

NOVEMBER 14, 2023
STELLARTON, NOVA SCOTIA

MEETING

A meeting of the Stellarton Town Council was held on Tuesday, November 14, 2023, at 5:30 p.m. in Council Chambers.

PRESENT

Mayor D. MacGillivray, Couns. S. Lawand, B. Knight, S. Campbell, and G. Pentz. Also present was the Chief Administrative Officer S. Higdon

1. Approval of Agenda

The Agenda was approved on motion by Coun. B. Knight, seconded by Coun. G. Pentz.
Motion Carried.

2. Approval of Minutes

The minutes from October 10, 2023 Regular Council meeting and October 23, 2023 Public Hearing were approved on motion by Coun. G. Pentz, seconded by Coun. S. Lawand. **Motion Carried.**

3. Business Arising from the Minutes

a. 274 Foord St. Application for Development Agreement – Town Planner Roland Burek reported that this matter did go to the Town's Planning Advisory Committee; application for 274 Foord Street to convert the frontage on the main level of the street into two additional residential units; the applicant was advised that it was recommended for rejection but the matter is being brought forward to Council because they have the final decision; R. Burek referred to bylaw for the C1 downtown core and C8 downtown commercial zones, was to encourage the maintenance of commercial street frontages and good healthy tax base. Property owners are having trouble renting commercial space and would like the opportunity to develop residential uses to try to meet the housing needs. Discussion. CAO S. Higdon stated that this item can be forwarded to a 1st Reading, where Council can hold a Public Hearing. Coun. G. Pentz made motion to go forward with a 1st Reading and include a Public Hearing, seconded by Coun. B. Knight.

On the Question: Coun. S. Lawand supported the Planning Advisory Committee's decision on this matter, to maintain commercial areas.

Coun. S. Campbell asked about establishing stipulations. Town Planner R. Burek stated that the Town could have stipulations and/or regulations.

Coun. S. Lawand voted nay.

Motion Carried.

CAO S. Higdon will put the Public Hearing for January.

4. Lebanese Heritage Month – November 2023

Coun. B. Knight made motion recognizing November 2023 as Lebanese Heritage Month, seconded by Coun. S. Lawand.

On the Question:

Mayor D. MacGillivray read proclamation for Lebanese Heritage Month.

Motion Carried.

5. Reports from Staff - for information; reports attached.

a. Chief Mark Hobeck – Stellarton Police Service

Coun. B. Knight commented that he, along with CAO S. Higdon and Chief Hobeck, attended the NSFAM meeting pertaining to policing.

Coun. B. Knight made motion to accept Police Service Report, seconded by Coun. S. Campbell. **Motion Carried.**

b. Fire Chief Mike O’Sullivan – Fire Department

Coun. G. Pentz motioned to accept Fire Department’s report for October 2023, seconded by Coun. B. Knight. **Motion Carried.**

c. Paige Draper – Marketing and Communications

Coun. S. Lawand made motion to approve the Marketing and Communications report, seconded by Coun. G. Pentz. **Motion Carried.**

d. Blaine Murray – Town Engineer

Coun. G. Pentz made motion to approve Town Engineer’s Reports, seconded by Coun. S. Lawand. **Motion Carried.**

6. Correspondence

a. Municipal Affairs and Housing Re: 911 Recover Cost – CAO S. Higdon re annual cost that we get from the province; for Council’s information.

b. Office of the Premier Re: YourHealthNS app – CAO S. Higdon received from Premier Houston regarding information on the YourHealthNS app; this was widely advertised by the province; healthcare in our communities; included in the Town’s app as well. For Council’s information.

c. Clean Foundation Expression of Interest re Tree Planting – Approved – CAO S. Higdon reminded Council that the Town had submitted an application to Clean Foundation; a tree planting project; we have been moved on to the next step; hence the expression of interest has been approved. Public Works met with representatives, and areas are being looked at for planting i.e. the Poplar Street. Coun. S. Lawand asked if a detailed plan is required. CAO S. Higdon confirmed that a plan is required; the report/plan completed by Kirk Shmidt is acceptable.

