

Region of Queens Municipality Regular Council

TUESDAY, OCTOBER 13, 2020

9:00 A.M.

MINUTES

PRESENT: Mayor David Dagley, Chair
Councillor Kevin Muise
Deputy Mayor Heather Kelly
Councillor Brian Fralic
Councillor Susan MacLeod
Councillor Jack Fancy
Councillor Raymond Fiske
Councillor Gilbert Johnson
Chris McNeill, CAO
Christine Watson, Admin. Assistant – Planning & Development

1.0 CALL TO ORDER

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

2.0 CHANGES/APPROVAL OF AGENDA

It was moved by Councillor Johnson and seconded by Councillor Fralic that the Agenda be approved as circulated.

MOTION CARRIED unanimously.

3.0 PRESENTATIONS

There were no presentations to come before this meeting.

4.0 TABLING OF PETITIONS

There were no petitions to come before this meeting.

5.0 PUBLIC QUESTION/COMMENT SESSION

Leon Robertson – College Street, Liverpool – Mr. Robertson commented under Item 13.1 it was good to see new business expansion. Mr. Robertson enquired under 11.2 – Financial Statements, why the government transfers show 20-30% and is RQM responsible for the costs of over \$1 Million to the repairs to the Trestle Trail.

6.0 APPROVAL OF MINUTES

6.1 Regular Council – September 22, 2020

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

THAT the minutes of the Regular Council meeting held September 22, 2020 be approved as circulated.

MOTION CARRIED unanimously.

6.2 Public Hearing – September 21, 2020

It was moved by Deputy Mayor Kelly and seconded by Councillor Fralic:

THAT the minutes of the Public Hearing held September 21, 2020 be approved as circulated.

MOTION CARRIED unanimously.

7.0 DANGEROUS OR UNSIGHTLY PREMISES

There were no items to come before this meeting.

8.0 ECONOMIC DEVELOPMENT

There were no items to come before this meeting.

9.0 CORPORATE SERVICES

There were no items to come before this meeting.

10.0 ENGINEERING & PUBLIC WORKS

10.1 Works Department Loader – PW05-2020/2021

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

THAT Council of Region of Queens Municipality approve the purchase of a new Caterpillar 938 Loader from Atlantic Tractors & Equipment for a purchase price of \$281,800.00 plus HST.

Adam Grant, Assistant Director of Engineering & Public Works, stated quotes were called for the purchase of a new loader to use within the landfill and recycling facility and is replacing a 15-year old machine. Two submissions were received. A 2005 John Deere Loader will be traded in.

MOTION CARRIED unanimously.

10.2 Trucking of Bulk Salt Tender

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

THAT Council of the Region of Queens Municipality approve that Tender PW04-2020/2021 – Trucking of Bulk Salt be awarded to Van Dyk Excavation & Truckin' for the tendered price of \$39.12 per metric tonne, plus HST for the 2020/2021 winter season.

MOTION CARRIED unanimously.

11.0 FINANCE

11.1 Cost of Living Adjustment – Councillor Susan MacLeod

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

THAT the Council of the Region of Queens Municipality approve a cost of living increase of 2% effective the next pay period of the 2020/21 fiscal year, to all non-unionized, full time and part-time employees excluding Hillview Acres.

Councillor MacLeod stated this topic has been discussed at the previous two Council meetings. It was brought to our attention by the CAO if this recommendation was approved, it would be against policy. Upon request for a copy of the policy, Councillor MacLeod was informed there is no written policy, but it has been our past practice over the years and therefore, this request would go against our policy. Councillor MacLeod stated she feels staff which are not unionized deserve to have consideration. She stated the Consumer Price Index which is minus for this year; but if you look at the results today, there would be an increase. She noted staff did not take advantage of the government subsidies and continued to work during pandemic.

Councillors provided reasons for why they would or would not agree with this recommendation. Some of which included:

- To spend tax payers money to give staff an increase when tax payers, some of which have lost their jobs and are struggling, is inappropriate.
- Staff have an opportunity for wage increases during annual performances.
- Although a good gesture, not an appropriate time to go forward with the request at this time.
- Expect a deficit at QPEC which will be put on new Council to deal with.
- 2% increase was included in budget and was approved by Council during deliberations. Staff works hard and deserve an increase.
- Suggestion for the creation of a written policy.

