



TOWN OF STELLARTON

Council
March 10, 2025
5:30 PM
Council Chambers

- 1. Approval of Agenda**
- 2. Approval of Minutes:** February 10, 2025 Regular Council
- 3. Business Arising from the Minutes**
- 4. Proclamation- Purple Day Epilepsy Awareness Day**
- 5. Presentation- Coastal Nova Scotia** –Cindy MacKinnon, Managing Director
- 6. Presentation - Creative Pictou County-** Carissa Ainslie, Executive Director
- 7. Reports from Staff: October**
 - a. Chief Mark Hobeck- Stellarton Police Service
 - b. Fire Chief Mike O’Sullivan – Fire Department
 - c. Paige Draper- Marketing & Communications
 - d. Blaine Murray – Town Engineer
- 8. Correspondence**
 - a. **International Disability Pride** Re: Request for Flag Raising
 - b. **Healthy Pictou County** Re: Monthly Report
 - c. **Pictou Antigonish Regional Library** – Re: Funding Update
 - d. **NSFM Re:** Pending Legislation
- 9. Committee of the Whole Report**
- 10. Equity and Anti Racism Plan Draft**
- 11. Open Forum**
- 12. Next Council Meeting:** Monday, April 14, 2025 @5:30 PM
- 13. Adjourn**

**FEBRUARY 10, 2025
STELLARTON, NOVA SCOTIA**

MEETING

A meeting of the Stellarton Town Council was held on Monday, February 10, 2025, at 5:30 p.m. in the Council Chambers.

PRESENT

Mayor D. Stroud, Couns. S. Eis, M. Fortune, S. Campbell and G. Pentz. Also present was CAO S. Higdon, Fire Chief M. O'Sullivan, Marketing and Communications P. Draper and Town Accountant B. MacKay.

1. AGENDA

The Agenda was approved, on motion by Coun. G. Pentz, seconded by Coun. M. Fortune. **Motion Carried.**

2. Approval of Minutes

The minutes from January 13, 2025 Regular Council were approved on motion by Coun. G. Pentz seconded by Coun. S. Campbell. **Motion Carried.**

3. Business Arising from the Minutes

There was no business arising from the minutes.

4. Temporary Borrowing Resolution - \$2,080,000 Sewer Lines and Curbs

Town Accountant Brenda MacKay provided information regarding the Temporary Borrowing Resolution; seeking approval to borrow the 2.08 million for sewer lines and curbs capital projects.

Coun. G. Pentz made motion to approve Temporary Borrowing Resolution, seconded by Coun. S. Eis.

Mayor D. Stroud re clarity on approving the projects last fiscal year, and approving the borrowing/funding the next fiscal year. B. MacKay explained that borrowing the money can be done at any time from a bank; the project needs to be 100% complete before borrowing for a debenture from the province to pay off loan.

CAO S. Higdon read the Temporary Borrowing Resolution for the record:

WHEREAS Section 66 of the *Municipal Government Act* provides that the Council of the *Town of Stellarton*, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute:

WHEREAS the Council of the *Town of Stellarton* has adopted a capital budget for this fiscal year as required by Section 65 of the *Municipal Government Act* and are so authorized to expend funds for capital purposes as identified in their capital budget; and

WHEREAS the specific amounts and descriptions of the projects are contained in Schedule A, Sewerlines for \$1,696,000 and curbs for \$384,000

BET IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the *Municipal Government Act*, the Council of the *Town of Stellarton* borrow a sum or sums not exceeding Two million eighty thousand Dollars (\$2,080,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the *Town of Stellarton* to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that a sum or sums not exceeding Two million eighty thousand Dollars (\$2,080,000) in total be borrowed from time to time from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

Motion Carried.

