

WEDNESDAY, SEPTEMBER 20, 2023 @ 4:30 P.M.
REGULAR MONTHLY COUNCIL
GUYSBOROUGH MUNICIPAL OFFICE

Warden Vernon Pitts called the meeting to order at 4:30 p.m.

ATTENANCE

Warden Vernon Pitts
Deputy Warden Janet Peitzsche
Councillor Paul Long
Councillor Mary Desmond
Councillor Neil DeCoff
Councillor Dave Hanhams
Councillor Hudson MacLeod
Councillor Fin Armsworthy

OTHERS PRESENT

Barry Carroll, CAO
Shawn Andrews, Deputy CAO
Gary Cleary, Director of Special Projects
Glen Avery, Director of Public Works
Debbie Torrey, Development Officer
Magdelyn Connolly, Municipal Clerk
Cadence Bouchie
Media

REGRETS

MOMENT OF SILENCE

ACKNOWLEDGEMENT

APPROVAL OF AGENDA

23-09-30435

MOVED: Councillor Fin Armsworthy
SECONDED: Councillor Mary Desmond
MOTION: THAT Council approve the agenda as presented.
MOTION CARRIED

INTO CLOSED SESSION

23-09-30436

MOVED: Deputy Warden Janet Peitzsche
SECONDED: Councillor Mary Desmond
MOTION: THAT Council proceed into Closed Session.
MOTION CARRIED

LAND

OUT OF CLOSED SESSION

23-09-30437

MOVED: Councillor Neil Decoff
SECONDED: Councillor Paul Long
MOTION: THAT Council proceed back into Open Session.
MOTION CARRIED

APPROVAL OF MINUTES OF JULY 19, 2023 REGULAR COUNCIL

23-09-30438

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Neil Decoff

MOTION: THAT Council approve the minutes of the July 19, 2023 Regular Council as presented with no noted errors or omissions.

MOTION CARRIED

APPROVAL OF MINUTES OF SEPTEMBER 6, 2023 SPECIAL COUNCIL 23-09-30439

MOVED: Councillor Fin Armsworthy

SECONDED: Councillor Paul Long

MOTION: THAT Council approve the minutes of the September 6, 2023 Special Council as presented with no noted errors or omissions.

MOTION CARRIED

BUSINESS ARISING FROM MINUTES

DELEGATIONS

RCMP

Cpl. Mike Wilson introduced Cst. Tammy Hudak, new member of the Canso RCMP Detachment. Cpl. Wilson briefly overviewed the report as it was circulated to Council, stating that the report covers the first two quarters of the calendar year. Cpl. Wilson provided Council with a human resources update for Canso, Sherbrooke and Guysborough detachments.

Councillors around the table asked various questions and Warden Pitts thanked both Cpl. Wilson and Cst. Hudak for coming to meet with Council.

NEW BUSINESS

REPORT & RECOMMENDATION – REQUEST FOR LOAN GUARANTEE, QUEENSPORT 23-09-30440

Mr. Andrews reviewed the briefing note as it was included in the meeting package, stating that he was happy to answer any questions Council may have.

MOVED: Councillor Fin Armsworthy

SECONDED: Councillor Mary Desmond

MOTION: THAT the Council of the Municipality of the District of Guysborough, subject to the approval of the Minister of Service Nova Scotia and Municipal relations guarantee a loan for a term of 10 years or less in an amount up to \$400,000.00 for the Queensport Volunteer Fire Department to purchase a new 1050 GMP Pumper at a purchase price of \$574,958.44 plus HST;

AND FURTHER THAT the Municipality contribute 40% of the purchase price towards the new apparatus as per policy, to be funded from the fire apparatus reserve.

MOTION CARRIED

BRIEFING NOTE – GUYSBOROUGH MUNICIPAL SOLAR PHOTO VOLTAIC PROJECT 23-09-30441

Mr. Avery reviewed the briefing note as it was included in the meeting package. He reported that there were two proposals received, and that the proposals were thoroughly reviewed.

