

TOWN COUNCIL

ATTENDING

Mayor Robert Stead, Deputy Mayor Hugh Simpson, Councillor William Zimmerman, Councillor Keith Irving, Councillor David Mangle, Councillor James Laceby, Chief Administrative Officer Roy Brideau, Town Clerk Rachel Turner, Town Solicitor James Dewar and Recording Secretary Lorraine Jones

ABSENT WITH REGRET

Councillor Carl Oldham

ALSO ATTENDING

Director of Planning Services Gregg Morrison and a number of interested citizens

CALLED TO ORDER AT 7:32 P.M.

Mayor Stead welcomed his colleagues and those in the gallery. He noted that the first item is a public hearing for a development agreement for property at 17 Linden Avenue and following the public hearing will appear as item no. 6. c under Planning Services.

PUBLIC HEARING

DEVELOPMENT AGREEMENT WITH BRAD & CONNIE HOPGOOD TO USE THE PROPERTY AT 17 LINDEN AVENUE FOR RESIDENTIAL AND/OR HOTEL USES

Director Morrison presented the subject proposal and reviewed the background of the proposal:

- tourist accommodation proposed for the property
- single use property at the moment
- would be rented on a short term basis
- would be used for small receptions or gatherings
- hotel term used in Land Use Bylaw
- located off Main Street on Linden Avenue close to Summer Street
- mixture of residential types in the area
- located in a C2 zone (restricted commercial zone)
- lot is fairly good size
- interior upgrades have been made to make it more attractive
- the new Municipal Planning Strategy allows for development under Policy 9.2.4
- located in the Architectural Guidelines area
- Classic Revival style in good repair
- the style is noted in the development agreement and must be maintained
- limited parking is available onsite; adequate overflow parking is available offsite
- development agreement requires landscaping maintenance
- liquor service for meetings and receptions could be provided by special occasion or special premise licenses

Staff are recommending approval of this development agreement.

Councillor Irving, Chair of the Planning Services Public Advisory Committee, reported that the committee had considered and accepted the recommendation of staff after a short discussion. Communications had been received in support of the application.

There were no written or oral submissions.

The developer had no questions or comments.

There were no questions or comments from the gallery.

There were no questions from the table.

The public hearing adjourned at 7:42 p.m.

REGULAR SESSION

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Mayor Stead requested that the following item be added to the agenda:

8. c. Council consideration of replacement of Councillor Laceby as representative for Wolfville Business Development Corporation (WBDC)

Councillor Irving requested that item 11. c. be deleted from the agenda.

01-06-09: MANGLE/SIMPSON THAT THE AGENDA BE APPROVED WITH THE FOREGOING CHANGES. CARRIED.

3. QUESTION PERIOD

Deputy Mayor Simpson reported that one of the display signs next to the band shelter is tilting towards the harbour and needs to be stabilized. This was referred to Public Works for action.

Councillor Mangle reported that a number of citizens had expressed congratulations to him on the installation of the four way stop. He inquired whether there had been any difficulties and whether a report had been received from the RCMP. The Chief Administrative Officer reported that a Transportation Working Group meeting had been held at which it was noted there had been a few close calls. The stop does have a positive impact on speed. Director Kerr will be engaging a traffic engineer to take a look at that site. It has been suggested that perhaps the two turning lanes could be eliminated so the stop would be a true four way stop. He indicated that feedback has been about 50/50.

With respect to the ATF signs Councillor Zimmerman inquired whether the 101 East signs had been changed. The Chief Administrative Officer reported that contact would be made with the Department of Transportation.

In response to a question about the progress of a Public Participation Policy at Council meetings the Chief Administrative Officer reported that once the budget is passed he and the Town Solicitor will make this a priority.

With respect to the posting of comments on the website and the Terms of Usage statement and the legality of its being on the website the Chief Administrative Officer reported that the Town is using a standard template that is being used by another 17 municipal units. He will bring it to the attention of the E-government Committee.

4. MAYOR'S REPORT

Mayor Stead reported that:

- Current bylaws and operational policies are now on the Town's website in two locations.
- Councillors are invited to attend a meeting on June 23 to discuss issues around hazing, etc. with landlords, Acadia University representatives and members of the Community Living Issues Group.
- The Lions Club seasonal closing dinner will be held at the Lions Hall on Thursday, June 18 at 6:00 p.m. Councillors are invited to attend.
- He suggested, and it was agreed, that the new MLA for Kings South be invited to either the September or October Committee of Council meeting.

