



Truro Town Council Meeting
Monday, May 2nd, 2016 at 1:00 pm
Council Chambers – Town Hall

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A regular public meeting of Truro Town Council was held on Monday, May 2nd, 2016 at 1:00 pm in the Council Chambers of the Truro Town Hall.

Present: Mayor W.R. (Bill) Mills, Councillors D. Joseph, B. Kinsman, R. Tynes, G. MacArthur and T. Chisholm

Regrets: Deputy Mayor C. Fritz

In Attendance: Director of Corporate Services A. Currie, Fire Chief B. Currie, Director of Planning J. Fox, Director of Public Works A. MacKinnon, Director of Parks, Recreation & Culture D. MacKenzie, Police Chief D. MacNeil, Town Solicitor J. Rafferty and CAO M. Dolter

APPROVAL OF AGENDA

The CAO requested that “Country Music Television” be added to the agenda under New Business.

On motion of Councillors B. Kinsman and T. Chisholm, the agenda was approved as amended. Motion carried.

APPROVAL OF MINUTES

On motion of Councillors G. MacArthur and T. Chisholm, the Public Hearing Minutes and Public Council minutes of April 4th, 2016 were approved as circulated. Motion carried.

MOTION AND NOTICES OF MOTIONS

a) Public Hearing Date – 158 Glenwood Drive, Development Agreement Application

The CAO reviewed a letter received from the Town Planning Advisory Committee, recommending that Council establish a public hearing date to consider an application to permit the development of a three-storey twelve-unit residential building at 158 Glenwood Drive.

On motion of Councillors B. Kinsman and G. MacArthur, a public hearing date of June 13th, 2016 at 1pm was established for Council to consider a Development Agreement Application for a three-storey twelve unit residential building at 158 Glenwood Drive. Motion carried.

PETITIONS AND DELEGATIONS

Presentation – Municipal Alcohol Project

Krista McMullin, the Tobacco Reduction Strategy Coordinator with the Colchester East Hants Health Centre, along with James Shedden and Dr. Ryan Summers, made a presentation to Council on the Municipal Alcohol Project, and the work that has been done so far regarding this initiative. They stated that would encourage the Town to look at its current policies regarding alcohol control at Town owned facilities.

The Mayor thanked them for their presentation.

IN-CAMERA SUMMARY REPORT

The CAO advised Council that there were four issues discussed by Council at the last In-Camera meeting and there were no issues to be discussed by Council at the incamera meeting today.

COMMITTEE REPORTS

CAO Report

The CAO report for the month of April was presented to Council.

On motion of Councillors R. Tynes and T. Chisholm, it was moved that the CAO Report for the month of April, 2016 be approved as presented. Motion carried.

Corporate Services Report

The Corporate Services report for the month of April was presented to Council.

Councillor R. Tynes noted that with regards to the Councillors’ travel budgets, the UNSM and FCM conferences had a separate budget but were not report.

The CAO advised that a breakdown of how the UNSM/FCM budget for the 2015/16 fiscal year was spent would be provided at the next meeting.

On motion of Councillors B. Kinsman and D. Joseph, it was moved that the Corporate Services report for the month of April, 2016 be approved as presented. Motion carried.

Fire Report

The Fire Report for the month of April was presented to Council.

On motion of Councillors G. MacArthur and T. Chisholm, it was moved that the Fire Report for the month of April, 2016 be approved as presented. Motion carried.

Planning and Development Report

The Planning and Development report for the month of April was presented to Council.

Councillor G. MacArthur stated that he had spoken with the owner of the property on Centennial Drive regarding the garbage issues and was informed that the Town did not clean up the garbage, the owner did it, yet the Planning Report stated that the Town had cleaned up garbage.

The CAO stated that the owner may have cleaned up the property on one occasion but that the Town also did go in and clean up the garbage on at least one occasion as well.

Councillor G. MacArthur asked if there were start dates for the development of the old Truro Junior High site and for the development on Queen Street.

The Director of Planning stated that the ground could be broken this week on the old Truro Junior High site. He noted that the Queen Street site was still being cleaned up due to contamination of the property in order for it to reach a certain standard and be ready for development.

Councillor B. Kinsman noted that 244 Young Street has been referred to legal for demolition and asked if there was an update on the demolition.

The Director of Planning advised that the property is also up for tax sale, which complicates the demolition process and that is why the matter was referred to legal. He stated he could have a further update at the next meeting.

