

**Region of Queens Municipality Regular Council
Tuesday, December 12, 2023 9:00 a.m.**

Minutes

Present: Mayor Darlene Norman, Chair
Deputy Mayor Jack Fancy
Councillor David Brown
Councillor Vicki Amirault
Councillor Kevin Muise
Councillor Ralph Gidney
Councillor Maddie Charlton
Councillor Carl Hawkes
Cody Joudry, CAO
Christine Watson, Admin. Assistant – Planning & Development

1.0 Call to Order

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

Years of Service Awards

The following employees received their Years of Service Awards:

5 Years

Lucas Harvey – Engineering & Public Works

Ronald Levy – Engineering & Public Works

10 Years

Alex Comeau – Engineering & Public Works

Richard Lane – Economic Development

Steve Burns – Economic Development

David Kelly – Engineering and Public Works

Amy Hatt – Hillsvie Acres

15 Years

Meaghan Roberts - Recreation

Rodney Weagle – Engineering & Public Works

20 Years

Audrey Wamboldt – Hillsview Acres

Dwayne Hurshman – Engineering & Public Works

2.0 Changes / Approval of Agenda

Mayor Norman – Move Item 7.6 Liverpool Library – Site Selection under Discussion and it becomes Item 8.6.

It was moved by Councillor Brown and seconded by Councillor Muise that the Agenda be approved as amended.

MOTION CARRIED unanimously.

3.0 Presentation

There were no presentations to come before this meeting.

4.0 Tabling of Petitions

There were no Tabling of Petitions to come before this meeting.

5.0 Public Question / Comment Session

Tom Raddall, 123 Main Street/497 Shore Road, Mersey Point – Mr. Raddall circulated an article to Councillors from the Globe & Mail – “Paying more attention to the health and social benefits of libraries is overdue”.

He stated he recently resigned from the Library Steering Committee. As Honorary Chair, he was one of three members of the public that met regularly for eighteen months. There were specific Terms of Reference and mandates. A lot of work, time and effort was put into the Committee. The recommendations from the Committee were disregarded. Of the three non-staff members on the Committee, only one, Susan, remains. He noted that there has not been any recognition of the resignations.

The path forward can be fixed. A county of this size needs a library. Today's libraries are more than books, they are multipurpose community centers and if the Call Center is not deemed temporary, due to its location, the library will die versus being the community hub it was designated to be.

He urged Council to consult with the residents and form a new, larger Committee. He expressed the need to have public consultation.

Dan McLaren, 157 Waterloo Street, Liverpool – Mr. McLaren stated he is a frequent user of the library and is in favour of the location being in the proposed location. He has heard a lot of negative comments on access, and noted that Queens Transit could provide transportation to the library. He urged Council to move forward.

Suzanne Marcar, 225 Eagle Point Road – Eagle Head – Ms. Marcar voiced her concern over the Steering Committee's recommendations being ignored. She supports Mr. Raddall and urged Council that the proposed location be temporary and look for a more suitable location.

Christopher Clarke, 34 Bootlegger Road, Liverpool – Mr. Clarke, Chair, Home for Special Care, thanked Council for their support. The mortgage agreement with Nova Scotia Housing has been signed. An agreement has been made for the selection of steel and envelope of the building. Progress is being made.

Terra Berzina, 49 Main Street, Liverpool – Ms. Berzina voiced the importance of libraries in communities, but more importantly, accessibility is the key to unlocking their full potential. By placing the library away from pedestrian traffic, limits opportunities for a significant portion of the population.

She referred to the Region's Municipal Planning Strategy which was adopted by Council in May 2022. Throughout the MPS, library services are not mentioned. The lack of mention may have contributed to the diminished recognition for support of libraries. She quoted Section 410.1 of the MPS in which libraries was not mentioned, but Council is committed to valuing centrally located uses such as schools, community centers and medical facilities.

By adopting the MPS, Council endorsed a vision where diversity is celebrated. By relocating the library to a location where transportation is needed with exclude a large percentage of our diverse population, and would be in conflict with the MPS. She noted the use of environmental sustainability being mentioned throughout the document and quoted Section 4.3. By permanently siting the library permanently at the Harley Umphrey location and not committing to sidewalk installation, Council is not in line with the adopted policy which is covered under Section 4.5.5.