5. APPROVAL OF MINUTES

02-06-09: SIMPSON/MANGLE THAT THE MINUTES OF THE REGULAR MEETING OF MAY 19, 2009 BE APPROVED AS CIRCULATED. CARRIED.

6. PLANNING SERVICES

a. DIRECTOR'S REPORT

03-06-09: ZIMMERMAN/IRVING THAT THE DIRECTOR'S REPORT BE RECEIVED.

In response to a question about low cost housing on Dale Street the Director of Planning reported that Wolfville is still being considered along with other units. In response to a question about Council offering encouragement it was suggested that it might be a bit awkward for Council to do so since they would be asked to approve it. Encouragement from staff's point of view has been offered. It was suggested that they be encouraged to provide the Town with a proposal that it could consider.

ON QUESTION, THE MOTION CARRIED.

b. LAND TRANSFER BETWEEN TOWN AND COUNTRY MANOR INVESTMENTS LTD. – REQUEST FOR DECISION NO. 010-2009

Director Morrison reported that this proposal had been discussed at the Committee of Council meeting on June 1. Country Manor Investments Ltd. has agreed to share the cost of transfer, legal fees and survey fees with the Town; the estimated cost is \$2,000.

04-06-09: SIMPSON/IRVING THAT COUNCIL MAKE A SWAP OF LAND WITH COUNTRY MANOR INVESTMENTS LIMITED FOR PORTIONS OF PID 55279288 (TOWN) AND PID 55380000 (COUNTRY MANOR INVESTMENTS LIMITED) AS DESCRIBED IN REQUEST FOR DECISION NO. 010-2009.

Councillor Irving inquired whether the turning radius would be sufficient. The Director of Planning advised that it would be a tight radius and some spaces near the front would likely be designated for small vehicles. He further reported that Director Kerr has been involved with this project and supports the request.

ON QUESTION, THE MOTION CARRIED.

c. DEVELOPMENT AGREEMENT WITH BRAD & CONNIE HOPGOOD

05-06-09: IRVING/ZIMMERMAN THAT COUNCIL ENTER INTO A DEVELOPMENT AGREEMENT WITH BRAD AND CONNIE HOPGOOD TO USE THE PROPERTY AT 17 LINDEN AVENUE FOR RESIDENTIAL AND/OR HOTEL USES PURSUANT TO MUNICIPAL PLANNING STRATEGY POLICY 9.2.4 AS RECOMMENDED BY THE PLANNING SERVICES PUBLIC ADVISORY COMMITTEE AT ITS MEETING OF MAY 21, 2009 AND AS FILED WITH THE CHIEF ADMINISTRATIVE OFFICER PRIOR TO THIS MEETING OF COUNCIL. CARRIED.

7. COMMUNITY SERVICES

a. DIRECTOR'S REPORT

06-06-09: MANGLE/SIMPSON THAT THE DIRECTOR'S REPORT BE RECEIVED.

Councillor Mangle noted that the Recreation & Parks meeting date had been changed from July 8 to July 15; the Director's report indicates July 8. This has happened a couple times before and he wanted this communicated to the Director.

Mayor Stead pointed out that the Wolfville Business Development Corporation AGM is being held on Wednesday night at 6:30 p.m.

Councillor Laceby questioned why the Farmers Market would be listed under Cultural Services. The Chief Administrative Officer was to discuss this with the Director. Councillor Zimmerman suggested it was included in that area for reporting and budget for future years. Councillor Zimmerman inquired about how to add something to the Mud Creek Brochure which has already gone to print. The Chief Administrative Officer will check with the Director.

ON QUESTION, THE MOTION CARRIED.

8. ADMINISTRATION

a. DRAFT TOWN BUDGETS FOR 2009-2010

The Chief Administrative Officer referenced page 13 of the budget document which provides the following:

- gross operating expenditures total \$7,094,649, an increase of \$12,682 over the 2008-2009 budget
- budget does not fulfill contingency policies
- capital contingency of \$14,850
- operating contingency of \$11,950
- increase of 0.18% to budget overall
- residential taxes will increase by 2.7%
- 1.8% of the increase represents new growth from new construction
- school playground \$16,000 (\$32,000 over two years)
- no funding to Valley Health Hospital & Hospice this year but will commit to \$114,533 over eight years starting with fiscal year 2010-2011
- increase to Visitor Information Centre (VIC) of \$5,000
- funding to Landmark East of \$5,000 (four Landmark East students who live in Wolfville at \$1,250/student (provincial rate)
- \$325 to operating contingency
- one cent change to proposed residential tax rate from \$1.39 to \$1.40
- remaining revenue generated from one cent change used to decrease the commercial rate from \$3.53 to \$3.50

While the VIC has been reinstated to seven days with hours from 10 a.m. to 6 p.m. the fall and winter months have been collapsed. The Centre will be staffed by three people. It is hoped that an agreement can be reached with Destination Southwest Nova Scotia that would bring an additional \$4,200 in revenue.

