



Truro Town Council Meeting
Monday, May 6th, 2019 at 1:00 pm
Council Chambers – Town Hall

5

A regular public meeting of Truro Town Council was held on Monday, May 6th 2019 at 1:00 pm in the Council Chambers of the Truro Town Hall.

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

Regrets: Councillor D. Joseph

In Attendance: Director of Public Works A. MacKinnon, Director of Planning J. Fox, Fire Chief B. Currie, Assistant Director of Parks, Recreation and Culture J. Dawe, Police Chief D. MacNeil, Director of Corporate Services B. Coulter, Deputy Town Solicitor C. Thompson and CAO M. Dolter

APPROVAL OF AGENDA

The Mayor requesting that under “Motions of Reconsideration” the item “Funding for Riverwords Event” be added.

On motion of Deputy Mayor T. Chisholm and Councillor C. Fritz, the agenda was approved as amended. Motion carried.

APPROVAL OF MINUTES

On motion of Councillors B. Kinsman and W. Talbot, the Public Council minutes of April 1st, 2019 were approved as circulated. Motion carried.

PETITIONS AND DELEGATIONS

a) Presentation – Art Acquisition Winners

Councillor C. Hinton, Chair of the Town Art Acquisition Committee, announced Rob McCormack and Pam Sutherland as the winners of this year’s Art Acquisition. Mr. McCormack and Ms. Sutherland presented their collaborative piece “Come Together” to the Town.

b) Presentation – Special Olympics Swimmers

The Mayor presented Anthony James and Jessie Steward with certificates on behalf of the Town for their medal wins at the World’s Special Olympic Games.

c) Presentation – Nova Scotia Federation of Anglers and Hunters Award

Travis MacLeod and Wilford Woods of the Nova Scotia Federation of Anglers and Hunters Association presented the Town with the Fairn-Hickman Award. This award is presented annually to government body that showed the highest level of support for conservation for wildlife habitat during the previous calendar year. The Association wished to present the award to the Town for the step forward the Town took last year in opening up the Town’s watershed to bow hunters in an attempt to try to control the deer population.

The Mayor accepted the award on behalf of the Town.

IN-CAMERA SUMMARY REPORT

The CAO advised Council that there was one issue discussed at the incamera meeting for the month of April and there is one issue 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 C. Hinton and W. Talbot, it was moved that the CAO report for the month of April, 2019 be approved as presented. Motion carried.

Corporate Services Report

The CAO advised that there was no Corporate Services Report for this meeting, as the fiscal year had just started and the department was transitioning to its new Director, Bonnie Coulter.

Fire Report

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

On motion of Councillors C. Hinton and W. Talbot, it was moved that the Fire Report for the month of April, 2019 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 C. Hinton requested an update on the old jail property on Queen Street.

The Director of Planning advised that in April 2018, Council granted an 18 month extension to the property owner to begin construction. He advised that the developer was required to obtain permits for phase 1 by March 2019, which they have obtained and construction has to be substantially complete within 18 months of that date.

Councillor C. Hinton advised that with regards to 87 Park Street, she has spoken with the president of the holding company that has acquired the mortgage from the bank and he has advised her that the lawn will be kept mowed and that a developer is interested in the property.

On motion of Deputy Mayor T. Chisholm and Councillor C. Hinton, it was moved that the Planning and Development report for the month of April, 2019 be approved as presented. Motion carried.

Police Report

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

Councillor B. Kinsman noted that a resident had advised him that on Marshland Drive where the speed limit reduces from 70km/hr to 50km/hr towards the Park Street intersection, there is no advance warning of the speed reduction. He asked if this was a requirement.

The Director of Public Works who is also the Traffic Authority, advised that whenever there is a reduction in speed, there is supposed to be an advanced warning. He advised that he will look into that on Marshland Drive.

On motion of Councillor C. Fritz and Deputy Mayor T. Chisholm, it was moved that the Police Report for the month of April, 2019 be accepted as presented. Motion carried.

