

**REGION OF QUEENS MUNICIPALITY
REGULAR COUNCIL
TUESDAY, OCTOBER 13, 2015
9:00 A.M.**

PRESENT: Mayor Christopher Clarke, Chair
Councillor Darlene Norman
Councillor Brian Fralic
Councillor Jack Fancy
Councillor Peter Waterman
Councillor Susan MacLeod
Councillor Raymond Fiske
Councillor Bruce Inglis
Richard MacLellan, Chief Administrative Officer
April Whynot-Lohnes, Municipal Clerk
Christine Watson, Recording / Management Secretary

1.0 CALL TO ORDER:

Mayor Clarke called the meeting to order at 9:00 a.m.

2.0 CHANGES / APPROVAL OF AGENDA:

It was moved by Councillor MacLeod and seconded by Councillor Waterman that the Agenda be approved with the following additions:

- 3.2 Presentation – Councillor Waterman**
- 9.2 Update – Fire Prevention**
- 10.2 Progress Update – Engineering & Works**
- 17.5 Contract Negotiations, MGA 22(2)e**

MOTION CARRIED unanimously.

3.0 PRESENTATION(S):

- 3.1 An Overview of the Queens Care Society – John Murray, Chair and Dr. Al Doucette**

John Murray and Dr. Al Doucette were welcomed to council to give an overview of the Queens Care Society. A copy of their organization's pamphlet was circulated to Council members (copy attached to original set of Minutes).

Mr. Murray indicated that some members of their Board of Directors were present in the galley, and introduced them to Council. Their members include:

Murray Doucette, CEO, Manor and is their source person
Gary Jones
Dr. Al Doucette
Jill Cole, Treasurer
Louis Tousignant
Chris Folk
John Leefe
Vernon Oickle
Norma Lenco, Advice Chair

Mr. Murray stated that the group was formed last year out of concern for the quality of life for seniors in the Region of Queens and that they strive to become a group who can identify the needs of the seniors and work in partnership with the Region and other groups in the community to reach their goals; some of which include:

- enhancing the lifestyle of seniors,
- educating the community with regards to their needs,
- wanting to become very good at networking, and
- infrastructure in Queens County.

To understand the ridership of the community, the group has worked with Dalhousie University to create a survey, and have partnered with the VON, Home Support Services and the Queens Community Health Board to have members of the community complete the survey, and asked the Region to assist them in this endeavor. The Society has also enlisted financial assistance from the Lions, Kiwanis and the Kinsmen to help with the cost of postage. They are also seeking assistance from the Region with grant applications that may become available to them; the Region is required to sign off on them before they are submitted.

Dr. Al Doucette, Chair of the Housing Committee, gave an overview of the housing availability in Queens and referred to a 2004 survey that was done at the Region's request and reviewed the recommendations from the report.

Mayor Clarke thanked the group for their presentation and said that Council will work with the group to look for areas to grow together and asked that Council be kept informed.

With respect to the survey assistance, Mayor Clarke asked Mr. Murray to provide something finite and the Region will respond.

3.2 Presentation – Councillor Waterman

Councillor Waterman said that he, along with Councillors Fiske and Inglis, attended the North Queens Fire Department Annual Banquet held October 10, 2015 and was presented with a trophy to present to the Mayor, Council and Staff, with specific mention to former CAO Kathleen Rafuse, Jennifer Keating-Hubley, Lisa Dobson and Heather Cook for their assistance with applications and funding for their new equipment, and presented this trophy to Heather Cook, Community Development Coordinator.

4.0 **TABLING OF PETITIONS:**

There were no petitions to come before this meeting.

5.0 **PUBLIC QUESTION / COMMENT SESSION:**

Leon Robertson, 45 College Street, Liverpool

In response to Mr. Robertson's question under item 12.1 Trestle Trail Bridge, if there would be an opportunity to questions, Mayor Clarke said there would not be an opportunity.

