



WEST HANTS
NOVA SCOTIA

MUNICIPALITY OF THE DISTRICT OF WEST HANTS
Council Minutes
July 9, 2019 7:00 p.m.
Sanford Council Chambers

1. Call to Order

Warden Zebian called the meeting to order at 7:00 p.m.

2. Call of Roll

Present:	A. Zebian	Warden
	P. Morton	Deputy Warden
	R. Jannasch	Councillor District 1
	K. Monroe	Councillor District 2
	D. Keith	Councillor District 3
	T. Leopold	Councillor, District 4
	D. Francis	Councillor, District 5
	R. Hussey	Councillor District 6
	J. Daniels	Councillor District 7
	R. Zwicker	Councillor District 10
	M. Laycock	Chief Administrative Officer (CAO)
	K. Kehoe	Director of Recreation
	B. Carrigan	Director of Public Works
	C. Rochon	Director of Finance
	C. Remme	Acting Municipal Clerk
	V. Macumber	Planning Administrative Assistant

Guests: Angela Henhoeffler, REMO Coordinator
Staff Sergeant Bushell

There were 3 members of the public in attendance.

3. Announcements

Warden Zebian advised that the Council meeting is live streamed on Facebook, then reviewed the standard fire evacuation procedures.

Councillor Daniels stated she had a conflict of interest with respect to items under 11(a) and 12(a).

Councillor Leopold advised that Ardoise Family Fun Days is being held at the Ardoise Community Hall on Saturday, July 13th from 8:00 am to 2:00 pm.

Councillor Daniels reminded Council that the South West Hants Fire Society is having a breakfast on July 13th. The Society is also presenting Irene Wile with a plaque for her long-term involvement in the Society. She noted that there also will be a fundraising jam session on Monday, July 29th from 7-9 pm.

Warden Zebian announced that Wine Grunt located in the Town of Windsor is celebrating their one-year anniversary on July 14th and everyone is welcome to attend.

Councillor Hussey advised that Hantsport Music Festival is being held on July 20th.

4. Approval of Agenda, including additions or deletions

The following items were added under Miscellaneous/New Business

- Future Streets Study
- Heritage and Cultural Flags

**MOVED and SECONDED that the agenda be approved as amended.
Motion Carried.**

Warden Zebian suggested holding off on the presentation until 7:30 pm while waiting for Staff Sergeant Bushell to arrive.

6. Public Hearings

There were no public hearings.

7. Approval of the Regular Council Minutes of June 11, 2019

**MOVED and SECONDED that the Regular Council Minutes of June 11, 2019 be approved as circulated noting any errors or omissions.
Motion Carried.**

8. Business Arising from Minutes and any Related Correspondence

- a. Tabled Motion of Council June 11, 2019 "...that Council write a letter to the Town of Windsor asking them to remove the barricade at the end of Underwood Drive."

Councillor Hussey withdrew the motion as the barricade was removed.

9. Report of the Warden

Warden Zebian read his report.

**MOVED and SECONDED that the Report of the Warden be received and placed on file.
Motion Carried.**

10. Reconsideration or Rescission of Resolutions of Which Notice Has Been Given on a Previous Day

- a. Notice of Rescission given June 26, 2019 to rescind the motion of June 11, 2019 "that Council write a letter Department of Transportation and Infrastructure Renewal using the Falmouth Great Dyke Marsh Body template supporting their position to preserve Lake Pisiquid freshwater levels that are adequate to serve the agriculture and recreation communities." - Councillor Monroe

Councillor Monroe reiterated by supporting this, Council is taking an inappropriate action as long as all requirements are met, they should take a conservative approach to allow the process to progress.

Councillor Daniels proposed that it is more favourable that the lines of communication be maintained. Councillor Daniels read aloud some excerpts from a letter that was received from the Falmouth Great Dyke Marsh Body. She stated it was important to support them in and preserve the agricultural land for future generations.

MOVED and SECONDED to rescind the motion of June 11, 2019 "that Council write a letter Department of Transportation and Infrastructure Renewal using the Falmouth Great Dyke Marsh Body template supporting their position to preserve Lake Pisiquid freshwater levels that are adequate to serve the agriculture and recreation communities."

Councillor Jannasch stated he agreed with Councillor Daniels. He added that he did not think anything was in the letter to impede a fish passage, and it would be up to engineers to design it properly.