Public Works Report

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

Councillor C. Hinton noted that around the beginning of Wood Street, there appears to be a low area where water rises to the top of the curb. She asked that Public Works look into that.

Councillor C. Hinton noted that there is a section of sidewalk on Prince Street that is currently closed and she understood it was due to bricks falling off of the building. She asked for an update.

The Director of Public Works advised that an assessment of the brick work of the building is taking place as they believe more bricks will fall. Until there is a plan in place to remove the brick work and complete repairs, the sidewalk will stay closed for the safety of pedestrians.

Councillor C. Hinton stated that there is always a vehicle parked in front of the house at 9 Wood Street and that in winter a plow cannot get around the vehicle, and pedestrians must leave the sidewalk and walk on the street to get around it. She advised that she believed this was a safety concern and requested a follow up.

Councillor W. Talbot noted that he had reviewed correspondence between the Director of Public Works and a resident who had a concern about the sidewalk patio on the corner of Prince and Louise streets. He understood that the Town was awaiting an expert opinion on some aspects of the patio.

The Director of Public Works advised that he is still discussing the area with the traffic consultant, and seeking advice on the flow of traffic on the street. The department has looked into the safety of the intersection and has requested a small modification to the patio permit for the season. The crosswalk will also be relocated soon which should help with safety concerns. The Director stated that the visibility of the intersection is actually better when the patio is installed as the sightlines from Louise to Prince are clearer when a motorist can look down the boardwalk instead of the parked cars that are usually in that area.

On motion of Councillors C. Hinton and C. Fritz, it was moved that the Public Works Report for the month of April, 2019 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 W. Talbot noted that there have been some discussions regarding establishing a community garden with the garden boxes at the Stan Maxwell Park. He asked if the Assistant Director had any updates.

The Assistant Director advised that discussions are ongoing and steps are being taken to prep for the installation of garden boxes.

On motion of Councillors C. Hinton and C. Fritz, it was moved that the Parks, Recreation and Culture Report for the month of April, 2019 be accepted as presented. Motion carried.

QUESTIONS BY MEMBERS

Councillor C. Hinton advised that she has a list of properties from Ward 3 that still have items out that did not get picked up during spring clean up and she will forward the list to the Planning Department.

Councillor C. Hinton advised that she and Councillor D. Joseph will be holding a Ward 3 public meeting on Tuesday, May 21st at 7pm at the Truro Fire Hall.

Deputy Mayor T. Chisholm noted that the apartment building located at 15 Victoria Street has piles of garbage, not in boxes or bags, dumped on the side of the street. He stated that he took pictures and forwarded them to the Bylaw Officer.

The Director of Planning advised that as the property owner, the landlord would be responsible for cleaning up the item. He stated that the landlord was contacted this morning who advised that it would be cleaned up by the end of the day. The Director advised that if it was not cleaned up, then the Town's contractor for such services would clean it up tomorrow and invoice the landlord.

Councillor B. Kinsman noted that he was at Victoria Park yesterday afternoon and the gravel parking lot entrance/exit was down to one lane due to the way people had parked their vehicles. He asked if there was anything the Town could do to assist with parking in that lot.

The Assistant Recreation Director advised that since it is a gravel parking lot, it cannot be painted with lines for parking and without someone directing traffic, there was not much that could be done to improve the parking situation on busy days.

Councillor B. Kinsman advised that he spoke briefly with the Director of Public Works regarding the proposed upcoming work at Muir, Arlington and Faulkner and that in a recent discussion with Deputy Mayor T. Chisholm and a resident, the property owners in that area would like to have a neighbourhood meeting with staff so the work can be explained to them and their questions answered.

The Director of Public Works stated that if Council wished to have a neighbourhood meeting for this capital project, then his department could arrange that.

Councillor W. Talbot requested that a presentation on the Town's asset management plan be added to the agenda for the next Committee of the Whole meeting.