Mr. Robertson stated that he was pleased to see item 16.1 Municipal Court House on the agenda.

Arthur MacLeod, 29 Market Street, Liverpool

Mr. MacLeod thanked Kelley-Anne Hurley, Bylaw Enforcement Officer, for her assistance during the demolition of the old Wong's Building.

Bill Cox, 121 Bog Road, White Point

Mr. Cox stated that he was pleased to see the list of items listed under Item 16.2 Council's Priorities.

6.0 APPROVAL OF MINUTES:

6.1 Council Minutes – September 22, 2015

It was moved by Councillor Inglis and seconded by Councillor Fralic:

THAT the minutes of the Regular Council meeting held on September 22, 2015 be approved as circulated.

MOTION CARRIED unanimously.

7.0 DANGEROUS OR UNSIGHTLY PREMISES:

7.1 56 Wolfe Street, Liverpool

It was moved by Councillor Inglis and seconded by Councillor Fiske:

THAT Region of Queens Council declare the property located at 56 Wolfe Street, Liverpool, Queens County, Nova Scotia as dangerous and unsightly as defined in the *Municipal Government Act of Nova Scotia*.

AND THAT Region of Queens Council cause an Order to be served upon the owners of the property located at 56 Wolfe Street, Liverpool, Queens County, Nova Scotia requiring that within seven (7) days of the date of the service of the Order, the following work be carried out:

- 1. Cut grass and maintain on a seasonal basis; and**
- 2. Exterior clean-up of property.**

AND THAT, if the owners fail to comply with the Order, the Administrator may cause the requirements of the Order to be carried out and all expenses incurred by the Region of Queens Municipality become the responsibility of the owners.

Kelley-Anne Hurley, Bylaw Enforcement Officer, provided an update on the property, PID 70015748. Ms. Hurley noted that this is a standard, residential parcel of land and that she has contacted the owners on a regular basis. The owners have indicated that they are not in a position to comply with the request at this time, but permission was granted to remove an old freezer from the property, which would help eliminate the rodent issue.

MOTION CARRIED unanimously.

7.2 5232 Highway 210, Greenfield

It was moved by Councillor Fiske and seconded by Councillor Waterman:

THAT Council declare the property located at 5232 Highway 210, Greenfield, Queens County, Nova Scotia as dangerous and unsightly as defined in the *Municipal Government Act of Nova Scotia*.

AND THAT Council cause an Order to be served upon the owner of the property located at 5232 Highway 210, Greenfield, Queens County, Nova Scotia requiring that within thirty (30) days of the date of the service of the Order, the following work be carried out:

- (1) Demolition of collapsed outbuilding;
- (2) Clean-up of debris and properly disposed of;
- (3) Leveling of property;
- (4) Wells to be covered;
- (5) Cut grass and maintain on a seasonal basis;
- (6) Clean-up exterior of property – remove tires, metals, household garbage, toys, furniture, broken fencing, plastics, and vehicle parts; and
- (7) Installation of civic number.

AND THAT, if the owner fails to comply with the Order, the Administrator may cause the requirements of the Order to be carried out and all expenses incurred by the Region of Queens Municipality become the responsibility of the owner.

Kelley-Anne Hurley, Bylaw Enforcement Officer, provided an update on the property, PID 70111083. Ms. Hurley noted that this is a residential lot located in the heart of the community and has been vacated and has not been maintained for some time. The owner of the property has indicated to Ms. Hurley that she is not in a position to rectify the issues at the present time, but indicated that she will be posting to sell the property in the coming months.

MOTION CARRIED unanimously.

8.0 ECONOMIC DEVELOPMENT:

There were no items discussed at this meeting.

9.0 CORPORATE SERVICES:

9.1 Hillsview Acres Thera-Glide Chairs

It was moved by Councillor Fiske and seconded by Councillor Waterman:

THAT the Council of the Region of Queens Municipality approve that Hillsview Acres Home for Special Care purchase 10 Thera-Glide chairs and 6 matching ottomans for the price of \$13,565.00 plus HST.

