



MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Committee of the Whole
March 24, 2015 6:00p.m.
Sanford Council Chambers

Present:	G. Cochrane	Chair
	S. Pineo	Councillor
	R. Matheson	Councillor
	T. Brown	Councillor
	J. Daniels	Councillor
	M. Campbell	Councillor
	V. Swinamer	Councillor
	M. Laycock	Director of Finance
	K. Kehoe	Director of Recreation
	R. Sherrard	Director of Public Works
	K. Dempsey	Director of Planning
	R. Brown	Municipal Clerk
	J. Woodman	Administrative Assistant

Regrets: R. Dauphinee
R. Allen
C. Osborne

Guest: J. Peters Glooscap First Nation Economic
Development

There were 4 members of the public in attendance.

1. Call to Order
2. Announcements
3. Approval of Agenda, including additions or deletions

MOVED by Councillor Campbell and Councillor Swinamer that the agenda be approved as circulated.

Motion Carried.

4. Approval of Minutes

MOVED by Councillor Pineo and Councillor Campbell that the minutes of February 24, 2015 be approved as circulated, noting any errors or omissions.

Motion Carried.

5. Presentation (s)

a) Glooscap First Nation Economic Development Corporation

Jason Peters introduced himself as the CEO of the Glooscap First Nation Economic Development Corporation, and advised they are currently working on a marketing strategy. He noted they have done things very differently in Glooscap and they are in phase one of an economic development plan which means they make the money and council and the community spend it.

He explained a lot of the revenues they bring in go towards social programs, youth sports, jobs within the community, etc. He acknowledged there has been some negative press about their community but offered their new chief and council has implemented many new policies which were needed. He clarified they are a Custom not an Indian Act band, meaning their Chief and Council are elected for a five year term which allows relationships with the federal/provincial governments and as well as the Towns of Windsor and Hantsport and Kings County and now with West Hants to become established and grow.

He clarified they are forming an economic development corporation as federal funds are being cut in social areas except in economic development. He indicated two years ago he was asked to do a study on how to improve their economic development delivery. He noted the Chief and Council decided to establish an independently run corporation based on some of the information acquired from the study.

He explained they passed a band council resolution to form a Glooscap First Nation Economic Development Corporation on December 2, 2013, and they hired a consultant to identify a key economic development strategy for the community and corporation. He added the consultant did such a great job they ended up hiring him as well as bringing on staff with a lot of experience in economic development. He noted they also formed a proactive well-seasoned board of directors, which are not all band members and confirmed they are also receiving strong community and government support. He explained they now consider all projects to be a regional and feel that they can be an economic development driver for the entire region.

He advised they are completing their feasibility study, a communication branding and marketing plan, working on a long term care facility with the Town of Hantsport



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and a regional economic development conference. He pointed out they can access funding others can't and noted they are going through the IOS certification process to prove how strong of a partner they can be.

He indicated the focus of the corporation's first year has been to ensure their internal house is in order to meet the gold standard, a strong foundation that is non-negotiable. Next steps are to grow or modify existing revenue centres, then leverage them for new areas; to get existing business to capacity or future proof for anticipated industry changes. Activation of the Highway 101 opportunity with the creation of Glooscap Landing is an immediate and strategic opportunity to be explored. And finally to explore new revenue centres with the intent of building expertise and capacity, validate opportunities and prepare for activation.

He explained the Asset and Resource Map is a partnership/relationship between Acadia Entrepreneurship Centre. He added the findings have provided both the GFNEDC and GFN with excellent information, adding the project was a valuable puzzle piece in the Glooscap Landing project.

He offered the Glooscap Landing project will have a Travel Service Centre, Market, Cultural Centre, Visitor Information Centre, Pow Wow Grounds, and Mi'kmaw feel with green space, trails and medicines. He clarified they have been given specific orders that it would not be like Millbrook as they want to have a very aboriginal or mi'kmaw feel. He suggested they are going to try to do everything bilingual being mi'kmaw and English.

He confirmed the property transaction is completed and Stantec Engineering has begun the feasibility study and as part of the project Stantec has initiated a BLOG to keep the Board, Chief and Council and community apprised of progress. He noted it is 25 acres right off the highway which was purchased from a band member who wanted to move to the community. He explained once the feasibility study is completed they will know exactly how they can proceed.

He referred to the Long Term Care Facility which came from the Imagine Hantsport Event (spring 2013). He reported that they are looking at a 36 bed facility with 18 Mi'kmaq beds set aside, specific to the cultural/holistic needs of First Nation Elders and it will be located in Hantsport.

