



Truro Town Council Meeting
Monday, May 7th, 2018 at 1:00 pm
Council Chambers – Town Hall

6

A regular public meeting of Truro Town Council was held on Monday, May 7th, 2018 at 1:00 pm in the Council Chambers of the Truro Town Hall.

Present: Mayor W.R. (Bill) Mills, Deputy Mayor T. Chisholm, Councillors D. Joseph, C. Fritz C. Hinton, B. Kinsman, and W. Talbot

Regrets: Director of Corporate Services A. Currie

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

APPROVAL OF AGENDA

The CAO requested that “Amendments to Special Events Policy” be added to the agenda under New Business.

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

APPROVAL OF MINUTES

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, the Public Council minutes of April 9th, 2018 were approved as circulated. Motion carried.

MOTIONS AND NOTICES OF MOTIONS

a) Public Hearing – Local Commercial (C3) Zone, Amendments to Planning Documents

The CAO advised that Planning staff is recommending amendments to the Municipal Planning Strategy and Land Use Bylaw that would permit multiple unit residential development in the Local Commercial (C3) Zones and to rezone 203 King Street to the C3 Zone. The CAO reviewed a letter received from the Town Planning Advisory Committee in which they also recommended that Council approve the amendments.

On motion of Deputy Mayor T. Chisholm and Councillor B. Kinsman, it was agreed that Council approve the amendments to the Local Commercial Zone and enabling policies to permit multiple unit residential uses and rezone 203 King Street to the C3 Zone. Motion carried.

b) Public Hearing Date – 29-37 Philip Street, Development Agreement Application

The CAO advised that an application has been made by Meech Developments Limited for the lands at 29-37 Philip Street, requesting to permit the reuse and multi-residential conversion of the former church building and the construction of a new four-unit, one-storey residential building to the rear of the property. The Town Planning Advisory Committee is recommending that Council establish a public hearing date to consider the application on Monday, June 11th, 2018 at 1pm. Staff and the Committee are requesting that if approval is granted at the hearing, that it be subject to an approved storm water management plan and flood proofing plan.

On motion of Deputy Mayor T. Chisholm and Councillor B. Kinsman, it was agreed that a public hearing date of Monday, June 11th, 2018 at 1pm would be established to consider the development agreement application for 29-37 Philip Street. Motion carried.

PETITIONS AND DELEGATIONS

a) Art Acquisition Winner

Councillor C. Fritz, Chair of the Town Art Acquisition Committee, announced that Jennifer Power was the winner of this year’s Art Acquisition. Ms. Power presented her artwork to the Town.

OLD BUSINESS

a) Strategic Review Update

The CAO advised that during the planning session last February, there was some discussion about having a service level workshop done at the staff level. He noted that the consultant is going to be in Nova Scotia in February of 2019 and the Town will be looking at the possibility of scheduling a workshop at that time.

IN-CAMERA SUMMARY REPORT

The CAO advised Council that there were three issues discussed by Council at the last In-Camera meeting and there are 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.

Councillor W. Talbot noted that St. Andrew's, New Brunswick, is also dealing with a deer control issue and they contract a group of students from Mount Allison University to conduct a study. He stated that the recommendations were presented at a public meeting a few weeks ago, and perhaps staff should contact St. Andrew's and ask for a copy of the recommendations and how the town is moving forward after the study.

The CAO stated that staff would contact St. Andrew's regarding their recent deer study.

Councillor C. Hinton asked if there were any signs erected around Town advising people to not feed the deer.

The CAO advised that there are not currently signs erected advising people to not feed the deer. He stated that staff is looking at additional public information and education. The CAO noted the people are still feeding the deer in their backyards, and even some local businesses are selling deer food. He stated that during a recent meeting between the Town and the Department of Natural Resources, one of the Department's representatives reiterated how harmful it is to the deer for people to provide them with food.

On motion of Councillors C. Hinton and C. Fritz, it was moved that the CAO Report for the month of April, 2018 be approved as presented. Motion carried.

Corporate Services Report

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

On motion of Councillors D. Joseph and C. Hinton, it was moved that the Corporate Services report for the month of April, 2018 be approved as presented. Motion carried.