MOTION CARRIED unanimously.

9.2 Update – Fire Prevention – Councillor Fiske

Councillor Fiske updated Council on the new fire department facilities in Greenfield and stated that Minister Mark Fuery, Fire Chief David Lohnes, and Bill Wamboldt were in attendance at the banquet. He referenced that the Auxiliary had raised \$24,000 so far this year for special needed equipment.

Mr. Fiske thanked the Region for the installation of a community event sign in Greenfield.

Mayor Clarke indicated that he was recently made aware of a misunderstanding around the funding for the new fire department equipment and said that he would be sending an explanation by email and would be attending the next fire department meeting to clear up the misunderstanding.

10.0 ENGINEERING AND WORKS:

10.1 Landfill Tractor

It was moved by Councillor Waterman and seconded by Councillor Fiske:

THAT the Council of the Region of Queens Municipality approve the purchase of a 2016 Highway Tractor from Silvers' Garage (2008) Ltd. at a price of \$142,125.60 + HST

AND THAT this purchase be funded from the Landfill Equipment Reserve.

Brad Rowter, Director of Engineering & Works noted that this purchase is an element of this year's Capital Budget – Leachate Equipment Upgrades and is within budget.

MOTION CARRIED unanimously.

10.2 Progress Update – Engineering & Works

Brad Rowter, Director of Engineering & Works, provided an update of this year's Brooklyn Sewer and Water Project. This year's work is nearing completion with the Sewer and Water main installed within the week on Shore Road just past Markland Avenue, road base preparation will commence next week with asphalt paving early in November. The project was started later than is typically the case due to funding considerations.

Mr. Rowter gave an update on the Milton Bridge Project noting that Region of Queens is awaiting on information to conclude the negotiations on Region of Queens Municipality's involvement in this project. The Province has awarded the Bridge Contract to Dexter Construction who have mobilized to the site.

11.0 FINANCE

There were no items discussed at this meeting.

Council took a 5 minute recess while staff prepared equipment for a presentation.

12.0 RECREATION AND COMMUNITY FACILITIES:

12.1 Trestle Trail Bridge – Presentation & Discussion

Richard MacLellan, CAO, gave a brief presentation on the Trestle Trail Bridge (copy attached to original set of Minutes).

It was moved by Councillor Fralic and seconded by Councillor Fancy:

THAT the Council of the Region of Queens Municipality request staff to proceed with the exploration of costs associated with repair / destruction of the Trestle Trail Bridge.

Through discussions, many ideas were brought forth for consideration; to look at any financial assistance available, or hiring an engineering firm to determine the extent of the damage and costs to repair, erect new bridge or dismantle, a decision was made to further investigate and report back to Council with recommendations.

The motion passed with 7 for, and 1 against.

12.2 Placement of Memorial Bench – Jalynn Bennett

It was moved by Councillor Fralic and seconded by Councillor Fiske:

THAT the Council of the Region of Queens Municipality approve the request of the NS Lighthouse Preservation Society and the family of Jalynn Bennett to place a bench in her memory at Port Medway Lighthouse Park, and ask the Mayor to send a letter to her family thanking them for this donation.

Norm Amirault, Director of Recreation and Community Facilities, said that a request has been received from the NS Lighthouse Preservation Society to place a bench in the Port Medway Lighthouse Park in memory of Jalynn Bennett, who was a big part in pioneering the crowd funding site for "This Lighthouse Matters" competition.

MOTION CARRIED unanimously.

12.3 Anniversary Walk – Pine Grove Connector

It was moved by Councillor Fralic and seconded by Councillor Fancy:

THAT the Council of Queens Regional Municipality approve the expenditure of \$40,000 from the Pine Grove Maintenance Reserve to initiate the project to connect the Pine Grove and Trestle Trail.

MOTION CARRIED unanimously.