B. MacKay left the meeting.

5. Presentation – NS Association of Realtors – Paige Hovelng, Stakeholder Relations Manager at the Nova Scotia Association of Realtors (NSAR) made presentation to Council, highlights:

- Professional Association for Realtors; 2,100 members
- Strict code of ethics, licensing, education and training
- Administration of the MLS System
- Quality of Life principles - Ensuring economic vitality; Building better communities; Preserving our environment; Protection property owners; Providing housing opportunities
- Average Spin-Off Spending 2023 (2024 not available) and Revenues
- New Glasgow/Stellarton area has 1.7 months of inventory; 1% vacancy rate across the province
- 2024 Home Sales data
- 2025 Outlook provinciewide – increase in sales approx. 4.9%; home prices to increase by 5.3% approx.; balanced market; lower interest rates
- Homeownership Rates; survey 59% of non-owners want to own a home in Canada
- Attainable Housing and Spectrum; diversified supply and what is needed to achieve it
- Down Payment Assistance Program; Alignment of “First Time Buyer” definition; Pilot Project focusing on Accessibility in the Trades; Legislative Reforms; Data and Expertise
- Provincial Work – Housing Needs Assessment; African Nova Scotian Housing Strategy; Land for Housing Program; Secondary and backyard suite incentive program where many municipalities are implementing; Student housing; New Public housing; HST Removal on purpose-built rentals; Increase in Long Term Care Beds
- Federal Assistance – Housing Accelerator Fund; Multi-generational Home Renovation Tax Credit; Co-op Housing Development Program and Rent-to-Own Projects
- Increasing housing of all types and price-points across the country

Questions/Comments:

Mayor D. Stroud re quarterly updates for their information. Paige Hoverling commented on their semi-annual newsletter; an update on housing in the province.

Coun. M. Fortune re data pertaining to Stellarton in particular.

Coun. S. Eis re vacant land available for housing. Paige replied that they have that information as well.

6. Presentation – Ship Hector Society Presentation – Rebecca Whiffen made presentation to Council highlighting:

- History about the Ship Hector and its settlers

- Transform from a dock-side attraction into a touring passenger vessel
- More financially sustainable
- Enhance the experience with sailing training
- Corporate sponsors, Weddings, Chartered Tours, etc.
- Boatbuilding school, Workshops
- Youth engagement
- Preservation; relationship with Indigenous people
- Tourism and Visitation growth over the next few years
- Grand Opening planned for this year on July 12, 2025
- Capital Projects include the Interpretive Centre which is fully funded by provincial and federal governments, and the Ship Restoration which is through donations from the community
- Ship progress to date and rebuild of wharf
- Electric motors and solar panels; the first tall ship in North America to be run by green energy
- Destination designation
- Local economic impact and spinoffs; employment opportunities

They are asking for municipal support. The Town of Pictou and the Municipality of Pictou County each donated \$10,000 towards rebuilding the Hector and asks that Stellarton match that amount. Municipal support will aid in obtaining Provincial funding.

Questions/Comments:

Mayor D. Stroud commended the Society for their work and dedication to this project.

7. Reports from Staff: January (Attached and available online)

- a. Chief Mark Hobeck – Stellarton Police Service
CAO S. Higdon reviewed report to Council; 209 Calls in January; 9.5 hours of Foot Patrol; 122 hours of Traffic Enforcement; and 11.5 hours of Community Relations. Notable events include Chief Hobeck and Sgt. Irving attended G. R. Saunders School to read to students during Literacy Week; Sgt. Morrell attended G. R. Saunders to spend an hour with a grade 5 student during lunch period.
Coun. G. Pentz made motion to accept Police Service Report, seconded by Coun. S. Campbell. **Motion Carried.**
- b. Fire Chief Mike O'Sullivan – Fire Department
Chief O'Sullivan reported that the Stellarton Fire Department had 13 calls in January; practices were held every Thursday evening; Equipment checks were completed weekly. New bunker gear was purchased.
Coun. M. Fortune motioned to accept Fire Department's report for January 2025, seconded by Coun. S. Eis. **Motion Carried.**
- c. Paige Draper – Marketing and Communications
P. Draper highlighted the TownApp has been upgraded with new enhancements and ready to be downloaded; Volunteer of the Year nominations are now open; Homecoming dates are July 23 – 27, 2025.
Coun. G. Pentz re volunteer recruitment. P. Draper is looking for individuals to help with various events.
Coun. G. Pentz made motion to approve the Marketing and Communications report, seconded by Coun. S. Eis. **Motion Carried.**
- d. Blaine Murray – Town Engineer
CAO S. Higdon noted that in January, a report of a wastewater overflow was reported to the Town Hall, upon investigation, a manhole adjacent the railway was overflowing and escaping into the storm system; there was a blockage in the sanitary main going under the tracks; a hydrovac truck was called to remove any blockage in the pipe but could not get past the blockage; a sinkhole was also found beside the tracks which indicated a break. As per

protocol, NS Environment and Environment Canada were notified immediately of the incident and are involved in the subsequent repairs. Public Works set up a temporary pump system that pumps the flow to the downstream manhole. This has been a priority over the past several weeks; Engineering staff have been working on drawings and specification for the project. It is anticipated that the installation of the new line will take place in early February.