She urged Council to reconsider and look at sites more pedestrian accessible. She suggested Main Street location or by the Emera Center.

Susan DeChamp, 2 Milford Street, Milton – Ms. DeChamp stated she a public member and Vice Chair of the Library Steering Committee. She pointed out that at no point during a Steering Committee meeting that any motion or vote was taken for the Liverpool Development Center.

The Terms of Reference states that the agenda is to be provided to all Steering Committee members 4 days prior to a meeting, and this has not been happening. At the November 15, 2023 meeting the Interim CAO distributed the agenda for the meeting which left no time to formulate thoughts or questions on the items. At this meeting the Committee was informed that Council had decided the best place for the library was the Liverpool Business Development Center. There was no discussion.

The understanding is the Steering Committee makes recommendations and Council makes decisions. The Library CEO was present at the meeting and asked for clarification on the decision; permanent or temporary. She was informed it was permanent, with the caveat that future Council could change it. The building was then toured.

Of the 110 entries from the on line survey which the Region conducted, there was a repeated reference to central location, and now it's being moved to the fringes of town with no sidewalks and poor lighting.

After Council asked the Project Manager to investigate placing both a pool and library at the Queens Place location, a meeting was held and it was determined it was possible to put the pool there, but not the library. Councillor Amirault is the Chairman of the Library Steering Committee and in the Terms of Reference, part of that role is ensuring appropriate research, directions, and recommendations are given to the Steering Committee. There were no next steps or directions.

She voiced her concern of only recently learning of the resignation of a peer member of the Committee, leaving her as the only member. In the Terms of Reference there is mention of recruitment of replacement members. She has not heard anything for a replacement.

Susan McGibbon, 127 Main Street, Liverpool – Ms. McGibbon urged Council to reconsider their decision on the proposed library location, and suggested making it temporary until there is community engagement.

She further commented on the concerns raised on funding and suggested that the Steering Committee investigate grants which is available for libraries.

Donna Simms, 55 Brooklyn Shore Road, Brooklyn – Ms. Simms voiced having the library on the Queens Place land would be the best choice. Conversations with librarians said this location would enrich seniors and provide socialization. She urged Council to reconsider.

Alisa Hemeon, 24 Atkins Lane, Port Medway – Ms. Hemeon stated she is a staff member of the South Shore Regional Library, as well as resident of Queens. The LCLC in Bridgewater often has families using various services available and the homeless often use the facility as a warming center during the winter. Libraries have advanced to offer soft social services; i.e. seniors getting help with medical records from Covid vaccines, etc. Having a place that is not accessible by walking or having to arrange transportation or paying for transit may prevent the community from being able to serve all of its constituents. She urged Council to rethink the location and having it close to the seniors, hotel, recreation center, and a grocery store would provide more benefits to the community.

William Lindsay, 225 East Eagle Point Road, Brooklyn – Mr. Lindsay stated he agrees with all the comments on the proposed location and urged Council to make the Call Center a temporary location and instead have it centrally located.

Larry Gibbons, 112 Main Street, Liverpool – Mr. Gibbons stated he could think of no worse place for the library than in the Call Center. He voiced that any Councillor that does not have a library card, then they should abstain from voting.

6.0 Approval of Minutes

6.1 Regular Council – November 28, 2023

It was moved by Councillor Hawkes and seconded by Councillor Brown:

THAT the minutes of the Regular Council meeting held November 28, 2023 be approved as circulated.

MOTION CARRIED unanimously.

6.2 Public Hearing – November 28, 2023

**It was moved by Councillor Charlton and seconded by Councillor
Gidney:**

**THAT the minutes of the Public Hearing held November 28, 2023
be approved as circulated.**

MOTION CARRIED unanimously.