13.0 PLANNING:

13.1 Milton Bridge Project – Update

Mike MacLeod, Planner, said that in addition to Brad Rowter's report under Item 10.2, all buildings have been removed and the Department of Transportation and Infrastructure Renewal are in the process of expropriating the lands as this will clear titles.

13.2 Wind Turbine Generators in the Mixed Use Rural Residential (R5) Zone

It was moved by Councillor MacLeod and seconded by Councillor Fralic:

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with Liverpool Wind Energy Storage Project Inc. to allow for the construction of two (2) wind turbine generators on property identified as PID #70169180 and located in the Mixed Use Rural Residential (R5) Zone;

AND THAT a Public Hearing be scheduled for November 10, 2015 in the Council Chambers in the Municipal Administration Building located at 249 White Point Road, Liverpool, NS at 8:55 a.m.

Mike MacLeod, Planner, explained that an application for a development agreement for the construction of two 2.35 megawatt wind turbine generators in a residentially zoned area located north of Highway 103 in Brooklyn, PID #70169180, from Liverpool Wind Energy Storage Project Inc. has been received.

Wind turbine generators are not permitted in the (R5) Zone; however, Council has set out a provision in the Region's Municipal Planning Strategy (MPS) to consider such uses by way of a development agreement.

MOTION CARRIED unanimously.

14.0 QUEENS PLACE EMERA CENTRE:

There were no items discussed at this meeting.

At this time, Mayor Clarke turned the chair over to Deputy Mayor Norman.

15.0 REPORTS:

15.1 Nominating Committee Report

15.1.1 Canada 150 Committee

It was moved by Mayor Clarke and seconded by Councillor Waterman:

THAT the Council of the Region of Queens Municipality accept the recommendation of the Nominating Committee and approve the appointments of the following individuals as District representatives to the Canada 150 Committee, effective immediately.

District 1	Lucy Burgess Betty Jean Lawson
District 2	Andrew Danylewich Terri-Ann Munro-Miller
District 3	Paula Doucette Laurie-Anne Brown
District 4	Arnie Jollimore Rosalie Smith
District 5	Chris Mansfield Henri Wilcox
District 6	Kevin Freeman Robert Whitelaw
District 7	Rebecca Foley Laura Lee Johnson

MOTION CARRIED unanimously.

15.1.2 Community Monitoring Committee Member

It was moved by Mayor Clarke and seconded by Councillor Fiske:

THAT the Council of the Region of Queens Municipality accept the recommendation of the Nominating Committee and approves the appointment of Norman Wentzell to the Community Monitoring Committee, effective immediately, and with a term ending April 1, 2018.

MOTION CARRIED unanimously.

15.1.3 South Shore Regional Enterprise Network Committee

It was moved by Mayor Clarke and seconded by Councillor Fancy:

THAT the Council of the Region of Queens Municipality accept the recommendation of the Nominating Committee and approves the appointment of Councillor Bruce Inglis to the South Shore Regional Enterprise Network (REN), effective immediately and with a term ending October 31, 2016.

MOTION CARRIED unanimously.

The chair was turned back to Mayor Clarke.

16.0 OTHER:

16.1 137 Church Street, Liverpool, Municipal Court House

It was moved by Councillor Fralic and seconded by Councillor Inglis:

THAT the Council of the Region of Queens Municipality host a public engagement session to discuss potential options for the Municipal Court House property for the future consideration of council.

MOTION CARRIED unanimously.

16.2 Council Priorities

It was moved by Councillor Norman and seconded by Councillor Fiske:

THAT the Region of Queens Municipality Council approve the Priorities Chart in Attachment One of this report.

Richard MacLellan, CAO, gave a brief update of Council priorities (copy attached to original set of Minutes).

He said there would be quarterly updates on priorities and performance monitoring.

MOTION CARRIED unanimously.

At 11:57 a.m. Council adjourned until 1:10 p.m.