Fire Report

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

On motion of Deputy Mayor T. Chisholm and Councillor C. Fritz, it was moved that the Fire Report for the month of April, 2018 be approved as presented. Motion carried.

Planning and Development Report

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

On motion of Deputy Mayor T. Chisholm and Councillor D. Joseph, it was moved that the Planning and Development report for the month of April, 2018 be approved as presented. Motion carried.

Police Report

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

On motion of Councillors C. Fritz and B. Kinsman, it was moved that the Police Report for the month of April, 2018 be accepted as presented. Motion carried.

Public Works Report

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

Councillor D. Joseph noted that the grassy knoll on the south side of Munroe Street is very decayed. He asked if the Town would be asking CN to take some responsibility for the repair.

The Director of Public Works advised that he would have a look at the area and perhaps there was some maintenance work the Town could perform in the meantime. He stated that he would request that CN have a look at it as well.

Councillor C. Hinton advised that there were still visibility issues for motorists exiting Louise Street onto Prince Street. She asked if there were any plans to deal with this issue.

The Director of Public Works advised that a traffic engineering consultant has been hired to update the Town's traffic management plan, and that would be one issue that would be included.

Councillor C. Hinton asked the Director to explain the process for replacing laterals when a street is being re-done.

The Director of Public Works stated that the Department always tries to plan a street rebuild plan with where water mains need to be replaced. He advised that sewer laterals throughout Town are at various ages and strengths, but that they are the responsibility of the homeowner, from the pipe from the home to the sewer main. He stated that during a street rebuild, the Department will camera the sewer mains to determine the condition and if a resident needs a sewer line replaced at that time, the Town will waive half the fee since the street will be dug up anyway. He stated that a sanitary sewer typically costs between \$3,500 and \$4,500, so the cost during a street rebuild would be half of that.

Deputy Mayor T. Chisholm asked if the separate power meter had been installed at the Farmers' Market yet.

The Director of Public Works advised that the meter is in the process of being installed. He noted that he believed the main user of electricity in the kitchen in the Farmers' Market is moving to another location.

Deputy Mayor T. Chisholm asked if Nova Scotia Power ever reported back as to how much power the solar panels were producing versus how much regular electricity was being used and how that affects the power bill.

The Director of Public Works noted that since the solar panels were installed, the Town has not been able to determine how much power is being produced for the building before it went through the meter for a credit. He stated he believed approximately 90% of the power created by the solar panels was being used in the building. The Director advised that they have gained access to the panel for the solar panels and he can create a report for Council on the power being produced.

On motion of Councillors W. Talbot and D. Joseph, it was moved that the Public Works Report for the month of April, 2018 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.

On motion of Deputy Mayor T. Chisholm and Councillor C. Fritz, it was moved that the Parks, Recreation and Culture Report for the month of April, 2018 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Councillor D. Joseph asked if there was anything the Town could do to help support a ban, or ban, the use of straws and/or plastic.

The CAO advised that it would be difficult for the Town to put a ban in place, unless the entire province gets on board.

Deputy Mayor T. Chisholm noted that a plastics discussion was on the agenda for the upcoming Union of Nova Scotia Municipalities Spring Conference.

Councillor D. Joseph noted that there was a substantial turnout for the Blessing of the Bikes this week, which is wonderful for the Town. He stated that there times with the presence of cars and trucks and there were some traffic jams and vehicles and bikes parked where they should not be parked.

The Mayor advised that he and the CAO have already been discussing the issues that arose and how they can be prevented for next year.

The CAO noted that the Blessing of the Bikes is a great event for the Town. He stated that he has been discussing with the Director of Parks, Recreation and Culture ways to better organize the event.

Councillor D. Joseph asked if there were any plans to create and/or extend bike lanes in Town.

The CAO stated that at a recent conference, there was a session on active transportation. He noted he has been discussing ideas and initiatives with the Director of Public Works.

The Director of Public Works stated that bike lanes will be addressed in the upcoming traffic management plan.

Councillor C. Fritz stated that at the upcoming Federation of Canadian Municipalities Conference, there will be an addition to the program called "the blanket exercise". She advised that this is an interactive exercise that puts a person in the feet of aboriginal people as it spans the history of 500 years. Councillor C. Fritz advised that she would like to have a discussion at the Diversity Advisory Committee in the future about bringing that exercise to Truro.