7.0 Recommendations

7.1 Dangerous & Unsightly – Property at 1828 Medway River Road,
Riversdale, Queens County, NS PID #70108071

**It was moved by Councillor Brown and seconded by Councillor
Gidney**

**THAT Region of Queens Municipal Council declares the
property located at 1828 Medway River Road, Riversdale,
Queens County, Nova Scotia and identified as PID #70108071
as dangerous or unsightly as defined in the *Municipal
Government Act of Nova Scotia*.**

**AND THAT Region of Queens Municipal Council cause an Order
to be served upon the property owner of 1828 Medway River
Road, Riversdale, Queens County, Nova Scotia requiring that,
within (30) days of the date of the service of the Order, the
following work be carried out:**

- 1. Full clean-up of miscellaneous items strewn about the
property, such as garbage, tires, personal belongings, and
tools.**
- 2. Debris must be properly sorted and transported to the
Region of Queens Municipality Landfill Facility or stored
appropriately.**

Formal deadline for full clean-up is thirty (30) days.

**AND THAT if the property 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 Region of Queens
Municipality become the responsibility of the parties of interest.**

Kelley-Anne Hurley, Bylaw Enforcement Officer, stated the residence
of 1828 Medway River Road, Riversdale is located in the woods along

Medway River Road overlooking the Medway River. Anyone driving by this location can openly see the residence and its yard is in total neglect. Currently no one resides at the residence and is falling into being unsightly. A large pile of assorted items, belongings, tools, tires, and household garbage have all been dumped and spread across the front yard. This property has come to our roster recently and would like to have cleaned up. We have been in contact with the property owner but unfortunately has not been able to attend this morning, but has been advised to pick up the garbage and transport it to the RQM landfill facility. The owner fully understands the process leading to a full clean-up and has assured that it will be done within the thirty days.

MOTION CARRIED unanimously.

- 7.2 Dangerous & Unsightly – Property at 922 West Caledonia Road, West Caledonia, NS PID #70152517

It was moved by Councillor Hawkes and seconded by Councillor Brown:

THAT Region of Queens Municipal Council declare the property located at 922 West Caledonia Road, West Caledonia, Queens County, Nova Scotia and identified as PID #70152517 as dangerous or unsightly as defined in the *Municipal Government Act of Nova Scotia*.

AND THAT Region of Queens Municipal Council cause an Order to be served upon the owner, located at 922 West Caledonia Road, West Caledonia, Queens County, Nova Scotia requiring that, within (30) days of the date of the service of the Order, the following work be carried out:

- 1. Demolition of the unsafe dwelling, outbuilding, and outhouse.**
- 2. Source-separation and transportation of all demolition materials and debris to the Region of Queens Municipal landfill.**
- 3. Leveling of property accordingly removing holes and tripping hazards.**
- 4. Proper remediation of any well and septic remaining.**

AND THAT if the property 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 Region of Queens Municipality become the responsibility of the parties of interest.

Bylaw Enforcement Officer Hurley stated the property at 922 West Caledonia Road, West Caledonia, Queens County, NS is noted as a possible threat to public safety. Once a rental unit located along the West Caledonia Road is now a vacant dwelling that is in further threat of collapse. The structural integrity has been totally compromised due mostly to exposure to the elements. Further deficiencies are as noted:

1. The dwelling has been insecure for some time and does appear to have been forced open;
2. Both doorsteps are rotten;
3. Most windows are broken;
4. The roofing shingles are at the end of the life expectancy and are blowing on the road;
5. The fascia, as is the building, is open to wildlife;
6. One entire wall has started to collapse;
7. One small outbuilding is ready to fall; and
8. One outhouse requires demolition as well due to a threat to public safety and a threat of collapse.

Bylaw Enforcement has been in contact with the property owner and is in full agreement that the attention must shift to a full demolition of one dwelling, one outhouse, and one outbuilding, a clean-up of all construction and demolition materials and transport to the Region of Queens Landfill Facility accordingly. These are our recommendations offered to your today.

MOTION CARRIED unanimously.

- 7.3 Dangerous & Unsightly – Property at 27 Church Square, Mill Village, NS PID #70105671

It was moved by Councillor Brown and seconded by Councillor Charlton:

THAT Region of Queens Municipal Council declare the property located at 27 Church Square, Mill Village, Queens County, Nova Scotia and identified as PID #70105671 as dangerous or unsightly as defined in the *Municipal Government Act of Nova Scotia*.