Other projects include developing drawings and specifications for the Rutherford Infrastructure upgrades.

No significant snowfall events to report; vehicle maintenance is ongoing. Markers were placed on new fire hydrants on Claremont and Kirk Avenue. For the Water Utility, there were 2 water breaks, on Rutherford and Maple Street.

Water Treatment Plant, average treated water for January 2025 was 2.6% higher than same time last year; the #1 Membrane had 11 leaks; Staff begun the Annual Report due March 31, which is a requirement in our Approval to Operate license issued by the Province. These reports are available online. Coun. S. Campbell re costs to fix issue. CAO S. Higdon said preliminary costs are \$150,000., which will come from the Reserves.

Mayor D. Stroud asked the cause as well as other water breaks in Town. CAO S. Higdon replied that a pipe collapsed; most of the other breaks this past year were on Rutherford, hence why it's the next major infrastructure project for upgrades; age of pipes, and work on Hudson, etc.

Coun. S. Campbell made motion to approve Town Engineer's Reports, seconded by Coun. M. Fortune. **Motion Carried.**

Staff left the meeting.

8. Correspondence

a. Healthy Pictou County Re: Report for December/January – CAO S. Higdon stated that this report comes out every month for Council's information.

b. Pictou Antigonish Regional Library Re: Funding Review Update – CAO S. Higdon received and read update from Eric Stackhouse for Council's information; new personnel; and a recap of the Library Funding Review.

9. Committee of the Whole Report

The following recommendations are for Council's consideration from the Committee of the Whole meeting held on January 27, 2025:

Recommendation #1

On recommendation of Committee of the Whole Council approve 1/6 share of the request from Viola's Place for a study on Creating a Regional Strategy to address Housing and Homelessness Needs across Pictou County in the amount of \$13,000 plus HST divided by the 6 municipalities.

Recommendation #2

On recommendation of Committee of the Whole Council approve the Capital purchase by the Stellarton Fire Department for six sets of Bunker Gear in the amount of \$29,294.99 including HST dependent on the funding from the Emergency Provider Service Funding (in the amount of \$20,000).

Recommendation #3

On recommendation of Committee of the Whole Council accept the tender received from Sitech for the GPS Survey system in the amount of \$22,190.00 plus HST as that was the lowest tender received.

Recommendation #4

On recommendation of Committee of the Whole Council approve the proposal received from Veoila for the Membrane Replacement under Water Capital in the amount of \$191,540.00 plus HST for fiscal 2025-2026. It requires pre-approval due to the delivery date of 30-45 weeks.

Recommendation #5

On recommendation of Committee of the Whole Council not participate in the Bulky Waste Program with Pictou County Solid Waste for the amount of \$1.25 per household plus tipping fees.

Coun. S. Eis Made motion to approve recommendations from Committee of the Whole, seconded by Coun. M. Fortune. **Motion Carried.**

10. Update from Riverview Home Corporation – Coun. Eis updated Council; she attended Board of Directors meeting on January 23; highlighted the implementation of the Remedy Report; transitional state for moving residents into other housing; started the tender process for medically viable housing; purchasing two community-based homes.

11. Open Forum

Brian Deagle spoke regarding concerns about the pathway from Bridge Street to Foster; water pooling issues; children use path; requires more drainage. Another concern B. Deagle spoke about is transparency and Freedom of Information Act; requested information from Police but no response received in a timely manner. CAO S. Higdon stated the path issue will be brought up at budget deliberations and discussed with staff; as for his other concern, she will bring it to the Police Chief for an update.

12. Next Council Meeting: Monday, March 10, 2025 at 5:30 p.m.

13. Adjourn

Meeting adjourned on motion by Coun. G. Pentz.