MOTIONS OF RECONSIDERATION

a) Funding for Riverwords Event

The Mayor advised that during the budget deliberations regarding the grant requests, the Town denied the application for the annual Riverwords Poetry event that the Town previously provided a grant. He was requesting that Council reconsider the request, as the money requested was a small amount and the event does support arts and culture. The Mayor stated that he provided additional information on the event and funding to Council via email. Should the grant be provided, the Mayor noted that he has advised the organizer that this would be the final year the Town would approve the grant and the organizer may wish to apply to the Provincial Department of Cultural next year.

Deputy Mayor T. Chisholm advised that he does not like reversing decisions that Council has made. He stated that if Council approved the grant, he would like a report after the event on the number of people in attendance.

On motion of Councillors C. Hinton and W. Talbot, the grant request for the Riverwords Poetry event in the amount of \$500 was approved. Motion carried.

NEW BUSINESS

a) Downtown Truro Façade Improvement Program

The CAO advised that in February, the Manager of Economic Development presented a Downtown Truro Façade Improvement Program to Council, requesting \$15,000 be budgeted in the 2019-2020 Town of Truro Operating Budget for this project. Due to the late addition, it was not added during the final round of budget deliberations. Staff have reviewed this project and are asking that it be added to the 2019-2020 Town of Truro Operating Budget from existing allocations.

On motion of Councillors B. Kinsman and W. Talbot, it was agreed that the Town will re-allocate \$15,000 from within the 2019-2020 Operating Budget, from the planned transfer to reserves, towards the Downtown Truro Façade Improvement Program. Motion carried.

b) Amendments to Purchasing Policy

The CAO advised that the Purchasing Officer was requesting amendments to the Town's Purchasing Policy. The proposed amendment would involve adding a section on the disposal of surplus assets.

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, it was agreed that the Town of Truro's Purchasing Policy be amended to insert the proposed section on the disposal of surplus assets, as presented. Motion carried.

c) Changes to Art Acquisition

Councillor C. Hinton, Chair of the Art Acquisition Committee, advised that the amount of money available for the winner of the yearly art acquisition has not been increased for many years and she would like Council to approve an increase to \$1,000. She was also recommending that the acquisition create two more categories for the 2020 year, one for children aged 6-12 with a \$100 prize and a youth category, ages 13-18, also with a \$100 prize.

It was agreed that the categories and the increase in the prize amount would be discussed at the Art Acquisition Committee and a recommendation would be brought to Council for addition to the Town budget for the next fiscal year.

The CAO requested, and Council agreed, that the Town's art collection would be distributed throughout the Town's building and departments to allow for more people to view the pieces.

d) Water Disconnections

Councillor W. Talbot advised that he wished to bring this subject forward to Council for discussion. He believed it was unfair for a tenant who is fully paid on their rent every month to have their water disconnected by the Town for non-payment by the landlord.

The CAO advised that the property owner, in these cases the landlord, is who the Town collects water payments from and whether a tenant has paid their rent to their landlord is not information that the Town is concerned with. The Town is concerned with having the outstanding water bills paid. While the Town does not enjoy disconnecting anyone's water, a property owner is sent multiple requests to pay the overdue bill, as well as warnings of a water disconnection and the Town needs to have a way to ensure payment of the bill. If some tenants of a multiple unit apartment building are fully paid on rent, but other tenants in the building are not, the Town cannot turn off water for some and not the others. The CAO advised that the Town goes property to property putting up door hangers that advises the water will be disconnected and that that is the only way the Town can advise tenants of a building as the Town does not have contact information for tenants.