Motion Defeated.

Councillors Daniels, Francis, Leopold, Keith, and Jannasch voted "Nay."

5. Presentation (s)
 - a. Special Events – REMO

The REMO Coordinator, Angela Henhoeffter, gave an overview with respect to a Special Events Policy and Parade Guidelines. She defined "Special Event" as any event where many people (500 or more) are brought together to watch or take part in entertainment, performance or gathering or other event. Ms. Henhoeffter explained the Special Event application process, its requirements, and penalties. During the process, a Special Event Committee will be set up for sign-off on an application after internal and external agencies have given input. She summarized the Parade Guidelines and requirements.

11. Report(s) of the Committee(s) and Officer(s)
 - a. Committee of the Whole Excerpts
 - i. 06-26-2019 COTW

Brooklyn Fire Department (Replacement of Truck 1 at Station 2)

MOVED and SECONDED to table the motion that Council recommend to the Co-

ordinating Committee to support the replacement of Truck 1 at Brooklyn Fire Department Station 2, up to the amount of \$800,000 plus or minus 5%.
Motion Carried.

Nova Scotia Fracking Research and Action Coalition

MOVED and SECONDED Whereas hydraulic fracturing (fracking) or unconventional drilling for natural gas and other fossil fuels often involves the injection of hundreds of toxic chemicals in the ground; and

Whereas hydraulic fracturing uses massive amounts of water, as much as millions of litres per fracking "job"; and

Whereas pollution of water caused by fracking may threaten the long-term economic, social and ecological well-being of communities that depend on clean water sources to meet their basic needs; and

Whereas while the industry claims that natural gas is a cleaner fuel, some independent studies have shown that hydraulic fracturing creates more life-cycle greenhouse gas emission than mining and burning coal and clearly more specific study is required; and

Whereas water and air are shared commons and public trusts and as such require genuine public consultation and a process that enables communities to be a part of the decision-making process; and

Whereas there are thousands of documented cases in the US of water contamination near fracking sites;

Be It Resolved that Council declares it does not support hydraulic fracturing that would result in the short or long-term economic, social or ecological ramifications that arise from the process of hydraulic fracturing in shale.

Motion Carried.

Councillor Zwicker voted "Nay".

MOVED and SECONDED that the Municipality of the District of West Hants send a letter to the Province stating our support for a ban on fracking as stated in our motion and that if the Province does change their mind on the ban on fracking, that the Province does do an extensive public consultation and full consideration be given to the protocols and procedures to address fracking of water and the eventual disposal of this product through wastewater treatment plant facilities; and that the letter be copied to every municipality in Nova Scotia.

MOVED and SECONDED to amend the motion to add "copied to the opposition legislator."

Amendment Carried.

Motion Carried as amended.

Councillor Zwicker voted "Nay".

Second Amendment to the Repeal By-law

MOVED and SECONDED that Council give First Reading and proceeds to a Public Hearing for R-004 Second Amendment to the Repeal By-law, as presented at Committee of the Whole on June 25, 2019.

Motion Carried.

3rd Amendment to the Fees Policy, COFN-005.03

MOVED and SECONDED that Council amend the Fees Policy, COFN-005.03 to reflect the amendments shown in the attachments to the 3rd Amendment to the Fees Policy Report to Committee of the Whole dated June 25, 2019.

Motion Carried.

Repeal of Polices

MOVED and SECONDED that Council repeal the following policies:

- a. Policy for Creating New General Service Areas (GSAs) dated April 14, 2009**
- b. Fire and Emergency Services Registration Policy dated April 13, 1999**
- c. Installation of Water Service Lines Policy dated March 13, 2007.**

Motion Carried.

Pension Plan Merger

MOVED and SECONDED that Council approve the merger of the Municipality of the District of West Hants and Town of Windsor pension plans and that they be managed by Manulife Financial.

Motion Carried.

Appointment of Assistant Building Official

MOVED and SECONDED that effective July 10, 2019, Council appoint Tina McKay as Assistant Building Official in accordance with Section 5(2) of the Nova Scotia Building Code Act.

Motion Carried.

Temporary Borrowing Resolutions

MOVED and SECONDED that Council approves a temporary borrowing resolution 19/20-01 in the amount of \$124,000 for supply tracked mini excavator equipment for the Public Works Department.

Motion Carried.