Councillor B. Kinsman stated that he previously brought up the concerns of some residents of Dominion Street regarding a plumbing issue that could have been dealt with at the Town level, but the plumber did not contact the Town. He advised that he understood from this incident that staff were going to propose a better message system or way to work with the local plumbers to avoid a similar situation in the future.

The CAO advised that the information regarding plumbers contacting the Town first has been made more prominent on the Town's website. He stated that with the upcoming implementation of the Everbridge software, perhaps there would be a way to get the information out that way.

The Director of Public Works stated that the Town used to issue plumbing licenses for anyone who planned to operate within the Town, and as part of that, they were charged a nominal fee once a year and given a copy of the Town's Sewer Bylaw. He noted that the Town could implement a program similar to that again to ensure that all of the plumbers are aware of what they are required to do.

Councillor B. Kinsman advised that he and Deputy Mayor T. Chisholm received a letter from a Dominion Street resident regarding deer issues in their area. He stated that the letter would be circulated to Council and asked that staff respond to the letter.

Councillor B. Kinsman stated that with the recent news about the last of the tree sculptures being removed due to rot, he suggested that the Town could look at other options for public art in those locations.

Councillor C. Fritz agreed with Councillor B. Kinsman and noted that the Art Acquisition Committee could investigate options for public art and also look into applying for any grants or funding that may be available.

Councillor C. Hinton stated that a resident was concerned with a downtown business whose dumpsters were visible from the street and their home. She asked if this matter could be looked into and if a partition could be installed.

The Director of Planning stated that he would visit the site and review the Town's bylaws to determine if there was a favourable solution.

NEW BUSINESS

a) Sale of Land – Kaulback Street

The CAO advised that as per Section 50 (5b) of the Nova Scotia Municipal Government Act, Council may sell property at market value when the property is no longer required for the purposes of the municipality. He stated that Town lands on Kaulback Street (PID 20166518 and a portion of PID 20445771) are considered surplus to the Town and are not required for the purposes of the Town. The lands were previously appraised in October 2015 at a most probable value of \$260,000. The Town will be retaining the rear portion of PID 20445771 and will reserve an easement/right of way to these lands from Kaulback Street. The CAO noted that the Town recently entered into negotiations with a potential purchaser for the above mentioned lands at a purchase price of \$260,000.

On motion of Councillors D. Joseph and C. Fritz, it was agreed that the Town will enter into an agreement to sell Kaulback Street, PID 20166518 and a portion of PID 20445771, in accordance with the presented Agreement of Purchase and Sale. Motion carried.

b) Temporary Borrowing Resolutions

The CAO advised that in October 2003, the Town borrowed \$2,860,000 from the Municipal Finance Corporation for the reconstruction of the Town Hall. In October 2008, the Town also borrowed \$900,000 for the construction of the new hospital. The maturity date for both loans is October 2018 and Council has two options. The first option is that the Town pay the balloon payment of \$858,000 and \$495,000 respectively. The second option is that the Town refinance the balance of the loan, minus the annual payment, for a total of \$715,000 and \$450,000 respectively. The repayment term would be over five years for both refinanced loans. The CAO stated that it was staff's recommendation that Council refinance both loans over the five year period.

On motion of Deputy Mayor T. Chisholm and Councillor D. Joseph, a Temporary Borrowing Resolution to refinance the balance of Loans 23-A-1 and 28-A-1 in the amounts of \$715,000 and \$450,000 respectively, over a five year period, was approved as presented. Motion carried.

c) Tax Exemption Requests

The CAO advised that the Town has received three requests for tax exemption.

The Truro and District Lions Club is requesting a tax exemption. Upon staff review of the application against the Town's Tax Exemption for Non Profit and Charitable Organizations Bylaw, this organization does not meet the criteria necessary to be eligible for the tax exemption.

On motion of Deputy Mayor T. Chisholm and Councillor W. Talbot, the Truro and District Lions Club was not granted a tax exemption for their property at 1100 Prince Street. Motion carried.

The SPCA is requesting a tax exemption. Upon staff review of the application against the Town's Tax Exemption for Non Profit and Charitable Organizations Bylaw, this organization does meet the necessary criteria to be eligible for the tax exemption.