MAYOR

CAO



STELLARTON POLICE SERVICE

Report up to February 28th, 2025

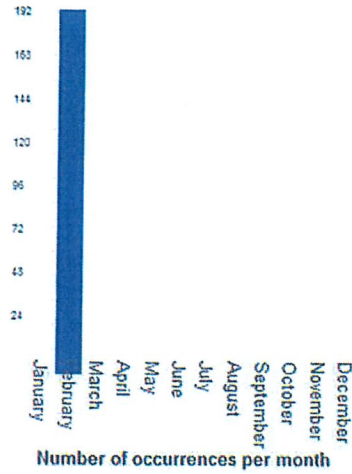
Calls for Service: 193 (2024 calls: 186)

Calls	Type
0	911 Act-Other Activities
3	Animal
2	Assaults
4	Assists to the General Public
6	Assist other Police Agency
0	Break and Enter
0	Checkpoint
0	Causing a disturbance
1	Disobeying a court order
0	Criminal negligence causing injury
7	False Alarms
0	Family Relations Act
1	Fraud under \$5,000
0	Fail to remain MVA
1	Fail to comply with conditions
3	Information Files
0	Item Lost/Found
8	Mental Health Act

1	Harassment
2	Mischief
50	Motor Vehicle Act Violations
32	Municipal Bylaw
2	Missing person
4	No pursuit flight from police
0	Offender Management
2	Operation while impaired (alcohol)
0	Operation while impaired (drug)
2	Peace Bond
1	Sexual Assault
8	Thefts
0	Possession of a weapon
2	Property check
6	S.T.E.P.
7	Suspicious Persons/person/vehicle
4	Traffic Collision non-fatal
1	Trespass Act
2	Uttering Threats -Person
0	Unwanted person
10	Well-Being Checks

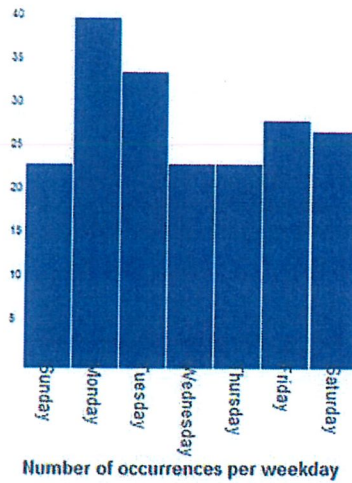
Breakdown by month:

Month	Number of occurrences	Percentage of total
January	0	0.0%
February	191	99.0%
March	0	0.0%
April	0	0.0%
May	0	0.0%
June	0	0.0%
July	0	0.0%
August	0	0.0%
September	0	0.0%
October	0	0.0%
November	0	0.0%
December	0	0.0%
Unknown	2	1.0%
Total	193	100%



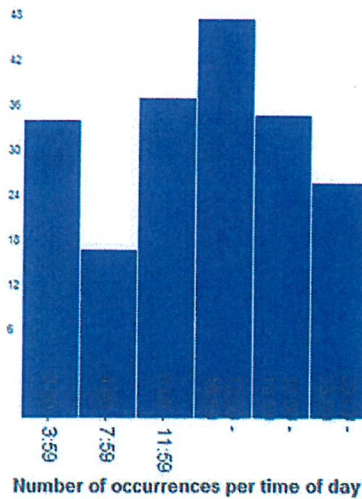
Breakdown by day of the week:

Weekday	Number of occurrences	Percentage of total
Sunday	22	11.4%
Monday	39	20.2%
Tuesday	33	17.1%
Wednesday	22	11.4%
Thursday	22	11.4%
Friday	27	14.0%
Saturday	26	13.5%
Unknown	2	1.0%
Total	193	100%



Breakdown by time of day:

Time	Number of occurrences	Percentage of total
0:00 - 3:59	33	17.1%
4:00 - 7:59	16	8.3%
8:00 - 11:59	36	18.7%
12:00 - 15:59	47	24.4%
16:00 - 19:59	34	17.6%
20:00 - 23:59	25	13.0%
Unknown	2	1.0%
Total	193	100%



Charges

Criminal Code - 9

Motor Vehicle Act - 14

Warnings - 32

Winter Parking - 9

Events

- On February 3rd, 2025, Sergeant Morrell attended The African Heritage Month Ceremony at Summer Street
- On February 4th, 2025 & February 28th, 2025, Sergeant Morrell attended G.R. Saunders Elementary School to spend a lunch hour with a grade 5 student
- On February 7th, 2025, Constable Vandergrift and Cadet Berthier attended G. R. Saunders Elementary School and educated grade 5/6 students on internet safety

Other Activities

Foot/Bike Patrol - 5.5 hours

Traffic Enforcement - 67 hours

Community Relations -13 hours

Stellarton Fire Department
Monthly Report – February 2025

CALLS:

We had 11 calls during the month of February. 2 were mutual aid calls, 1 was a lift assist, was assisting EHS, 1 was a truck on fire and 6 were alarm calls. An average of 12 members attended the calls with the exception of Mutual Aid. The only real emergency other than a mutual aid garage fire was the truck fire which required us to extinguish the fire with water first and then specialized foam. Foam is needed because there are components used in vehicle manufacturing that have magnesium and water will not help with that.