17.0 IN-CAMERA ITEMS

It was moved by Councillor Fancy and seconded by Councillor MacLeod that the proceedings go "In-Camera" at 1:10 p.m. to discuss the following:

- 17.1 Contract Negotiations, MGA 22(2)e
- 17.2 Legal Advice, MGA 22(2)g
- 17.3 Sale or Lease of Municipal Property, MGA 22(2)a
- 17.4 Sale or Lease of Municipal Property, MGA 22(2)a
- 17.5 Contract Negotiations, MGA 22(2) e

MOTION CARRIED unanimously.

It was moved by Councillor MacLeod and seconded by Councillor Fralic that the proceedings come out of "In-Camera" at 3:10 p.m.

MOTION CARRIED unanimously.

18.0 ADJOURNMENT

There being no further business, the meeting adjourned at 3:10 p.m.



Mayor Christopher Clarke, Chair

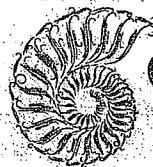


April Whynot-Lohnes, Municipal Clerk



Christine Watson, Recording / Management Secretary

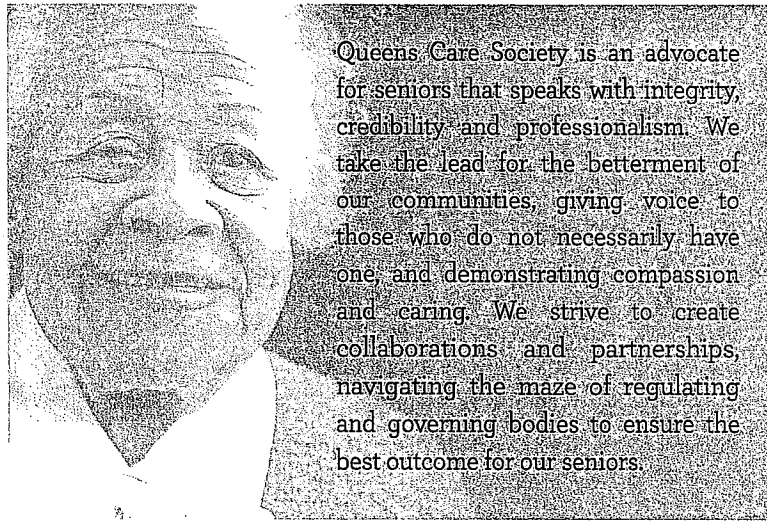
Date Approved: October 27, 2015



Queens Care *Society*

Queens Care Society is a charitable society whose goal is to advocate for seniors in our region. Our mission is to identify, and encourage, opportunities that enable seniors to continue to live and fully participate in our communities. We value diversity, embrace change, and look toward a positive future for the aged in the region.





Queens Care Society is an advocate for seniors that speaks with integrity, credibility and professionalism. We take the lead for the betterment of our communities, giving voice to those who do not necessarily have one, and demonstrating compassion and caring. We strive to create collaborations and partnerships, navigating the maze of regulating and governing bodies to ensure the best outcome for our seniors.

To accomplish our bold vision
we have established the following

Strategic Goals

Enhanced Lifestyle

- Consider the whole person when advocating on behalf of seniors
- Identify opportunities based on professional input within the spectrum of wellness and health

Education

- Be informed and up-to-date with current and future issues and opportunities

Networking

- Enable networking among regulating bodies, health and home support, local institutions and community constituents

Infrastructure

- Identify and help create appropriate living based on social and economic realities
- Immediately focus on three core items: transportation, housing and networks

We have a plan to better the lives of seniors in our communities. But none of it can be accomplished without organizational, community – and your personal – support.

Government and health bodies encourage seniors to stay in their homes as long as feasible. Seniors, too, wish this for themselves. Your donation will mean they can stay longer in the community they love, surrounded by their family and friends, and in the house and home they built over their lifetime.