MOVED: Councillor Hudson MacLeod

SECONDED: Councillor Paul Long

MOTION: That the Council of the Municipality of the District of Guysborough award the Guysborough Municipal Solar Photo Voltaic project in the amount of \$789,559.86 excluding HST to Polaron Energy Corp. as recommended by Strait Engineering.
MOTION CARRIED

(Councillor Armsworthy was excused from the meeting 5:26pm)

REQUEST FOR FUNDING – CONNECTING THE DOTS, POVERTY IMPACT HEALTH EVENT **23-09-30442**

Councillor Long reviewed the request as it was included in the meeting package.

MOVED: Councillor Paul Long

SECONDED: Councillor Hudson MacLeod

MOTION: THAT the Council of the Municipality of the District of Guysborough make a donation of \$500.00 to the Raising the Villages – Poverty Impact Health Event.
MOTION CARRIED

BRIEFING NOTE – HOUSING TRUST OF NS – LAND FOR HOUSING FOR HEALTH CARE WORKERS **23-09-30443**

Mrs. Torrey reviewed the briefing note for the information of Council. She reported that staff have consulted with Municipal Solicitor Bruce MacKeen prior to bringing this request to Council. Mrs. Torrey stated that if the land is not developed it will revert to MODG ownership.

MOVED: Councillor Neil Decoff

SECONDED: Councillor Paul Long

MOTION: THAT THAT WHEREAS housing, and in particular housing for health care workers is a priority for the Province of Nova Scotia as well as the Municipality of the District of Guysborough;

AND WHEREAS the Municipality has agreed to donate two (2) parcels of land in the Cutlers Estate Subdivision and one (1) parcel of land in Canso identified as PID's 35237072, 35237080 & 35204056 to the Housing Trust of NS, a nonprofit organization for the purpose of constructing housing for health care workers;

AND WHEREAS it has been determined that the property is not required for a municipal purpose;

AND WHEREAS in accordance with Section 51 of the Municipal Government Act the Municipality may sell or lease property as follows:

- 1) A municipality may sell or lease property at a price less than market value to a nonprofit organization that the council considers to be carrying on an activity that is beneficial to the Municipality.
- 2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by a least a two thirds majority of the council present and voting.
- 3) Where the council proposes to sell property referred to in subsection (1) valued at more than ten thousand dollars at less than market value, the council shall first hold a public hearing respecting the sale.
- 4) The council shall advertise the public hearing at least twice, in a newspaper circulating in the municipality, the first notice to appear at least fourteen days before the hearing.
- 5) The notice of the public hearing shall include the date, time and place of the hearing, the location of the real property or a description of the tangible

personal property, the estimated value of the property and the purpose of the sale.

BE IT THEREFORE MOVED THAT the Council of the Municipality of the District of Guysborough instruct Municipal Staff to schedule a Public Hearing for Wednesday, October 18th, 2023 at 4:15 pm to consider the donation of three parcels of land identified as PID's 35237072, 35237080 and 35204056 to the Housing Trust of NS for a modular housing project for health care workers in accordance with Sections 50 and 51 of the Municipal Government Act.

MOTION CARRIED

COMMITTEES & BOARDS

RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE

3 YEAR OPERATING & CAPITAL BUDGETS & ANNUAL REPORT CHHWU

23-09-30444

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Neil Decoff

MOTION: **THAT** at the Committee of the Whole Meeting held on September 6, 2023, Committee did recommend to the Council of the Municipality of the District the approval of the following:

1. The 2022-2023 Annual Report for the Canso-Hazel Hill Water Utility
2. The 3 Year Operating Budget for CHHWU 2023/2024-2025/2026
3. The 3 Year Capital Budget for the CHHWU 2023/2024-2025/2026

MOTION CARRIED

GIANTS LAKE AREA STREETLIGHTING

23-09-30445

MOVED: Councillor Paul Long

SECONDED: Councillor Mary Desmond

MOTION: **THAT** at the Committee of the Whole Meeting held on September 6, 2023, Committee did recommend to the Council of the Municipality of the District the approval of the installation of streetlights in the community of Giants Lake in accordance with the Municipal Street lighting Policy.

MOTION CARRIED

SIDEWALK PROJECT PROGRESS CLAIM #3

23-09-30446

MOVED: Councillor Paul Long

SECONDED: Councillor Hudson MacLeod

MOTION: **THAT** at the Committee of the Whole Meeting held on September 6, 2023, Committee did recommend to the Council of the Municipality of the District to authorize payment in the amount of \$942,400.57 including HST to S.W. Weeks Construction Ltd. as recommended by Strait Engineering.