Councillor Pineo thanked Mr. Peters for his presentation and expressed that she was excited about the project. She noted that she had the opportunity to speak with Dan Christmas, senior advisor with the Membertou band office who expressed the importance of getting back to their roots to be successful. Mr. Peters agreed and noted they are in phase 1 of community economic development meaning it is shared with a 50/50 split between the corporation and the community. He expressed the importance of the corporation taking 50% to reinvest for future projects.

He reported with the Glooscap Landing project they did their preliminary estimates with Aboriginal Affairs, and it is anticipated over the first 8 years the plan is to bring in over 5 million dollars directly as well as create 175 jobs which they feel will help the Town of Hantsport. Councillor Pineo suggested making contact with the developers for Forest Lakes Resort and letting them know about their project as she felt the history is very important to Nova Scotia.

Councillor Matheson asked whether a rink would be included in the project. Mr. Peters confirmed that a rink was not being considered at this time.

Chair Cochrane thanked them for their presentation and wished them success with the project.

6. Hearing (s) – Dangerous & Unsightly - None
7. Business Arising from the Minutes
8. Reports of the CAO
 - a) Report of By-law Enforcement Officer (February/March)

MOVED by Councillor Campbell and Councillor Swinamer that the report of the By-law Enforcement Officer for February/March be received and placed on file.

Motion Carried.

Councillor Campbell asked if the standing offer for property clean-up was an hourly rate or a tonnage rate. Martin Laycock, Director of Finance responded it would vary with the particular task, adding there is an extensive list of tasks to determine the measure how it would be charged.



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b) Report of Director of Recreation (February/March)

MOVED by Councillor Campbell and Councillor Brown that the report of the Director of Recreation be received and placed on file.

Motion Carried.

K. Kehoe added to the report that the department is extending the snow shoe program. She noted they have been successful in filling the Active Living Coordinator position and welcomed Bekah Reagan who will be starting work this Thursday.

(i.) Municipality of West Hants Parks & Open Space Plan

MOVED by Councillor Pineo and Councillor Campbell that the correspondence regarding Municipality of West Hants Parks & Open Space Plan be received and placed on file.

Motion Carried.

MOVED by Councillor Campbell and Councillor Swinamer that a recommendation be made to Council to authorize staff to proceed with the Request for Proposals for a Municipality of West Hants Parks & Open Space Plan with funds to be allocated from the Federal Gas Tax Reserve Fund during the fiscal year 2015 in the amount of \$35,000.

Motion Carried.

(ii.) Eldridge Road Tennis Court Improvements

MOVED by Councillor Campbell and Councillor Brown that the correspondence regarding Eldridge Road Tennis Court Improvements be received and placed on file.

Motion Carried.

Councillor Campbell asked for clarification on the plexi-pave surface. Kathy Kehoe, Director of Recreation confirmed it is a plastic like surface that is painted on top of the asphalt to repair and extend the life of the courts. Councillor Pineo inquired about the usage of the tennis courts, and asked if there was any way to track this information. K. Kehoe responded it is difficult for her to say what the exact usage is but noted it is used by parents and families while participating with the soccer program, and reminded it is an open facility. Councillor Pineo was hesitant to vote on recreational facilities for significant amount of funding without knowing how well it is utilized. K. Kehoe felt it would be difficult and costly to hire someone to watch the courts to see how many people are using it. She reminded Council it is a facility that the Municipality owns and cautioned if Council doesn't invest in it; it would need to be closed which could potentially become rundown.

Councillor Daniels asked if the Eldridge Road Tennis Court was at the same standard as the Windsor Tennis club in case they wanted to hold a larger event. K. Kehoe indicated it was her understanding that it was at the same standards however reminded that the Eldridge Road facility was not lit and therefore wouldn't be able to be used after dusk, however added it would be available if Windsor needed.

MOVED by Councillor Swinamer and Councillor Campbell that a recommendation be made to Council to authorize staff to proceed with contracting Playteck Enterprise for the Eldridge Road Tennis Court Improvements as per the specifications outlined in the tender documents in the amount of \$24,100 plus hst to be allocated from the Municipal 5% Reserve Fund.

Motion Carried.

c) Report of Director of Planning (February/March)

MOVED Councillor Pineo and Councillor Campbell that the report of Director of Planning (February/March) be received and placed on file.

Motion Carried.

Karen Dempsey, Director of Planning added to her report that the Nova Scotia Heritage Property Act requires a hearing for Council to hear from the property owners, and clarified it is not a public hearing as Council is used to. She anticipated it may come to the April Council meeting. She noted the initial housekeeping items that they had been dealing with in 2014 became effective once approval was given through the department of Municipal Affairs as of January 22, 2015 and they now have updated maps, and documents that are currently available on SharePoint and on the website.



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She indicated their department meets regularly with major developers in West Hants, and have met recently with Terra Firma and Mitch Brison of Brison Developments.