MOVED and SECONDED that Council approves a temporary borrowing resolution 19/20-02 in the amount of \$2,625,000 for the Hantsport Fire Department Station.

Motion Carried.

MOVED and SECONDED that Council approves a temporary borrowing resolution 19/20-03 in the amount of \$5,135,000 for the West Hants Sports Complex.

Motion Carried.

**MOVED and SECONDED that Council approves a temporary borrowing resolution 19/20-04 in the amount of \$41,500, for radios for the Brooklyn Fire Department Station 1 and 2, and for jaws of life equipment for South West Hants Fire Department.
Motion Carried.**

Write-off of Uncollectable Account Tax Accounts

**MOVED and SECONDED that Council approves the sale of the property located at 7328 Highway 215, Bramber (AAN 06200958) by public tender with a minimum bid of \$250.00 and that any taxes and fees remaining on the property not recovered from the sale be written off.
Motion Carried.**

West Hants GHG Emissions Inventory and Forecasting Model

**MOVED and SECONDED that Council award the tender for the Green House Gas Emissions Inventory and Forecasting Model to WSP for a total contract price of \$59,413.50 + HST.
Motion Carried.**

Sports Complex Operations

MOVED and SECONDED that Council direct staff to prepare a Request for Proposal for the operations of the new Sports Complex Facility.

Council discussed whether it was feasible to solicit a Request for Proposal or to have staff do a more in-depth study.

Motion Carried.

Councillors Keith, Jannasch, Monroe and Daniels voted "Nay".

MOVED and SECONDED that Council direct staff to prepare a Request for Proposal for the fundraising of the new Sports Complex Facility.

Motion Carried.

Councillors Keith, Jannasch, Monroe and Daniels voted "Nay".

Sweets Corner Community Hall

**MOVED and SECONDED that Council use \$19,000 of Gas Tax funds to upgrade the roof at the Sweets Corner Community Hall.
Motion Carried.**

Pride Flag

MOVED and SECONDED that one new flagpole be installed at the Municipal Office on Morison Drive.

Councillor Zwicker noted that the flagpole appeared offset. CAO Laycock said he would have staff check on it.

Motion Carried.

- b. Report of Chief Administrative Officer
 - i. Gas Tax Funding (Recommendation Report)

CAO Laycock reported that Council approved the 2019/20 Municipal Grants on June 11, 2019, some grants required the use of Gas Tax. According to the rules around expending Gas Tax monies to third parties, Council must, by separate motion, authorize each expenditure.

**MOVED and SECONDED that Council approve the use of \$157,600 of Gas Tax to fund upgrades to the GFL Newport Rink heating system to a geothermal system to improve energy efficiency.
Motion Carried.**

**MOVED and SECONDED that Council approve the use of \$19,160 of Gas Tax to fund bathroom upgrades in the Hantsport &. Area Historical Society building to improve accessibility.
Motion Carried.**

**MOVED and SECONDED that Council approve the use of \$10,000 of Gas Tax to fund heating upgrades to heat pumps for the Hantsport Baptist Church to improve energy efficiency.
Motion Carried.**

**MOVED and SECONDED that Council approve the use of \$10,000 of Gas Tax to fund heating upgrades to heat pumps for the Ste. Croix Community Hall to improve energy efficiency.
Motion Carried.**

**MOVED and SECONDED that Council approve the use of \$10,000 of Gas Tax to fund insulation upgrades to the Bramber New Horizons building to improve energy efficiency.
Motion Carried.**

**MOVED and SECONDED that Council approve the use of \$8,000 of Gas Tax to fund upgrades to the Pisiqid Canoe Club flooring to improve recreational services.
Motion Carried.**

Discussion was held about future financial implications when using the Gas Tax Fund.

- ii. Parks and Grounds 2019 Truck Purchase (Recommendation Report)

Director of Parks and Recreation Kehoe advised that during the 2019/2020 budget process it was identified and approved the purchasing of a Parks & Recreation $\frac{3}{4}$ Ton Truck. A total of

10,429 per year over the next 5 years will be allocated from the Capital out of Revenue account to cover the cost of the vehicle.

MOVED and SECONDED that Council award tender WHREC#19-01 to Pothier Motors in the amount of \$44,057.50 plus HST for the purchase of a 2019 RAM 2500 Tradesman Reg Cab 4x4.

Motion Carried.