Staff presented recorded activity reports for the past number of years at the recent Economic & Community Development meeting indicating that the busiest times were from 10 a.m. to 6 p.m.

It was noted that Landmark East had requested \$50,000 a year over a period of five years. There are four students from the Town attending the school and the funding suggested was \$1,250 per student which is the amount the Town pays for its students in public schools. Landmark is a necessary service for students who do not get served by the school system.

If funding to Landmark is removed, then the commercial tax rate could be dropped to \$3.49. The balance could be moved to either capital or operating contingency fund, about \$2,000.

The Chief Administrative Officer asked for table discussion on Landmark East.

07-06-09: ZIMMERMAN/MANGLE THAT FUNDING TO LANDMARK EAST BE REMOVED FROM THE 2009-2010 BUDGET.

Councillor Irving spoke in support of Landmark East noting that these students have learning disabilities and the Town should not benefit from those disabilities. He added that he had an issue with the Town paying for education in general and felt that as long as the education formula is in place Landmark should be treated fairly.

Councillor Zimmerman suggested that it would be precedent setting if the Town were to provide funds to a private school. Providing service to students with disabilities should come from the public school system.

Deputy Mayor Simpson indicated he could support the Wolfville School and playground but had a problem with Landmark jumping the queue. He suggested that the provincial government be lobbied for support. Maybe in a future budget he could support it but not this year.

Councillor Laceby agreed with Councillor Irving's position. He felt it was not a huge amount of money and he based his comments on the success of the students and what that school offers them. Councillor Irving did not view Landmark as a private school; their students have learning disabilities that cannot be accommodated through the school system. Mayor Stead suggested that perhaps the new provincial government might be more amenable to make changes to education funding.

ON QUESTION, THE MOTION CARRIED WITH COUNCILLORS IRVING AND LACEBY VOTING NAY.

The Chief Administrative Officer noted that as a result of the foregoing motion the remaining \$2,000 could be put into the capital contingency fund to bring it closer to policy. In response to a question he advised that the operating contingency allows more flexibility. In response to a question about bringing the commercial burden in line with residential he advised that \$3.50 would bring it to equal tax burdens and \$3.49 would bring it to no increase for commercial.

The Chief Administrative Officer suggested that he needed direction from Council on the following:

- residential rate of \$1.40 confirmed
- commercial rate of \$3.49 confirmed
- staff to produce final draft of budget for June 22 Special Council meeting
- motion to present the three outstanding issues and tax rates on June 22

It was agreed that instead of putting additional funds in the capital contingency they be put in the operating contingency.

In response to a question about funding for the hospice the Chief Administrative Officer reported there would be no impact on starting the funding next year. He noted the County has an eight year commitment.

Diana Patterson, Chair of the Hospice Foundation, noted that the campaign was based on a three to five year period. Making it an eight year period and delaying payment by another year will make it difficult.

Councillor Irving suggested that funding could be started next year for a period of seven years. Funding of \$10,000 would be available from the Curling Club agreement as well as \$16,000 from the school playground project. Councillor Zimmerman concurred with Councillor Irving and added that Council cannot commit to next year's budget. Councillor Irving was not comfortable committing to anything beyond this Council's term. With corrections and housing costs decreasing next year Council should look at funding the hospice within its term. He reported that he had a list of ideas for further reductions and still felt a residential rate of \$1.39 was viable.

Councillor Mangle expressed concern about delaying hospice funding to next year. He was in favour of going to a residential tax rate of \$1.41 in order to fund the project this year. Deputy Mayor Simpson was opposed to a \$1.41 rate.

The Chief Administrative Officer noted that at the last meeting the outstanding issues were presented. There did not seem to be any will at the table to reduce the rate to \$1.39 and he had not received any further information from Council to do so. He did not know what items Councillor Irving had on his list but felt it was very late for considering further decreases.