Your generous donation to Queens Care Society can help turn that wish into reality. To donate:



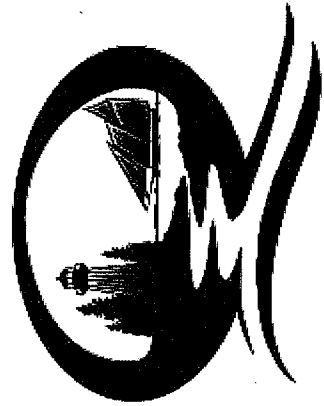
Queens Care
Society

PO Box 1283, Liverpool, NS
BoT 1Ko
tel 902.354.3451, ext 23
email mdoucette@queensmanor.ca

Registered Charitable Organization No. 3289892

Trestle Trail Bridge

October 13, 2015



Region of Queens Municipality

Background

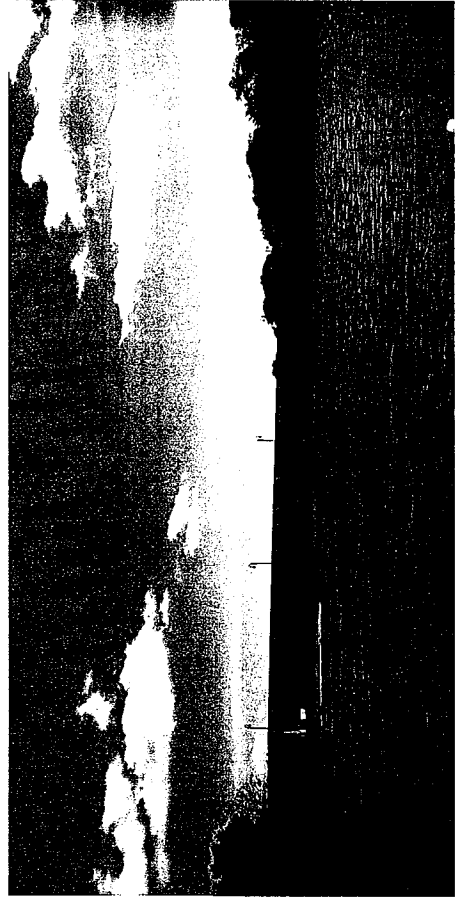
1996: Region of Queens Municipality became owners of former CN Rail Bridge

1999: Bridge converted into a pedestrian bridge



Engineering Studies

Date	Engineering Report	Key Findings
1999	April 13, 1999 O'Halloran Campbell	<ul style="list-style-type: none"> • Severe deterioration of all structures • Recommendation to monitor deterioration • Severe corrosion in steel components
2002	June 26, 2002 O'Halloran Campbell	<ul style="list-style-type: none"> • Pier 1 "Significant further deterioration"
2014	November 24, 2014 AMEC	<ul style="list-style-type: none"> • Very Severe deterioration on North Wall, Pier 1, Pier 4, and South Embutment • All other piers severely deteriorated • Photos demonstrate accelerated deterioration • Recommendation to cease pedestrian use until repairs made