On motion of Councillors B. Kinsman and T. Chisholm, it was moved that the Planning and Development report for the month of April, 2016 be approved as presented. Motion carried.

Police Report

The Police Report for the month of April was presented to Council.

On motion of Councillors G. MacArthur and R. Tynes, it was moved that the Police Report for the month of April, 2016 be accepted as presented. Motion carried.

Public Works Report

The Public Works report for the month of April was presented to Council.

Councillor G. MacArthur stated he is still getting complaints about the dangerous conditions of the sidewalks in Ward 3, especially those on hills and he was very concerned and wanted them to be looked at and fixed.

On motion of Councillors R. Tynes and G. MacArthur, it was moved that the Public Works Report for the month of April, 2016 be accepted as presented. Motion carried.

Parks, Recreation and Culture Report

The Parks, Recreation and Culture Report for the month of April was presented to Council.

Councillor D. Joseph asked if the litter patrol could clean up Inglis Place.

The Mayor noted that the soil around the base of the trees on Inglis could use some attention as well.

On motion of Councillors R. Tynes and B. Kinsman, it was moved that the Parks, Recreation and Culture Report for the month of April, 2016 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Councillor D. Joseph stated that there may be some preconceived notions among residents regarding the recently introduced sewer charge, and he asked the Director of Corporate Services to explain the rationale behind the charge, the financial ramifications if the charge was not introduced, what the decision was based on and what the alternatives may have been.

The Director of Corporate Services stated that staff have been proactive in creating a “Frequently Asked Questions” information packet that will go out with the water bills so residents can better understand the sewer charge. She advised that federal regulations regarding how much sewage is released into the Bay of Fundy have changed. These changes increased the cost of treating the Town’s sewage and wastewater. The Town is charging the sewer rate to help offset these costs. Without the new sewer rates, citizens would begin to see a reduction in the level of services in other service areas in order to compensate. Many other municipalities in Nova Scotia charge a rate to help offset the costs of operating and maintaining their sewer systems. The amount of a resident’s bill is dependent upon their water consumption. For a high water consumer, a consumer with an above average consumption such as a large family, may consume about 300 cubic meters of water. This would amount to approximately \$189 per year, \$47.25 per quarter or \$15.75 per month. For a low water consumer, such as a single individual, they may consume approximately 60 cubic meters of water. This would amount to about \$37.80 per year, \$9.45 per quarter, and \$3.15 per month. As for why the Town choose to implement a sewer charge instead of including a fee in the tax rate, the area rate charge for sewer operation and maintenance would be approximately 8 cents on assessment for both residential and commercial properties and the Town believed basing the sewer rate on water consumption was a more fair way to assess sewer charges.

Councillor B. Kinsman noted that the Town and County have one of the best sewage treatment systems in Nova Scotia and should be proud of that, and that the Town and County jointly spent \$4-6 million over the last few years for upgrades that need to be paid for somehow.

Councillor B. Kinsman stated that there are still some private lanes in Truro with the landowners being the owners of these lanes. He noted that it seems this may have become too difficult for the owners to maintain the lanes or come to a consensus on the maintenance of the lanes. Councillor B. Kinsman requested that staff investigate different options for these lanes, including keeping the status quo and the possibility of the Town taking over responsibility and maintenance.

The CAO advised that staff would look into the options for the private lanes. He stated that there may be concern over whether the lanes meet municipal standards.

The Town Solicitor noted that there could be issues regarding whether the Town can do anything with those lanes, whether the Town has the right to, and also the Town would need to consider the liability of assuming the lanes.

Councillor G. MacArthur noted that citizen volunteer positions would be coming up for the RECC Operating Board, and he would like the Town to look at whether one of those positions could be designated for a minority.

Councillor R. Tynes asked if there was a rotary planned for Main Street in Bible Hill.

The CAO advised that the information he had on the rotary was what was reported in the newspaper. The rotary would be an initiative of the Provincial government. He stated that he and the Director of Public Works would be having discussions with the Province regarding the plan for a rotary at McClure’s Mills Road, as some of that roadway is owned by the Province.

NEW BUSINESS

a) Amendments to Purchasing Policy

The CAO advised that upon staff review, it was determined that the current Purchasing Policy warranted amendments, primarily to reflect changes to now purchasing documents, including Request for Proposals and tenders are advertised and distributed for invitation and interest.