Councillor C. Hinton advised that under the Residential Tenancy Act, a tenant must always pay their rent and cannot withhold. It also states that a landlord is not allowed to turn off or remove a service that has been provided to the tenant.

e) RECC Project Fund

The CAO advised that the General Manager for the Rath Eastlink Centre presented to the Joint Council meeting on March 27th where he outlined the RECC's proposed capital plan to develop skyboxes to increase seating capacity and multi-purpose space in the facility. During his presentation, the General Manager outlined how the increase in use and membership is placing strain on the facility. He also outlined the advantages of developing this type of space for hosting world class events like the IIHF Women's World Hockey Championship. The project should provide a return on investment of 3-5 years.

The project has been tendered and awarded by the RECC Board of Directors to a local company pending approval by the Town and County to proceed with modifications to the building as well as their respective portions of the required project funding. The project will be funded through ACOA, the Province of Nova Scotia, the RECC capital reserve and if agreed, the two municipalities. The apportionment of funding was provided to Council for their review. The Town and County are being asked to provide \$50,000 each for a total of \$100,000 with the balance of the funding coming from the other partners.

On motion of Councillors W. Talbot and C. Fritz, the Town approved the proposed modifications to the Rath Eastlink Community Centre and agreed to provide \$50,000 to meet its share of the overall funding requirement, subject to the same approvals being granted by the Municipality of the County of Colchester. Motion carried.

f) Proposed Cross Connection Control Program

The CAO advised that under the Nova Scotia Environment Act, and as part of the terms and conditions of the Approval to Operate for the Lepper Brook Water Treatment Plant, a cross connection control program must be developed and implemented to protect the Municipal Public Drinking Water Supply. In simple terms, the cross

connection control program will protect the water system from having contaminants flow backwards from individual properties into the water system. The isolation of these contaminants from the system will be accomplished using premise isolation which will require property owners to install an approved backflow prevention device. Staff are requesting that Council adopt the proposed policy which will require all new home constructions to install backflow presentation devices and will require an assessment of all existing high and moderate risk commercial/industrial customers.

On motion of Deputy Mayor T. Chisholm and Councillor B. Kinsman, it was agreed that the Cross Connection Control Program be approved as presented, as stipulated by the Town of Truro Water Utility's legislated Permit to Operate. Motion carried.

g) Railyard Master Plan Steering Committee

The CAO advised that the Town of Truro has applied for funding to complete a Master Plan for the Railyard Mountain Bike Park. As part of this process, staff are recommending a project steering committee be established to oversee the Master Planning Process. A list of proposed members was circulated to Council for review. If Council approves of the proposed list, a formal invite will be sent to each member asking for their participation.

On motion of Councillor W. Talbot and Deputy Mayor T. Chisholm, it was agreed that the Town will establish a Railyard Master Plan Project Steering Committee and send formal invitations to proposed members as outlined by staff, and it was agreed that Council will elect 2-3 Council members to sit on the Committee. Motion carried.

h) Write Off – Miscellaneous Receivables

The CAO advised that the Town of Truro has three outstanding receivable accounts that staff are recommending Council approve for write off. All three outstanding balances have been allowed for it prior years, meaning that the financial impact of an official write off has already been expensed in prior year operations. There is no financial impact to the current year operations with the approval of the write off. For all three accounts, the receivable is prior to 2010 and relates to capital sewer charges for the property. Due to the age of the outstanding receivables, the balances are too old to be forcefully collected at tax sale or through other collection efforts. It was noted that the Town's legal department has previously supplied a letter (September 2017) supporting the official write off of two of the accounts based on lack of backup and support.

On motion of Councillor C. Fritz and Deputy Mayor T. Chisholm, it was agreed that the receivable balances on accounts DEWA002, MORT001 and PARI012 in the amount of \$11,153.38 be written off. Motion carried.

ACCOUNTS

It was moved by Councillor C. Hinton and Deputy Mayor T. Chisholm, that Council approve for payment the accounts as presented for the month of April, 2019. Motion carried.

ADJOURNMENT

On motion of Councillors C. Hinton and C. Fritz, it was moved that the meeting be adjourned at approximately 2:45 p.m. Motion carried.

W.R. (Bill) Mills
Mayor

M. Dolter
CAO