7. Committee of the Whole Report

The following recommendation is for Council’s consideration from the Committee of the Whole meeting held on October 23, 2023:

Recommendation #1

On recommendation of Committee of the Whole Council approve the donation to Pictou County United Way in the amount of \$200.00.

Coun. B. Knight made motion to approve recommendation from the Committee of the Whole, seconded by Coun. G. Pentz. **Motion Carried.**

8. Hac FL902 Flow Meter Purchase – CAO S. Higdon needs Council approval for the purchase of Hac FL902 Flow Meter; she read recommendation and comments from the Town Engineer; to be installed at the Duff Cemetery; costs at \$15,000.00. Coun. G. Pentz made motion to approve the purchase of Hac FL902 Flow Meter, seconded by Coun. B. Knight.

On the Question:

Coun. B. Knight asked if this cost would come out of the Water Utility Fund. CAO S. Higdon replied that it would come out of the General Operating Budget.

Motion Carried.

9. Salt Haul Tender Recommendation – CAO S. Higdon read the following results of this year’s salt tenders:

1. Michael Cameron Trucking Ltd. \$16.37 plus HST per ton
2. Pictou County Bulk Carriers \$17.60 plus HST per ton
3. DG Sons Trucking Ltd. \$18.40 plus HST per ton
4. Elmsdale Landscaping Ltd. \$29.50 plus HST per ton

Town Engineer B. Murray is recommending the tender be awarded to the lowest bidder, Michael Cameron Trucking Ltd. for \$16.37 plus HST.

Coun. G. Pentz made motion to approve recommendation from Town Engineer to award Salt Haul Tender to Michael Cameron Trucking Ltd., seconded by Coun. B. Knight. **Motion Carried.**

10. Dangerous and Unsightly Motion – 134 MacKay Street – CAO S. Higdon stated that there was a Public Hearing held on October 23, 2023 regarding two properties; one of the motions that came forth was for 134 MacKay Street which reads: “to demolish the accessory building on the premises”. Coun. G. Pentz made motion to accept Dangerous and Unsightly order to demolish the accessory building at 134 MacKay Street, seconded by Coun. S. Lawand. **Motion Carried.**

11. Dangerous and Unsightly Motion – 129 River Street – CAO S. Higdon stated that there was a Public Hearing held on October 23, 2023; the motion for Council’s consideration is “to give the owner 30 days to come up with action plan and structural engineer report; if not provided and the property is not demolished by the owner, the Town will carry out the demolition”. Coun. S. Lawand made motion to approve the order, seconded by Coun. S. Campbell. **Motion Carried.**

12. Bylaw Amendment to Schedule A – Full Tax Exemption 2nd and Final Reading – CAO S. Higdon stated that this is the 2nd and final reading; request from Roots for Youth at 122 Stellar Street, to be completely tax exempt. Coun. G. Pentz made motion to add Roots for Youth to Schedule A for full tax exemption, seconded by Coun. S. Campbell. **Motion Carried.**

13. Bylaw Amendment Tourism Marketing Levy #58 1st Reading – CAO S. Higdon re this previously approved bylaw came back from the province for amendment to include subsection 75.a, Section 4 of the MGA; specifically the bylaw cannot apply to a person who pays for accommodation for which the daily purchase price is not more than \$20. Coun. G. Pentz made motion to approve amendment, seconded by Coun. S. Lawand. **Motion Carried.**

14. Open Forum

No one spoke at the Open Forum.

CAO S. Higdon reminded Council that the Town’s Christmas Tree Lighting will be November 24, 2023 at 6:00 p.m.

15. Next Council Meeting: Monday, December 11, 2023, at 5:30 p.m.

16. ADJOURN

Meeting adjourned on motion by Coun. G. Pentz.

MAYOR

CHIEF ADMINISTRATIVE OFFICER