Councillor Mangle requested responses from remaining Councillors as to whether they would support at rate of \$1.41. Responses were:

- Councillor Laceby – No, but would support \$1.40
- Councillor Irving – No, would like \$1.39
- Mayor Stead – No, but would support \$1.40
- Deputy Mayor Simpson – No, but would support \$1.40 or \$1.39 if possible
- Councillor Zimmerman – Yes, would support going to \$1.41

08-06-09: LACEBY/ZIMMERMAN THAT COUNCIL DIRECT STAFF TO PREPARE A FINAL DRAFT OF THE BUDGET WHICH SETS OUT A RESIDENTIAL TAX RATE OF \$1.40, A COMMERCIAL TAX RATE OF \$3.49 AND THE OUTSTANDING ISSUES AS AGREED UPON AT THIS MEETING. MOTION CARRIED WITH COUNCILLORS MANGLE AND IRVING VOTING NAY.

b. WOLFVILLE BUSINESS DEVELOPMENT CORPORATION REPRESENTATIVE

Councillor Laceby reported that the new WBDC constitution states that officers must be members of the business community and must be elected every year. While he has been serving as Treasurer the Nominating Committee felt it would be better if he were

replaced as the Town's representative. His replacement could be from Council or the community and a decision was not necessary tonight. The Town's other appointment to the Board is Dick Groot. It was suggested that Councillor Oldham might be interested. This item will be determined at a later date.

9. PUBLIC WORKS

a. DIRECTOR'S REPORT

09-06-09: SIMPSON/ZIMMERMAN THAT THE DIRECTOR'S REPORT BE RECEIVED.

Councillor Zimmerman inquired whether an answer had been received from Mid Valley with respect to asphalt remediation on the Sherwood Drive project. The Chief Administrative Officer reported that an update had been received and he would email it to Council members.

Deputy Mayor Simpson suggested that Council be kept up to date over the next six months on the Main Street asphalt project. There are patches upon patches which makes for an uneven surface. The Chief Administrative Officer reported that there is another provincial program being explored.

Councillor Irving noted that the Town Centre project tendered at \$55,000 and the budget was for \$110,000 and asked for an outline of what has been spent to date. The Chief Administrative Officer reported that there is a Standard Operating Procedure in place which provides Council with financial updates every two months once the budget has been set. Because the budget has not yet been approved there have been no updates.

ON QUESTION, THE MOTION CARRIED.

10. FIRE

a. FIRE CHIEF'S REPORT

10-06-09: LACEBY/ZIMMERMAN THAT THE FIRE CHIEF'S REPORT BE RECEIVED. CARRIED.

11. REGIONAL COMMITTEES

a. KINGS TRANSIT AUTHORITY

There was no formal report; however, Councillor Zimmerman reported that the RCMP bomb squad had been in Town recently to remove chemicals from the Biology Building. He applauded their abilities in that area.

He noted that the June 3 Rides Day had yielded ridership of about 2500 people as opposed to regular daily ridership of 1400. Discussion will be taking place about offering one free ride day per month for seniors in the hopes that they will become regular users.

b. KINGS CED AGENCY

Deputy Mayor Simpson reported that the Annual General Meeting is being held tomorrow night at the Kentville Legion from 6:30 to 9:00 p.m. and he encouraged Councillors to attend.

The Chief Administrative Officer reported he had had an opportunity to review the proposed bylaw for the AGM and also that the County had requested an additional member. He suggested that if the County goes to three members, then each of the other units should have three representatives as well. Deputy Mayor Simpson reported that he cannot make suggestion as he is Chair but support had been received from the Board for that change. It will be debatable at the meeting.

The Chief Administrative Officer reported that the Province has recently notified Kings CED Agency that it is the only RDA that is not incorporated. The CAOs group has met and they feel this is an opportunity to work with the Kings CED in developing new incorporation documents for adoption. The Province has made it clear that it must be incorporated.

It was agreed that Councillor Laceby would attend the AGM and present the Town's comments and that he and the Chief Administrative Officer would develop the presentation.

c. VALLEY REGIONAL WASTE-RESOURCE MANAGEMENT AUTHORITY

This item was deleted from the agenda.

d. VALLEY COMMUNITY FIBRE NETWORK

Deputy Mayor Simpson reported that the AGM would be held in early July. If anyone has any questions, they can forward them to him

12. ADJOURNMENT

11-06-09: MANGLE/ZIMMERMAN THAT THE MEETING BE ADJOURNED AT 9:19 P.M. CARRIED.

MAYOR

RECORDING SECRETARY