Deputy Mayor Kelly took the Chair at 9:23 a.m.

Mayor Dagley stated Council is run as a democracy and have the ability to add items on the agenda, and this item is eligible.

RQM has a policy, not a written policy, but one that has set a precedence for years. RQM provide raises to staff at an amount equal to the Nova Scotia Consumer Price Index (CPI), which this year was -.5. RQM does not claw back raises previously given to staff. They deserve the raises they get, and work hard.

The difficulty is an increase at this point when the CPI has a minus, is an increase that the next Council will receive at a point in time. I do not feel that any member of Council in the future should be receiving an increase as a result of a year such as this.

He further stated he is embarrassed for staff because this is the third time we've had this discussion and it does take its toll hearing Council discuss this issue.

Mayor Dagley resumed the Chair at 9:25 a.m.

MOTION DEFEATED with 1 in favour and 7 against.

11.2 2nd Quarter Financial Statements ending September 30, 2020

Jennifer Keating-Hubley, Director of Finance, reviewed the 2nd Quarter Financial Statements ending September 20, 2020. Some highlights included:

- Taxation revenues – 98% (fully billed for the year; deed transfer tax, billings for sewer for half of year).
- Provincial Grants in Lieu – not all received yet; assessed by Province when review of our Statement of Estimates is complete.
- Recreation – QPEC – some gain in lost revenue during off season use.
- Valuation Allowance - \$125,000 – budgeted for this year. We did not use the entire amount budgeted the previous year and it is anticipated that we will not use all again this year as our collections continue to gain momentum with our payment arrangements.
- Deed Transfer – 70% of budget has been received so far this year – as a result of increase in property sales.
- Queens Transit Society – RQM's contribution of \$25,000 has been made for purchase of van.
- Insurance – All insurances have been paid in full for the year.
- Sewer Expenses – Additional expenses and repairs were required on some pump stations and maintenance for sewer repairs. Fully spent and will likely end the fiscal year over budget with regular maintenance still to come.
- Trestle Trail Bridge – The \$1,048,000 amount is a combination of RQM and private contributors. RQM's total budgeted amount is \$596,000. Also in line item is RQM's contribution to Aliant for Fiber Op (\$409,000).

12.0 RECREATION AND HEALTHY COMMUNITIES

12.1 Food and Beverage Operations at Queens Place Emera Centre (QPEC)

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

THAT Council of Region of Queens Municipality enter into the proposed agreement with Taste of Saffron Food and Catering Service for Food and Non-Alcoholic Beverage Operations at Queens Place Emera Centre.

Meaghan Roberts, Director of Recreation & Healthy Communities, stated the contract for the concessions operator at QPEC ended the end of April 2020. In March, QPEC closed due to COVID-19 and staff have worked to develop a new lease agreement which takes effect October 1, 2020.

MOTION CARRIED unanimously.

13.0 PLANNING

13.1 Rezoning 135 Old Port Mouton Road in Liverpool

It was moved by Deputy Mayor Kelly and seconded by Councillor Fiske:

THAT Council of Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID #70019419 from Restricted Residential (R1) to Downtown Commercial (C1):

AND THAT a Public Hearing be held on November 10, 2020 in the Council Chambers at the Municipal Building, 249 White Point Road in Liverpool, NS at 9:00 a.m.

Mike MacLeod, Director of Planning & Development, stated an application has been received to rezone two parcels of land, properties identified as PID 70019419 and 70019401 and located at 135 and 143 Old Port Mouton Road in Liverpool to Highway Commercial (C2) zone. The property owners wish to open a restaurant and install gas pumps on the properties.

PID #70019401, located at 143 Old Port Mouton Road, is currently zoned as Neighbourhood Commercial (C3) zone and has a future land use designation of Commercial (C) zone under the Municipal Planning Strategy.

PID #70019419, located at 135 Old Port Mouton Road, is currently zoned as Restricted Residential (R1) and has a future land use designation of Residential (R) under the Municipal Planning Strategy.