- c. Planning Advisory Committee
 - i. 06-20-2019 Excerpts

376 Falmouth Dyke Road; Heritage Grant Application

MOVED and SECONDED that Council provide a maximum grant of \$5,000.00 to Mrs. Maureen Perry, owner of 376 Falmouth Dyke Road, in order to facilitate the replacement of the exterior brickwork above the roof line on the two existing chimneys on the main building located at 376 Falmouth Dyke Road, and that the funding be provided from account # 0126110-21130 only in accordance with the provisions of the *Municipal Heritage Property Conservation Work Grant Guidelines*.

Motion Carried.

Hantsport Aboiteau

MOVED and SECONDED that a letter be sent to Minister Porter stating that the hinges, supports and securing mechanisms for the gates be put in place and the gates be trialed now; that the community be advised of the plans for installing the gates when they are required; and that the Province advise the community of the intended final height of the structure, considering community knowledge indicates that the former structure was at least two (2) feet too low.

Motion Carried.

- d. Other Committee Reports or Recommendations

No other reports or recommendations at the time.

12. Correspondence

- e. 06-24-2019 Letter from Summerville and District Volunteer Fire Department

CAO Laycock advised that the Summerville and District Volunteer Fire Department was requesting to use a parcel of land adjacent to the fire department property which is located on the Summerville Wharf Road. Mr. Laycock stated he investigated it, and although the Municipality has ownership of the property, the Regional School Board has control over it until they no longer want it. He added that the Municipality has no authority.

Discussion was held and it was recommended that the Summerville and District Volunteer Fire Department contact the Regional School Board to see if they could use the land.

Warden Zebian commented he would contact the Fire Department.

f. 06-28-2019 Letter from Windsor Agricultural Society

No action.

13. Miscellaneous/New Business

g. Future Streets Study

CAO Laycock advised that Council had directed senior staff to work together with Town staff on a long-term strategy for Underwood and Edward Drive. He stated he felt the discussions held in mid-June with Windsor staff were productive. CAO Laycock advised that action items for the Future Streets study done for Underwood Drive/Edward Drive area is required. He asked Council for direction so staff can put action items to meet the needs for the study.

MOVED and SECONDED that Council direct staff to prepare an action plan and estimated expenses to meet the Future Streets Study.

Councillor Daniels called a point of order as Warden Zebian and Councillor Francis declared a conflict of interest on the matter at the June 11, 2019 Council meeting as they owned land around the barricade area.

Warden Zebian agreed and stepped down as Chair and Deputy Warden Morton resumed the meeting as Vice Chair at 8:19 p.m. Councillor Francis declared a conflict as well.

CAO Laycock advised that any work done for Council to consider would have to go to the Coordinating Committee for approval.

Motion Carried.

Warden Zebian apologized to Council and resumed the Chair position at 8:20 p.m. Councillor Francis joined the meeting.

h. Heritage and Cultural Flags

Councillor Daniels advised that she was approached by Burrell Lyons of Glooscap Landing who is offering to donate an Acadian and Mi'kmaq flag to the Municipality to hang for future use. She stated she was unsure what the protocol was to accept their donation.

CAO Laycock commented that with respect to flags, that it can be complicated. He wondered if the Municipality should have a flag policy in light of the many flag poles that are proposed for the Falmouth Mini Park. CAO Laycock suggested that the Municipality can do this through the Municipal Government Act, and it would solve any issues with what can and cannot be done.

Councillor Daniels asked for direction on whether to accept the donation from Mr. Lyons.

MOVED and SECONDED that Council direct staff research a municipal flag policy in accordance with municipal and provincial guidelines.

Motion Carried.

MOVED and SECONDED that Council graciously accept the flag donation by Burrell Lyons for future use.

Motion Carried.

14. In-camera

- i. MGA 22(2)(e) – Contract Negotiations
- j. MGA 22(2)(e) – Contract Negotiations

MOVED and SECONDED that the meeting move in-camera.

Motion Carried.

The meeting moved in-camera at 8:18 p.m.

The meeting reconvened at 8:50 p.m.

15. Date of Next Meeting –September 10, 2019

The next Regular Council meeting will be held September 10, 2019 at 7:00 p.m.

16. Adjournment

MOVED and SECONDED that the meeting be adjourned.

Motion Carried.

The meeting adjourned at 8:51p.m.

Abraham Zebian, Warden

Chrystal Remme, Acting Municipal Clerk