PRACTICES:

Practices were held every Thursday evening. Our last practice had our members wearing full gear and BA practicing advancing hose lines. An average of 13 members attended the training nights.

EQUIPMENT CHECKS:

Checks were completed weekly with 4-5 members performing the equipment check each week. The purpose of the clean-up/equipment checks is to ensure the Hall is clean but also to ensure that all equipment works properly and is ready to be used if necessary. Basically, all gear is started up and gas/batteries are checked. Also, any medical gear is checked and restocked as needed.

February Council Report

Marketing, Communications, Recreation

Volunteer of the Year

Since last month's Council meeting, I have been receiving nomination forms for Stellarton's Francis "Bud" MacKay Volunteer of the Year. At the time of this report, I have received three submissions. Community organizations have until March 19, 2025, to submit nominees for this award. Nominees and the selected candidate will be recognized at a Volunteer Reception scheduled to be held during National Volunteer Week.

Community organizations have been mailed hard copies of the nomination form, as well as an informative letter. For those that I may not have direct contact information for, the nomination form and letter will be available on the Town's website and our social media platforms as well.

Equity, Diversity, & Inclusion Workshop

On February 27, I attended a workshop hosted by the Pictou County Partnership with the theme of improving equity, diversity, & inclusion. This workshop had guest speaker Tinaye Manyimo from Shumba Consulting lead the discussion with a focus on allyship and the types of allies that we can be. This workshop was extremely informative and provided assistance in the development of our anti-racism plan.

Accessibility Plan

I have been working to review and update the Town's accessibility plan. At the time of this report, the plan has not been finalized, but our Accessibility Advisory Committee is scheduled to review these updates prior to the March Council Meeting. The Town has made great improvements in accessibility since the initial implementation of the plan.

Equity & Inclusion Plan

We have been working with the other towns in Pictou County, and with the Municipality of the County of Pictou on the development of a regional Equity and Inclusion Plan. With the workshops I've been attending and the information from the Anti-Racism Symposium back in the fall, we have been able to build a foundation to improve equity and inclusion in Stellarton and beyond. We are scheduled to finalize a draft with the other towns prior to the March Council Meeting.

Municipal Wellness

I serve as the Town's "Municipal Wellness Champion" – staff designated to ensure municipal employees have information surrounding programs, as well as to encourage and support participation in municipal employee incentives and activities. In February, I participated in a virtual meeting with other Wellness Champions across the province to share information, learn about upcoming activities, and provide insight into the success and challenges of previous activities. It was a very informative meeting and should be beneficial in adapting methods to improve participation in activities for employees in the future.

Respectfully submitted,

Paige Draper

Marketing & Communications Coordinator

Town of Stellarton Town Engineers Report February 2025 Water Utility Report

Water Distribution

1. No water main breaks to report for the month.
2. The radiator at the Poplar Pumphouse Generator was leaking. A replacement has been ordered and expected in March 2025.

WTP

3. Average treated water Production for February 2025 (1,539,451 LPD) compared to February 2024 1,599,998 (LPD) was 3.9% lower.
4. Repaired #3 Zeeweed on February 7th - 8 leaks, Repaired #1 ZW on February 20th – 11 Leaks.
5. Replacement Membranes for the #1 Zeeweed were ordered.