The uses being proposed by the applicant would typically be considered under a Highway Commercial (C2) zone designation and the only way the uses could be considered would be to go through the rezoning process. Gas bars would fall under Auto Service Stations which is permitted in the C2 zone. The MPS contains a policy which identifies a number of things Council would take into consideration when evaluating an amendment application.

Additional considerations discussed with Council include:

- nature of existing development in area,
- size of lots and existing building,
- road frontage,
- volume of traffic in area, and
- adequacy of street.

As part of the rezoning request, the applicant indicated if rezoning both parcels was not feasible, he requested that consideration be given to rezoning 135 Old Port Mouton Road to Highway Commercial (C2) zone only to allow for the restaurant.

Three options for consideration are:

1. Maintain status quo (deny amendment request).
2. Amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID #70019401 from Neighbourhood Commercial (C3) to Highway Commercial (C2) and rezone #70019419 from Restricted Residential (R1) to Highway Commercial (C2).
3. Amend the Municipal Planning Strategy and Land Use Bylaw to rezone PID #70019419 from Restricted Residential (R1) to Highway Commercial (C2).

Staff have reviewed the application and proposed uses of the properties and are of the opinion the proposed uses raise some concerns respecting potential impacts on surrounding residential neighbourhood such as increased traffic, pedestrian safety, environmental concerns, and a rezoning opens up potential for any other uses besides the ones being proposed by the applicant.

The general consensus of the Region's Planning Advisory Committee that the proposed uses could benefit the community, but the location raised some concerns. The Committee was more receptive to the applicant only establishing a restaurant at 135 Old Port Mouton Road. The Committee also felt that the zoning change should reflect the Downtown Commercial (C1) zone instead of a Highway Commercial (C2) zone designation.

MOTION CARRIED unanimously.

13.2 Queens Accessibility Advisory Committee

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

THAT Council of Region of Queens Municipality appoint MacKenzie Colp, Wayne Huskins, Kelly Oxner, Tyler Roy and David Rudderham as public members of the Queens Accessibility Advisory Committee.

Elise Johnston, Accessibility Coordinator, stated in the last two months a survey and call for applicants to be part of the Accessibility Advisory Committee was issued. Under the Accessibility Act, Nova Scotia is asking all municipalities to develop a localized accessibility plan with the help of local residents that make up the Advisory Committee. The Provincial Directorate has dictated that every member of the committee should have either a disability or work with people who have disabilities to represent their needs.

Council approved the Terms of Reference for the Queens Accessibility Advisory Committee on November 12, 2019. The Committee will provide advice and leadership direction, under the guidance of the Accessibility Coordinator to create a community that is accessible friendly and compliant for all municipal buildings, properties, programs and services.

Membership on the Committee will include two currently serving members of Council and up to five members of the public with a disability or who represent an organization that represents persons with disabilities. An application form and terms of reference were made public on the Region's website on August 10, 2020 and promoted on Facebook. The Accessibility Coordinator held discussions with doctors, pharmacies, home support, Community Services, Nova Scotia Works, Nova Scotia Caregivers and Social Justice Society, and posted flyers around the county. The expression of interest was open until September 18, 2020. Nine applications were submitted.

Staff met to review the submissions to select the members for the committee, and felt it was important to include people with a wide range of disabilities and experiences, and to take into consideration demographics and geography during the selection process.

Applicants not chosen for the committee were encouraged to participate in other aspects of the Accessibility Plan development process.

Council appointments to the Committee will be made in conjunction with all other appointments in early November.

MOTION CARRIED unanimously.

14.0 REPORTS

14.1 Council Implementation Report

The Implementation Report was circulated for information purposes.

15.0 IN-CAMERA ITEMS

There were no In-Camera items to come before this meeting.

Mayor Dagley and Councillors thanked each other for their contributions to Council and wished all well. A special thank you to Councillor Raymond Fiske for his service and retirement.

16.0 ADJOURNMENT

It was moved by Deputy Mayor Kelly and seconded by Councillor Muise that the meeting be adjourned at 10:35 a.m.

MOTION CARRIED unanimously.

for Mayor Darlene Herman
Mayor David Dagley, Chair

Chris McNeill
Chris McNeill, CAO

Christine Watson
Christine Watson, Administrative Assistant – Planning & Development

Date Approved: November 10, 2020