change the easement on Lot 308 – 258A-259A Pineview Crescent, from 20 feet to 12 feet, seconded by Coun. D. Taylor. **Motion Carried.**

REPORTS FROM ELECTED

Mayor J. Gennoe:
144 CEF Flight Engineers
Pictou County Shared Services Authority
PC Wellness Centre

**JULY 11, 2016
STELLARTON, NOVA SCOTIA
CONTINUED**

Coun. S. Lawand:

Gazebo roof in the Allan Park and the Kiosk colours on North Foord Street.
Communities in Bloom – Pots on the main street to be raised up.
Fire Department purchased two flower pots; Communities in Bloom will plant them.
DEANS – no meeting.
Pictou County Heritage Hall of Fame – website; summer student hired.
Gay Pride Week – signed the proclamation on behalf of Stellarton.
Stellarton Town Square – work in progress.
Coun. D. Taylor asked about the Economic Development Committee; any activity to report? Coun. S. Lawand reported on work and projects; no new meetings/activities following the plebiscite; unsure of future; will follow up.

Coun. J. MacLellan reported:

Homecoming meeting – events; brochure
Library – summer programs; visit the website.

Coun. D. Taylor reported:

Riverview Board Home – attended meeting; hiring a consultant to assist with Strategic Plan.
G. R. Saunders School Advisory Committee – no meetings; next meeting scheduled for September.
Active Transportation – attended meeting; CHAD study re a fixed bus route in Pictou County.
Pride Week – proposed painting the crosswalk near the post office in rainbow pride flag colours; check with the traffic authority
MOU Committee – attended the Steering Committee wrap up meeting.

NEXT MEETING:

August 22, 2016 at 5:00 p.m. both Council I and Council II.

OPEN FORUM

Town Clerk J. Eaton provided response to questions presented at an earlier Open Forum, from Mr. Elmer MacKay, regarding the MOU.

- Stellarton's cost breakdown; 2014-15 \$30,076.01; 2015-16 \$34,822.76; 2016-17 cost of \$1,005.32
- Other questions pertaining to external issues can be forwarded to the MOU Project Manager if Council wishes
- Promotional material into the Water & Tax Bills was done by the Administrative Staff; it wasn't promotional, it was a Fact Sheet produced by the Steering Committee; this method was the easiest and cost efficient. This was authorized by the Town Clerk, with no consequences toward any staff.

Kim Legere comments:

- Proposed to Council the idea of developing an off-leash play area beside the Valley Woods Playground
- Coun. J. MacLellan suggested forwarding this to the Recreation Director for feedback.

ADJOURN

Meeting adjourned at 7:15 p.m.

MAYOR

TOWN CLERK