**Blaine Murray, P. Eng.
Town Engineer**

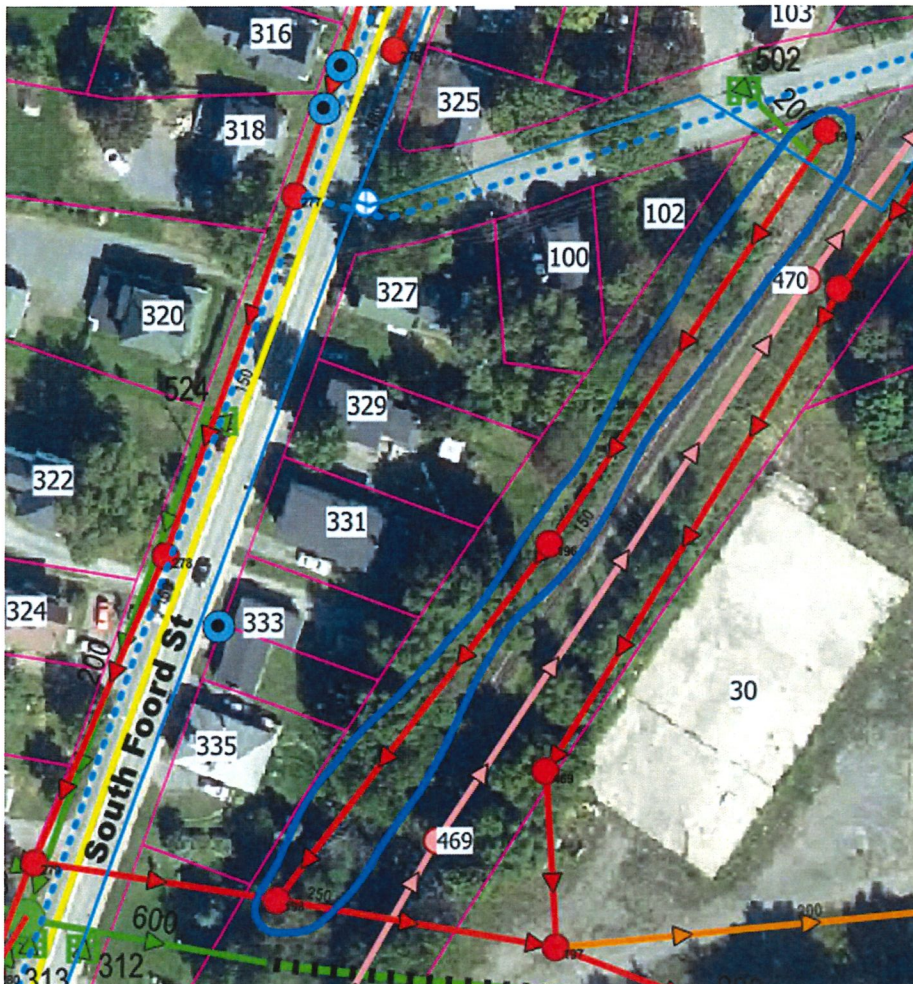
Town Engineers Report

February 2025

Engineering & Public Works Report

Engineering

1. The new sanitary main on South Foord Street was commissioned on February 27th. Concrete must be injected into the old line under the tracks to prevent settlement under the track. This work along with backfilling will happen the first week of March.
2. Engineering staff will begin collecting information for the design of a sanitary line on South Foord Street that runs parallel to the tracks (see below circled in blue). This line has been identified and requires replacement. The design will be used to develop a cost estimate and will be presented to council at budget deliberations. Drawings will require approval from Cape Breton & Central Nova Scotia Rail.



3. The Town was approved for GRID funding for the Rutherford Infrastructure Upgrades project. Staff will proceed with detailed design and tender document preparation.

Streets/Properties

4. Although no significant snowfall events to report for February, staff were on snow and ice control almost daily for the month. Snow along the curb line was removed off Foord Street once. Although there were no significant snow events the accumulation of small amounts reached the point where it had to be removed.
5. Staff are making sure vehicle maintenance is getting done before and after snow events.

**Blaine Murray, P.Eng.,
Town Engineer**



TOWN OF STELLARTON

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Committee Report

Date: March 10, 2025
To: Mayor and Council
From: Susan Higdon, Chief Administrative Officer

The following recommendations are for Council's consideration from the Committee of the Whole meeting held on February 24, 2025:

Recommendation # 1

On recommendation of Committee of the Whole Council approve a \$50 donation to the Northumberland Regional High School Boys Hockey Team for the 2025 Provincial Championships.

Recommendation # 2

On recommendation of Committee of the Whole Council approve the Rutherford St. water and sewer lines infrastructure project for a total of \$3.05 million, including HST, with 50% funding already approved, CCBF funds for 2025/2026 to be applied for sewer with the balance of the funding by provincial debenture for each of the Town and the Water Utility.