Photos: Pier 1



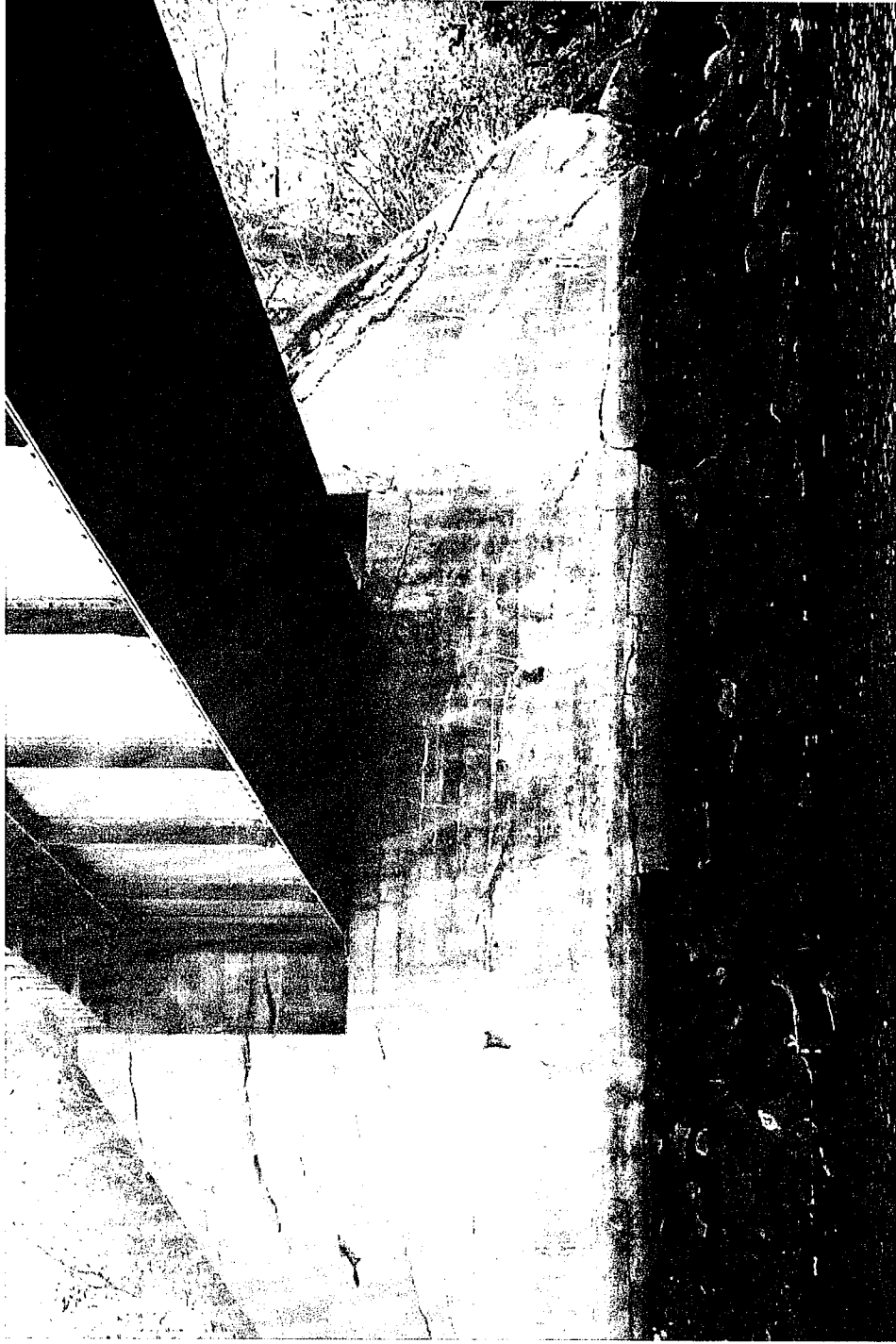
Photos: Pier 4



Photo: West Wing Wall, North
Abutment



South Abutment



Materials Analysis

Large piece of broken concrete from South Abutment Tested.

The following tests were carried out on the concrete samples.

- Hardened Air Void Content Analysis (ASTM C457-12, Procedure B).
- Ultrasonic Pulse Velocity (ASTM C597-09).

Recommendations

- 1. The severe deteriorations at the South Abutment, Piers #1 and #4 must be repaired immediately to prevent further deteriorations. Remaining repairs at the other concrete supports must be completed as soon as possible to prevent further deterioration.
- 2. **Pedestrians and all types of vehicles must be immediately prevented from using the bridge until further detailed studies and analyses have been completed and after any resulting recommendations have been addressed.** This recommended restriction to the use of the bridge is based solely on the visual observations made by AMEC and will need to remain in place until further detailed investigation and engineering analysis has been completed.
- 3. Complete a detailed survey over the full height and structural analysis of each pier and abutment to determine the extent of sound concrete and its structural capacity.
- 4. Complete an analysis of the bridge based on its intended use to determine loads imposed on each support and evaluate the results against the results determined in Item 3 above.
- 5. Complete a structural condition assessment of the bridge's steel superstructure.