AND THAT Region of Queens Municipal Council cause an Order to be served upon the property owner, located at 27 Church Square, Mill Village, Queens County, Nova Scotia requiring

that, within (30) days of the date of the service of the Order, the following work be carried out:

- 1. Full removal of the derelict and unsightly vehicle to either be properly stored at the rear of the dwelling as already agreed by the vehicle owner or fully removal by towing from the noted property.**

AND THAT if the property 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 Region of Queens Municipality become the responsibility of the parties of interest.

Jason Hartung, Bylaw Enforcement Officer, stated the property noted as 27 Church Square, Mill Village, Queens County, NS has been on the Bylaw Enforcement Roster for some time. The property has been reported as dangerous and unsightly due to extreme high grass and for hosting a derelict vehicle on the property next door to a property owned by St. John the Evangelist Parish, All Saints Church of Anglican denomination – PID #70105663.

The issue to date, is a derelict vehicle described as a red, 1988 Toyota Celica ST. The vehicle bears expired NS license plates and over the years has deteriorated to what appears to be in "non-roadworthy" condition. The apparent owner reports that the noted vehicle can hardly be described as abandoned, and feels that the vehicle is of no threat to public safety. He doesn't appear to be concerned with the tree limbs which were either placed or fell onto the derelict vehicle.

As per an email conversation with the property owner on August 11, 2021, agreed to relocate and convey the offending vehicle to the back of his property out of sight until such time that the vehicle could be restored. Ultimately, the owner has neglected to comply with formal requests.

On October 5, 2023, "Formal Order to Comply" was issued with a deadline of October 31, 2023 and the property owner still refused to comply.

The church property, adjacent to the derelict vehicle, displays a church bell, a plaque, decorative shrubs, and unidentified graves at the back end of the property.

For over 150 years there was a church and the bell is original. The bell still sits with graves of families, historical significance, although it does not have formal, historical designation.

The recommendation today is that of a full removal of the derelict and unsightly vehicle to either be properly stored at the rear of the dwelling as already agreed by the vehicle owner or fully removed by towing from the noted property.

MOTION CARRIED unanimously.

7.4 Infrastructure Grant Program Application

It was moved by Councillor Charlton and seconded by Councillor Gidney:

THAT Council of Region of Queens Municipality approve the Mount Pleasant Service Extension Project in principle, commence the Mount Pleasant Services Extension Design work, and apply for the Municipal Capital Growth Program as outlined in this report.

Joanne Veinotte, Director of Corporate Services, stated the servicing assessment prepared by CBCL was reviewed and contained preliminary costs and provided recommendations to servicing the area and extension services for the Mount Pleasant area.

Director Grant provided estimates for the grant application, which is in two parts; recommended and proposed. There are things that have to be done before the proposed can be. We have to invest in our current infrastructure and capacities. The transmission main needs upgrades, the wastewater lift station needs upgrades and also when looking at servicing the extension, we need to look at the piping of that infrastructure. The estimated cost is \$21.5 Million which includes labour at roughly 40%. If the grant is approved, a more detailed cost estimate will be developed. We will investigate what can do internally and what cannot.

If approved, the grant application will be submitted tomorrow. We can apply for 50%, so \$10.7 Million.

Director Veinotte noted a project of this size will require the dedication of substantial resources from the Engineering and Public Works Department.

Councillor Brown asked with this project, will there be a UARB hearing to review water rates. Director Veinotte noted anytime there is a water project above \$250,000, an application to the UARB is required.

Councillor Charlton noted if a developer were to request an extension in other areas where there are water services, the total cost of the project is not just to service a particular area of Queens. Director Grant stated a lot of the work will support development, there is a lot of work to be done regardless to our infrastructure in order to enable sustainability of our system to provide development opportunities. A portion would be for development to Mount Pleasant only. Director Veinotte noted that when the project is further along in the process costs will be analyzed.

MOTION CARRIED unanimously.