She reported they have two new applications that have been received in the last month, one from Quick as a Wink Theater who has applied for a development agreement to locate a nonprofit theater company on a property, a portion of which they purchased on Wentworth Road. This item may come to the April PAC meeting. She added there will be another housekeeping amendment as it came to her attention that there had been an error on the Planning Department's part in the last Plan Review in 2008, noting there was zoning changes in the Falmouth area changing land that was zoned agricultural to residential located within the growth center. She noted the changes were only to apply to lands that were not active in agricultural use and it has come to their attention that there are three properties that should have been left an agricultural zone but are now zoned residentially which doesn't allow them to further develop the agriculture component of the properties. She anticipated this will be brought to the April PAC meeting. She noted unfortunately when a change is made to the Plan Review, even in error, the only mechanism to change it back is to go through a rezoning.

d) Report of Director of Public Works (January/February)

MOVED by Councillor Campbell and Councillor Brown that the report of the Director of Public Works (January/February) be received and placed on file.

Motion Carried.

Councillor Pineo asked what could be done to stop the complaints regarding curbside waste collection. Rick Sherrard, Director of Public Works suggested if you consider the waste collection service as a whole there are certain events that cause some challenges. He felt the most significant problem occurring is staff turnover on waste collection vehicles, adding general speaking he felt they do a decent job. Councillor Pineo indicated that some citizens are concerned that recyclables are being taken with the garbage at times. She spoke with the Landfill Manager who pointed out the trucks have the ability to put some recyclables in a different section

and indicated that the blue bags sometimes do get put in with the garbage in error and if seen at the landfill are physically taken out. She asked if the drivers could be asked to stop this practice. Rick Sherrard cautioned they push their contractors as hard as he dare already on issues. He confirmed the Municipality does sponsor training sessions for the drivers several times per year. He suggested that the Municipality should be more diligent in holding the homeowners to the by-laws put in place, noting in accordance the collection boxes require a divider wall. He felt that the complaints have all been resolved satisfactorily.

Councillor Brown indicated that some residents have complained that the drivers are not shutting the tops on the collection boxes and snow is getting in. Rick Sherrard suggested that better education is needed, however reminded that the drivers often leave the collection box as they found it.

Councillor Pineo reported the original approval permit for the landfill was 46,000 tons and Waste Management was not successful at achieving this. She indicated the flow control by-law has since been lifted and the ICI material is now permitted to go anywhere they wish to take it out of Halifax and GFL has been overwhelmed with individuals wanting contracts and they are confident they will reach the tonnage mark and are planning an expansion of another cell.

Rick Sherrard indicated normally approval to operate is issued by Nova Scotia Environment every ten years, adding GFL just got their permit when they purchased in the summer.

(i.) Results of Public Works Truck Tender

MOVED by Councillor Campbell and Councillor Swinamer that the correspondence regarding the Results of Public Works Truck Tender be received and placed on file.

Motion Carried.

MOVED by Councillor Pineo and Councillor Brown that a recommendation be made to Council to award the RFP to the lowest bidder and accept the proposal from Valley Ford Ltd., in the amount of \$27,522.50 plus HST to be financed through capital reserves from the two water and sewer utilities.

Councillor Campbell felt the cost of service and travel time to the valley would be an additional cost to the Municipality. He noted that Pothier Motor's has forty employees with approximately 95% living and paying taxes in West Hants plus the corporate and residential taxes from the Pothier family over many years, and reminded that they also give out donations to many events in the region. He felt the \$915 difference does not justify purchasing out of the area especially where



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both tenders meet all the requirements and indicated that he would be voting against the motion.

Councillor Matheson reminded that the Municipality went out for a tender and suggested it is not fair to ask companies to make a tender and have the lowest bid and lose. Councillor Swinamer asked whether it stated that the lowest tender was to be accepted. Rick Sherrard, Director of Public Works responded the RFP is mute on the topic of how it is to be assessed, adding that normally it would not say the lowest bidder is to be accepted it was just generally understood. Councillor Swinamer agreed with Councillor Campbell's comments and advised he would be voting against the motion.

Councillor Pineo reminded that local is not just the immediate area, adding if this were the case there would only be one dealership and no competition. Rick Sherrard assured that staff followed the Municipal Purchasing Policy as well as the Provincial Procurement Policy and there was no provision that restricted them to use the term local, what they did say was the vehicle had to have arrangements to be serviced within a 50 km radius. Councillor Daniels agreed a tender is a competition and reminded that staff had done everything correctly and cautioned the Municipality could end up paying significantly more if limited to one dealership and agreed with the recommendation.

Motion Carried.

Councillors Campbell, Swinamer voted nay.