MOTION CARRIED

CONSULTING SERVICES PARKS & RECREATION MASTER PLAN

23-09-30447

MOVED: Councillor Neil Decoff

SECONDED: Councillor Mary Desmond

MOTION: **THAT** at the Committee of the Whole Meeting held on September 6, 2023, Committee did recommend to the Council of the Municipality of the District that WSP Canada Inc's proposal be accepted for the creation of the 10-year MODG Parks and Recreation Master Plan at a cost of \$98,510 plus HST.

MOTION CARRIED

ERSWM

Next meeting is September 28th, 2023.

EMERGENCY MANAGEMENT OFFICE COMMITTEE

Next meeting is tonight at 6pm.

GALA

23-09-30448

Mr. Andrews reported on behalf of Councillor Armsworthy that the next meeting will be held in two weeks and that there has been a new Coordinator hired.

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Paul Long

MOTION: THAT the Council of the Municipality of the District of Guysborough accept the Guysborough Adult Learning Association report as presented.

MOTION CARRIED

WASTE MANAGEMENT LIAISON

Next meeting is scheduled for November 7th.

LIBRARY BOARD

Next meeting is tomorrow.

HOME SUPPORT BOARD

No report.

COMMUNITY HEALTH BOARD

23-09-30449

Councillor Long reported that the Board met last week. He stated that they are still actively looking for new members if Council could please spread the word. Councillor Long reported that the Wellness Fund event is being held on September 26th, the Connecting the Dots, information session on poverty is being held October 17th and the provincial conference is November 18th.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Dave Hanhams

MOTION: THAT the Council of the Municipality of the District of Guysborough accept the Community Health Board report as presented.

MOTION CARRIED

CANSO AREA STAKEHOLDER WORKING GROUP

No meeting.

GUYSBOROUGH AREA STAKEHOLDER WORKING GROUP

23-09-30450

Councillor Long reported that the Working Group met via zoom last week. He stated that he has not received the minutes yet and that he did make the request for future meetings to be held in person. Councillor Long reported that the Guysborough Hospital does have doctors interested in visiting the hospital, but none are qualified for the ER. He stated that there is a bursary out now to fund medical professionals who receive further education to be qualified to work in the ER.

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Neil Decoff

MOTION: THAT the Council of the Municipality of the District of Guysborough accept the Guysborough Area Stakeholder Working Group report as presented.

MOTION CARRIED

TRANSIT ASSOCIATION OF GUYSBOROUGH

23-09-30451

Councillor Decoff reported that the next meeting is scheduled for September 28th. He reported that the AGM was held, and that majority of members are staying on the Association. Councillor Decoff reported that they purchased a third vehicle, and that they are looking to hire additional drivers.

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Paul Long

MOTION: THAT the Council of the Municipality of the District of Guysborough accept the Transit Association of Guysborough report as presented.

MOTION CARRIED

GUYSBOROUGH DISTRICT BUSINESS PARTNERSHIP

23-09-30452

Councillor Long reported that the Board is meeting next week. He reported that Doug Griffiths and Heather Thomson will be presenting their report to the Board at next week's meeting.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Hudson MacLeod

MOTION: THAT the Council of the Municipality of the District of Guysborough accept the Guysborough District Business Partnership report as presented.

MOTION CARRIED

ANY OTHER COMMITTEE OR BOARD

FUTURE MEETING DATES

- Wednesday, September 20th @ 6:00 pm – EMO @ CLC
- Wednesday, October 4th, 2023 @ 3:30 pm – Dept. of Public Works
- Wednesday, October 4th, 2023 @ 4:30 pm – Committee of the Whole
- Wednesday, October 18th, 2023 @ 6:00 pm – Regular Monthly Council

ADJOURNMENT

23-09-30453

MOVED: Councillor Mary Desmond

MOTION: THAT the Regular Council Meeting of September 20, 2023 stand adjourned.

MOTION CARRIED (5:49 p.m.)

WARDEN

CHIEF ADMINISTRATIVE OFFICER

DATE