7.5 Request for Funding for New Year's Levee

It was moved by Councillor Gidney and seconded by Deputy Mayor Fancy:

THAT Council of Region of Queens Municipality provide grant funding to NS/NU Command Mersey Branch 038 The Royal Canadian Legion in the amount of \$750 to host a New Year's Levee, to be funded from Other Expenses – General Government.

MOTION CARRIED unanimously.

8.0 Discussions

8.1 Road Naming – Lingley Lane

Mike MacLeod, Director of Planning and Development, stated a request for the naming of a private road has been submitted which would see the naming of a new road off Cobbs Ridge Road in Liverpool named as Lingley Lane. The name choice is acceptable to the Planning Department as it currently does not exist in Queens County and meet policy criteria. The new road is owned by the applicants.

It was moved by Councillor Charlton and seconded by Councillor Brown:

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

8.2 Road Naming – Audrelyn Lane

Director MacLeod stated a request for the naming of a private road has been submitted which would see the naming of a new road off Willow Lane in Summerville Center named as Audrelyn Lane. The name choice is acceptable to the Planning Department as it currently does not exist in Queens County and meets policy criteria. The new road is owned by the applicants.

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

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

Mayor Norman called for a Recess. Meeting reconvened at 10:32 a.m.

8.3 Mill Village Fire Department Truck Purchase

Director Veinotte stated she was contacted the end of November by the Mill Village Fire Department regarding the guarantee on the loan payment for a fire truck they were going to be purchasing and taking possession of in January 2024. The proposed schedule has not been adopted by all the fire chiefs but did allow for the Mill Village Fire Department buying a fire truck but it was in the 2024/2025 fiscal year, so it is after April 1.

Are Council going to allow Mill Village Fire Department to purchase a fire truck outside the proposed plan which was seen by the chiefs but not formally approved, or outside the policy?

There is a loan guarantee with the truck. The benchmark Council provides is \$275,000 to be provided to the department over 10 years. Not in the year of purchase, but the 10 years following supported by the reserve that is funded by 2 cents per year for an operating budget. Does Council approve of Staff applying for Ministerial approval to provide the guarantee on those loans as required?

Councillor Gidney stated a revised truck policy was provided to the fire chiefs in September and they agreed, in part, provided one of the purchases be moved to 2031/32. They were notified this would not work as it would not be feasible as the reserve did not support the change. The revised truck schedule was issued to the fire chiefs for their consensus and we have not yet received it. If the revised schedule was approved, the truck purchase would be four months early. The truck they are looking at is \$620,000 and the dealer anticipates that there will be an increase of 6% in January 2024.

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

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

Director Veinotte asked if the Borrowing Resolution would be a separate issue. CAO Joudry said it would be a recommendation.

Concerns were raised by Councillors on the formal consensus of the proposed truck schedule. Councillor Muise noted that consensus with the fire chiefs doesn't seem to be working and suggested amending the policy to a majority vote instead. CAO Joudry stated he would arrange an Emergency Services Meeting.

It was moved by Councillor Charlton and seconded by Deputy Mayor Fancy:

THAT this issue be referred to the next Council meeting for a recommendation.

MOTION CARRIED unanimously.

8.4 Expense Policy Interpretation Challenges

CAO Joudry stated as outlined in the report there are challenges interpreting the policy as it refers to both Council and staff.

Mayor Norman stated the interpretation is travel outside of a Councillor's district. In the policy, travel within a Councillor's district, if travelling over 50 kms to meet with a constituent, etc., the travel expenses are covered. However, if all of Council travel outside their district, to attend a function, the interpretation of the present policy does not cover travel expenses. If the Mayor or Deputy Mayor were asked to speak at the function, then their travel expenses would be covered.

Some Councillors are in outlying areas and at times all Councillors are asked to attend functions within South Queens. It is affordable for those in South Queens to attend these functions, but is an added expenditure to those travelling from North Queens.

Mayor Norman asked if Council wished to look at a policy that would approve travel for a Councillor to anywhere within Queens for any community function they wish to attend.