On motion of Councillors G. MacArthur and T. Chisholm, the proposed amendments to the Purchasing Policy were approved as presented. Motion carried.

b) RECC Year End Capital

The CAO reviewed a letter received from the Rath Eastlink Community Centre Board of Directors, in which they were requesting that the Town and County consider allocating excess operational funding from the 2015/16 fiscal year to a RECC capital reserve account.

The CAO advised that the Rath Eastlink Community Centre has completed the 2015/16 fiscal year with unexpended funding. They have requested that the Town of Truro and the County of Colchester grant them authority to retain the balance of these funds to be held in capital account to address the minor capital requirements of the facility. Since opening, the RECC has not been funded or in a position to fund its own capital requirements necessitating it coming back to the two municipal units whenever issues arose. The usage of this capital account will be monitored by the RECC Board Finance Committee to ensure that the fund utilization is consistent with policy. The CAO stated that the current operating agreement between the Town, County and RECC Board will be amended to reflect the requirements to separate the responsibility for minor and major capital work. Under these changes, the RECC will be responsible for all capital work defined as minor. The agreement will also allow for the retention of unexpended funds to be retained for capital requirements in future years up to a specified limit.

On motion of Councillors R. Tynes and T. Chisholm, Council agreed that the Rath Eastlink Community Centre would be authorized to retain the Town's portion of any unexpended funding at year end for fiscal year 2015/16, on condition that such funds be a credit against further requests for funding in the event that the County of Colchester does not also authorize the retention of its portion of the unexpended funding. Motion carried.

c) Dog Bylaw – 1st Reading

The CAO advised that staff was recommending that Council replace the existing Dog Bylaw with a new Bylaw based on the model Dog Bylaw developed by the Association of Municipal Administrators, to reflect recent changes in the administration and enforcement of the existing Dog Bylaw.

Councillor T. Chisholm noted that perhaps a clause could be added to the Bylaw that would fine people who did not pick up after their dogs.

On motion of Councillors T. Chisholm and G. MacArthur, Council approved first reading to a new Dog Bylaw to reflect recent changes in the administration and enforcement of the existing Dog Bylaw, with second reading and the repeal of the existing Dog Bylaw to occur at the June Council meeting. Motion carried.

d) William Barnhill Drive Construction Tender Award

The CAO advised that as approved during the 2016/17 budget deliberations, the construction of William Barnhill Drive was tendered for construction. There were six submissions ranging from a low bid price of \$1,548,000 and a high bid price of \$2,063,000. The low bid price is with 3% of the second lowest bid and is within the estimated budget by 2.7% (being \$42,361 over the estimated budget). He stated that staff was recommending that Council accept the low bid price of \$1,548,000 by Brycon Construction Ltd and award the tender for construction to that company.

On motion of Councillors B. Kinsman and D. Joseph, Council accepted the low bid of \$1,548,000 in response to the tender for the construction of William Barnhill Drive to Brycon Construction Ltd, as proposed. Motion carried.

e) Amendments to Sewer Bylaw – 1st Reading

The CAO advised that during the 2016/17 budget process, Council approved changes that require amending the current Sewer Bylaw to bring it in line with these changes. The amendment specifically deals with the newly implemented fee structure introduced in this year's budget.

On motion of Councillors R. Tynes and D. Joseph, Council approved first reading of the amendments to the Town's Sewer Bylaw as presented, with second reading to occur at the June Council meeting. Motion carried.

f) Country Music Television

The Mayor stated that the Town of Truro has been nominated for the "Coors Banquet and Country Music Television One Horse Town Event". If Truro is selected, these sponsors would bring a big country music act to Truro on September 16th, 2016, that will feature Dean Brody, Chad Brownlee and the River Town Saints, with free tickets available to Truro residents based on capacity of the venue. He noted that Town staff have been coordinating with the sponsors and the Town will know by mid-May if it has been chosen as one of six finalist communities from across Canada. The Mayor advised that at that point, winning this concert will be based on community support and voting. Anyone who wishes to show support for this event can visit www.coorsbanquet.ca/oht or upload a photo featuring Truro using the hashtag #onehorsetown on Instagram or twitter.

ACCOUNTS

It was moved by Councillors G. MacArthur and T. Chisholm that Council approve for payment the accounts as presented be approved for the month of April, 2016. Motion carried.

ADJOURNMENT

On motion of Councillors R. Tynes and G. MacArthur, it was moved that the meeting be adjourned at approximately 3:15 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M.W. Dolter
CAO