On motion of Councillors B. Kinsman and C. Fritz, the SPCA was granted full tax exemption for their property located at 408 Industrial Avenue. Motion carried.

The Good Neighbours Senior Citizens of Truro is requesting a tax exemption. Upon staff review of the application against the Town's Tax Exemption for Non Profit and Charitable Organizations Bylaw, this organization does meet the necessary criteria to be eligible for the tax exemption.

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, the Good Neighbours Senior Citizens of Truro organization was granted tax exemption for their property located at 21 Palmer Street, from the commercial tax rate to the residential tax rate. Motion carried.

d) Pension Plan Text Changes

The CAO advised that on June 1st, 2015, the Nova Scotia Pension Benefits Act was amended and several provisions were changed which impact most pension plans. He stated that the Town pension plan has been administering itself in accordance with these rules since then but that the plan documents have yet to be updated and by legislation, must be changed by June 1st, 2018. The Pension Plan and changes have been circulated to Council.

On motion of Councillors W. Talbot and D. Joseph, the proposed amendments to the Town Pension Plan to reflect the changes of June 1st, 2015 to the Nova Scotia Pension Benefits Act were approved as presented. Motion carried.

e) Taxi Bylaw Amendment – 1st Reading

The CAO advised that staff is recommending amendments to the Town's Taxi Bylaw. One of the amendments would be to increase the annual fee for a driver's license from \$5 to \$25 to help recover administrative costs. A second amendment would eliminate the consideration of "disqualifying convictions" (a history of certain criminal or driving offences) in applications for Taxi Owner's Licenses. The CAO stated that the prohibition against disqualifying convictions is aimed at protecting passengers and the public from harm from potentially dangerous taxi drivers, but as the Taxi Bylaw currently reads the prohibition also applies to Taxi Owners Licenses, even though a Taxi Owner's License does not entitle the license holder to operate a taxi, but simply to own the taxi vehicle. The amendments will leave the prohibition against disqualifying convictions in place for Taxi Drivers' Licenses, but remove consideration of disqualifying convictions with respect to Owner's Licenses. The CAO advised that the amendments are being presented today for 1st reading, with 2nd reading to take place at the June Council meeting.

On motion of Councillor D. Joseph and Deputy Mayor T. Chisholm, 1st reading of the amendments to the Taxi Bylaw was approved as presented, with 2nd reading and final approval to occur at the June Council meeting. Motion carried.

f) Request re: Dog Park

The CAO reviewed a letter received from Lecia McNutt, a friend of Elsie DeBay's, the County dog catcher who recently passed away. Ms. McNutt was requesting Council's consideration for a bench or fire hydrant and a plaque in Elsie's name at the Town dog park, and also requesting consideration of renaming the park after Elsie.

After some discussion, it was agreed that a park bench would be installed in Elsie's memory with a memorial plaque.

g) Citizen Volunteer Application – Diversity Advisory Committee

The CAO advised that the Diversity Advisory Committee has a citizen volunteer vacancy, and Esther Bejarano has applied for the position.

Councillor W. Talbot stated that moving forward, perhaps a committee should be formed that would process an application similar to a job application.

The CAO advised that a more detailed process could be used and that staff would determine what process other municipalities are using in their selection process.

Deputy Mayor C. Fritz suggested that the committee to which the person has applied could interview the applicant.

On motion of Deputy Mayor T. Chisholm and Councillor W. Talbot, Esther Bejarano was approved as a citizen volunteer for the Town's Diversity Advisory Committee. Motion carried.

h) Amendments to Special Events Policy

The CAO advised that amendments were being proposed for the Town's Special Events Policy. He reviewed the amendments with Council and noted that the revisions had been circulated to Council prior to the meeting.

On motion of Councillors C. Hinton and W. Talbot, the amendments to the Special Events Policy were approved as presented. Motion carried.

ACCOUNTS

It was moved by Councillor D. Joseph and Deputy Mayor T. Chisholm, that Council approve for payment the accounts as presented for the month of April, 2018. Motion carried.

ADJOURNMENT

On motion of Councillors C. Hinton and W. Talbot, it was moved that the meeting be adjourned at approximately 3:00 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M.W. Dolter
CAO