CAO Joudry asked for clarification on the meaning of designated role as mentioned in the policy, as it could be interpreted differently. Mayor Norman said it was understood that a designated role was when a member was invited to speak or partake in a function.

Councillor Charlton stated she is in favour of the policy as it is if it is within one's district with the exception of exceeding 50 kms. Councillors do carpool to attend functions to lessen travel expenses. She did question the interpretation of a designated role, and suggested an amendment with the removal of this reference. Deputy Mayor Fancy agreed and suggested the inclusion of a parameter such as an invite to a function.

Councillor Muise left the meeting at 11:07 a.m.

Mayor Norman asked Council to send suggestions and discussion items to CAO Joudry to be brought back at a future Council for further discussion.

8.5 QPEC – Concession Proposal

Steve Burns, Manager of Events, Promotions & Sponsorship, stated a proposal was received from the Kiwanis Club of Liverpool to operate concessions as an endorsed activity of the Club at Queens Place Emera Center. They would be the organization responsible for concessions operation and would be responsible for appropriate insurance, ensure the required food safety certificates are in place as well as the appropriate food operating permit.

Operation of concessions would be for selected hockey games and ice activities and potentially special events. Queens County Blades and Queens County Minor Hockey Association would be the supporting organizations who would assist with concessions under the oversight of the Kiwanis Club, allowing all three local organizations to raise funds.

The Kiwanis Club have indicated that should a viable contracted option for concessions come forward they would step aside.

He asked if Council would endorse a 6-month term for the Kiwanis Club to operate and if a Request for Proposal for a permanent operator be issued.

Meaghan Roberts, Director of Recreation & Healthy Communities, asked about Hank Snow Society using the facility. Mayor Norman suggested either asking the Kiwanis to vacate while they use the facility as this is a source for their funding as well, or be in a partnership with them. Mr. Burns noted the eating establishment permit is not transferrable and suggested during that time the Kiwanis Club step down and then reengage. Council agreed to have Mr. Burns negotiate with the Kiwanis Club on this issue.

Council agreed the Kiwanis Club would be an asset to run the concessions during functions and gave consensus to move forward with free rent for a year.

8.5 Liverpool Library – Site Selection

Mayor Norman stated we have heard from many residents today as well as several emails and phone calls. She asked Council how they wished to proceed.

Councillor Amirault stated she has heard from many residents who were in favour of both proposed library sites; Liverpool Business Development Center and Queens Place area. Residents approved of repurposing the building and we are investing \$2 Million into a new HVAC system.

Councillor Amirault agreed with Susan DeChamp that she should not be the only public representative on the Steering Committee and asked to have ads posted as soon as possible for replacements from those who resigned.

She suggested that Councillor Brown be put back on the Steering Committee as he has been involved and she has only sat in on a couple meetings.

She further agreed to have the Liverpool Business Development Center as a temporary location and the need for more public consultation, from many different areas, to get everyone's point of view. The library has to take into consideration if this is set up as temporary, it will be an open space with washrooms, not to the extent that was planned if a permanent location.

She stated, in Councillor Muise absence, that he has indicated he wished to have it as a permanent location.

Councillors Gidney and Brown agreed with Councillor Amirault to use as a temporary location and the need for public engagement.

Councillor Charlton stated the cost for the library was under rated and agreed to a temporary location. CAO Joudry noted \$3 Million was not sufficient to build a new library and could be closer to \$10 Million.

Consensus was given to staff to work with the library stakeholders and bring recommendations back to Council for consideration at the second Council meeting in January.

9.0 In-Camera Items

It was moved by Councillor Charlton and seconded by Councillor Brown that the proceedings go In-Camera at 11:55 a.m. to discuss the following:

9.1 Contract Negotiations

MOTION CARRIED unanimously.

It was moved by Councillor Brown and seconded by Councillor Hawkes that the proceedings exit In-Camera at 12:17 p.m.

MOTION CARRIED unanimously.

10.0 Adjournment

The meeting adjourned at 12:17 p.m.



Mayor Darlene Norman, Chair



Cody Joudry, CAO



Christine Watson, Administrative Assistant – Planning & Development

Date Approved: 