Council Direction

- At the February 24, 2015 meeting of Regional Council, the following motion was approved:
That Council of the Region of Queens Municipality postpone further action on the AMEC Engineering Study dated February 2, 2015.
- At the March 10, 2015 meeting of Regional Council (Item 16.1) several Councillors announced a public meeting with the community to discuss alternative suggestions for trail use as well as funding partners.

Community Recommendations

- Explore alternative routes
- Question engineering study
- Better understand repair versus removal decision

Community Recommendation

- Explore alternative routes
- Question engineering study
- Better understand repair versus removal decision

Ultimate Choices

- Repair bridge
- Remove bridge



Decision Support Data

Trestle Trail Decision	
Policy considerations: <ul style="list-style-type: none"> • Active Transportation • Recreation 	
Repair	Remove
Costs: <ul style="list-style-type: none"> • Structural & Materials Analysis: \$150,000 to \$200,000? • Design Solution Engineering: unknown • Repair project costs: unknown • Ongoing maintenance costs: unknown Funding source: unknown	Costs: <ul style="list-style-type: none"> • Removal: unknown Funding source: unknown
Outcome: <ul style="list-style-type: none"> • Daily usage: unknown • Current catchment area: 180+ dwellings • Connectivity to Pine Grove recreational trail system • Asset Value: Estimate \$1 to \$5 million? • ??? 	Outcome: <ul style="list-style-type: none"> • Usage: 0 • Lost Active Transportation trips: unknown • Lost low user cost recreational option • Asset Value: \$0 • ???

Thank you



Attachment One
Region of Queens Municipality
Priorities Chart
Date: October 2015

Council Priorities	
NOW:	
<ol style="list-style-type: none"> 1. Economic Development: Rural Internet Scenarios (October) 2. Economic Development: Main Street / Waterfront area revitalization project scope (January) 3. Economic Development: Events Framework (December) 4. Culture & Heritage: Programming Framework for Town Hall Arts and Cultural Centre (December) 5. Active Transportation: Direction on Trestle Trail Bridge and Trail Plan (October) 	
NEXT:	Advocacy Priorities:
<ol style="list-style-type: none"> 1. Seniors Housing 2. Heritage Programming 3. Recreation Programming 	<ol style="list-style-type: none"> 1. Perkins House recapitalization 2. Rural Internet solutions 3. Economic Development at Port Mersey
Administrative Priorities	
<ol style="list-style-type: none"> 1. Organizational Capacity: Improving corporate capacity by developing team and municipal partnerships 2. Communication: Improving information flow with community and within organization 	
CAO	Economic Development
<ul style="list-style-type: none"> • Hillsview replacement strategy (November) • Strategic Planning Framework (October) 	<ul style="list-style-type: none"> • Airport transition (November) • Events Framework (December) • Main Street / Waterfront Revitalization Project Scope (January) • Rural Internet Scenarios (October)
Finance	Planning
<ul style="list-style-type: none"> • Budget Framework (January) • 2016 Electrion Preparedness 	<ul style="list-style-type: none"> • Urban Chicken ByLaw (October) • Main Street / Waterfront Revitalization Project Scope (January) • Courthouse re-use (November)
Engineering & Public Works	Recreation
<ul style="list-style-type: none"> • Capital Works program (December) • Active Transportation: Trail Development (November) 	<ul style="list-style-type: none"> • Canada 150 Committee establishment (November) • Programming framework for Town Hall Arts and Cultural Centre (December) • Events Framework (December)
Queens Emera Place & Hillsview Acres	EMO & Fire Services
<ul style="list-style-type: none"> • Showcase concert development (October) • New revenue tools (December) 	<ul style="list-style-type: none"> • TBA