R. Sherrard, Director of Public Work noted an adjustment on the financial implications, adding he has been advised there is enough money in the capital reserve budget utility that it won't need to come out of operating.

(ii.) Report of Waste Reduction Co-ordinator

MOVED by Councillor Pineo and Councillor Campbell that the report of the Waste Reduction Co-ordinator be received and placed on file.

Motion Carried.

Councillor Daniels requested better communication of rescheduling collection pick up during inclement weather.

e) Report of Director of Finance (February/March)

MOVED by Councillor Campbell and Councillor Brown that the report of the Director of Finance (February/March) be received and placed on file.

Motion Carried.

Martin Laycock, Director of Finance reported they held a tax sale, with eight properties listed and sold. He noted one of the areas he intends to focus on is accounts receivable as he felt it is a necessity for the Municipality as it impacts cash which is extremely important.

He indicated under Records Management he will follow the AMA guidelines and policies to destroy unnecessary records. He added the Municipality is looking at obtaining NSCC interns to assist with this process as well as accounting tasks. He advised that he is aware what is owed to the Municipality for the courthouse, \$107,000 in operating and that there continues to be some questions with the capital budget, and he is waiting to hear information to resolve the issue.

Councillor Pineo asked why West Hants does not have non-consolidated reports. Martin Laycock responded that he could not comment why it was not done in the past, and he indicated that he has a request in to Deloitte for non-consolidated reports and was advised that it would cost \$3,000 per fund, adding he has requested three which have been included in the budget to be reviewed.

9. Reports of Other Committees

a) Police Advisory – Recommendations

MOVED by Councillor Brown and Campbell that the correspondence regarding the Police Advisory recommendations from January 20, 2015



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Regular Meeting & Special Police Advisory Board Meeting February 17, 2015 be received and placed on file.

Motion Carried.

MOVED by Councillor Campbell and Councillor Brown that a recommendation be made to Council that the Police Advisory Board direct staff to write a letter to the cellular service providers in the West Hants area to address lack of coverage issues and request that something be done in the near future to address the issue.

Motion Carried.

It was agreed the Police Advisory Board should discuss having the RCMP approach the cellular service providers after a letter has been sent from the Municipality to discuss the areas of concern.

MOVED by Councillor Campbell and Councillor Daniels to refer to the budgetary process to recommend in principal an addition of a member for each of the following years 2015/2016, 2016/2017 and ask for 100% of the funding where a portion of this funding unspent would be put into a reserve.

Councillor Pineo asked for clarification on why a portion of the funding unspent would be put into a reserve. Martin Laycock reminded Council the result from this year is the tax rate was automatically increased by half a cent by deferring it to the next year and ending up with a budget that can never maintain the current cost because you've committed to half a cent that wasn't budgeted in the current year.

Councillor Pineo asked if the Municipality pays 70% of the police costs, noting she was advised if under 15,000 population you pay 70% of the policing costs. She questioned whether the addition of Hantsport would put West Hants over the limit and then be required to pay 90% of the policing costs. Martin Laycock indicated he was not aware of this information and suggested the Police Advisory Board should investigate the matter.

Motion Carried.

MOVED by Councillor Campbell and that a recommendation be made to Council to have administration recommend to Council funding through grants for the Seniors Safety Program and the Citizens on Patrol groups.

It was called three times for a seconder, hearing none the motion was lost.

It was agreed the motion could be brought up at the budgetary process for discussion.

b) NSAPG – Nova Scotia Association of Police Governance

MOVED by Councillor Campbell and Councillor Swinamer that the correspondence regarding NSAPG – Nova Scotia Association of Police Governance be received and placed on file.

Motion Carried.

This information was received for information purposes.

10. Correspondence
 - a) Municipal Advisor's Report

MOVED by Councillor Matheson and Councillor Campbell that the Municipal Advisor's Report correspondence be received and placed on file.

Motion Carried.

b) February 2, 2015 – Kayla Sexton

MOVED by Councillor Matheson and Councillor Campbell that the correspondence dated February 2, 2015 Kayla Sexton be received and placed on file.

Motion Carried.

11. Miscellaneous/New Business
 - a) Notice to Rescind – Grants to Organizations Policy

This is a housekeeping matter to be handled at Council.



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Councillor Matheson gave notice to Rescind the Grants to Organizations Policy passed on October 12, 1999.

12. Date of Next Meeting – April 8th Special Budget & Regular meeting April 28, 2015
13. Adjournment

MOVED by Councillor Campbell and Councillor Swinamer that the meeting adjourn.

Motion Carried.

The meeting adjourned at 8:25 p.m.

Gary Cochrane, Chair

Rhonda Brown, Municipal Clerk