

COMMITTEE OF THE WHOLE COUNCIL MEETING

September 19, 2005

The meeting was called to order by the Chairman at 7:00 p.m., in the Conference Room, in the Administrative Centre, in Barrington, N.S., with the following members present:

- Sterling Belliveau, Chairman
- Fred Bower
- Louise Halliday
- Donna LeBlanc-Messenger
- Eddie Nickerson
- Larry Stewart
- Sean Strang

- Mark MacIsaac, MacIsaac Environmental Consulting
- Brian Holland, Municipal Clerk

ADDITIONS TO AGENDA

The following items were added to the agenda:

- Street Light Request.
- Rural Caucus Meeting.
- Emergency Measures.

APPROVAL OF AGENDA

Moved by L. Stewart and seconded by S. Strang that the agenda be approved as amended.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by S. Strang and seconded by L. Stewart that the minutes of the last previous meeting held September 6, 2005 be approved as circulated.

Motion carried unanimously.

CED/LIBRARY PROJECT

Mark MacIsaac circulated a written summary of the estimated costs thus far for the CED Centre/Library Project. These costs include:

- Total site work	- \$313,697.00
- Total Building Work	- \$317,300.00
- Total Electrical Work	- \$ 95,660.00
- Total Mechanical Work	- \$ 52,300.00
- Total Contingency/ Design	- \$ 69,020.00
Subtotal:	\$848,977.00
H.S.T.	\$127,347.00
H.S.T. Credit	<u>(\$98,235.00)</u>
Total Estimated Project	\$878,088.00

Mr. MacIsaac also circulated notes regarding the level of the building and the amount of rock it is necessary to remove from the site.

Because there is ledge rock on this site, it is necessary to change the level of the foundation of the building and the site around the building. This can be done by lowering the site two (2) feet, by a combination of filling in the site one (1) foot and by blasting the site down one (1) foot, and by filling in the rest of the site so that the total site is raised by two (2) feet. The cost of lowering the site two (2) feet is estimated to be \$72,500.00. This would leave the elevations for the site unchanged. Raising the elevation of the site by one foot and removing the rock necessary to do this increases the cost by a net amount of \$39,700.00.

Raising the site a total of two (2) feet and not removing any rock would increase the cost of filling in the site and would result in a net increased cost of \$20,200.00. This would result in the loss of two parking spaces at the rear of the site.

It is suggested that the site elevation be raised two feet as it is the cheaper and quickest alternative.

In addition, the site plan has been altered to accommodate a dry hydrant for the fire department. This hydrant has been located on the western side of the pond in the driveway area being used as an exit from the property. Because there will be additional paving, it is estimated the additional cost of this hydrant will be another \$1,000.00.

Also, it is necessary to handle and remove some of the rock that has been found uncovered on the site. The original estimated cost of removing this rock was \$170.00 per ton. Mr. Newell has agreed to reduce this cost to \$145.00 a ton, and estimates that the rock removal will cost \$7,820.00.

As a result of these proposed changes in cost, the total cost of the project will increase by \$29,020.00. This cost is included in the contingency estimates previously quoted by Mr. MacIsaac.

Resolution COW050908

Moved by S. Strang and seconded by L. Stewart that it be recommended to Council that the Municipality accept the option proposed by Eugene Newell & Sons Construction Ltd. to raise the elevation of the CED Centre/Library Site by two (2) feet as this is the cheapest alternative and is recommended by the Engineer.

Motion carried unanimously.

It was also suggested by the Engineer that testing of the cement which will be placed on the site should be done at different intervals in order to ensure its adequacy. The testing of cement will cost an additional \$500.00 to \$1,000.00 for each test, depending on the timing of the tests and how they are done. The Engineer will see that these tests are done and the additional cost will be billed to the Municipality.

The Engineer has also been requested to identify the additional costs that relate to the construction of the CED Centre. This is necessary in order to submit the additional costs to the Atlantic Canada Opportunities Agency to request increased funding for this portion of the project.

Having completed his discussion of the CED Centre/Library Project, the Engineer retired from the meeting.

DATE FOR FIRE DEPARTMENT MEETING

Members agreed to meet with the representatives of the fire departments, on Monday, October 3rd, at the start of the Committee of the Whole Council Meeting that evening.

OCTOBER 31ST MEETING

There is a Committee of the Whole Council meeting scheduled for Monday, October 31st. This is Halloween and it is questionable whether Council should meet that evening.

Members agreed that there would be no meeting of the Committee of the Whole Council held that evening.

BAY SIDE HOME CORPORATION

The Municipal Solicitor was asked to determine whether or not the Bay Side Home Corporation is legally a committee of Council which must report to Council. He has informed the Municipal Clerk that it is not a committee of Council, and therefore is not required to report to Council.

The written response from the Solicitor was not available this evening. This will be obtained and circulated to members for their information and perusal.

STATION ROAD PROPERTY

The Municipal Solicitor was asked to provide his opinion regarding the liability of the Municipality for environmental issues that may be attached to the Station Road property which the Marina Group wishes to obtain.

The Municipal Solicitor has advised that if the Municipality buys the land in question, it takes on any and all responsibility for potential clean up of the property. The Municipality would become an owner under the Act, and regardless of whether it turns it over to the Marina or not, especially in view of Section 5 of the Agreement of Purchase and Sale, the Municipality could be called upon to bear any and all environmental clean up costs. As a result, it certainly would be advisable for the Municipality to have the Marina Group sign the Agreement of Purchase and Sale, not the Municipality, so the title would go directly from the province. Otherwise, there is significant risk, particularly if members of Council believe that there are serious environmental problems with the property.

Members then discussed potential environmental issues with this property.

Resolution COW050909

Moved by L. Stewart and seconded by E. Nickerson that the engineering company who completed the environmental assessment of the property be asked:

1. Is there any contamination on this property?
2. If so, please identify what the contamination is.
3. Identify the extent of the known contamination. Is there high contamination, moderate contamination or low contamination?

Motion carried unanimously.

Once this information is obtained, acquisition of the property will be further considered

BANKING SERVICES

Banking services were tendered in 2002 for a three (3) year period. We are coming to the end of the period that was covered by the previous tender.

Resolution COW050910

Moved by S. Strang and seconded by F. Bower that Municipal Staff determine from the current supplier of banking services whether or not fees for credit card transactions may be reduced in future, as these have become a significant cost to banking services.

Motion carried unanimously.

Once this information is obtained a recommendation will be made to Council as to whether or not to tender banking services.

MUNICIPAL WEBSITE

It was suggested that the Municipal website could be improved by adding the following features:

1. Minutes of previous years should be added to the website. At the present time the minutes go back as far as 2003. Members would prefer that the minutes go back at least to the year 2000, if not further.
2. A search engine should be added so that specific topics can be searched on the website. This may be possible to be done by using the "Joe Howe" search engine provided by the province.
3. Confidential information should be provided to councillors with their agendas. This information should not be available to the public but should be available to councillors on the website. In this way all of the information pertinent to an agenda would be attached to the agenda and be able to be accessed by councillors. Only the public information would be accessed on the website by the public.

Additional information will be obtained by Municipal Staff to determine how these features can be added to the website as soon as possible.

FAMILIARIZATION TOUR

A familiarization tour will be hosted by Discover Shelburne County and the South Shore Tourism Association in Shelburne County on October 17th, 18th and 19th. The tour will be for three (3) days starting at the Barrington Visitor Centre.

Discover Shelburne County is requesting the Municipality to sponsor one of the meals for this tour. The cost of the meal is \$300.00.

Resolution COW050911

Moved by E. Nickerson and seconded F. Bower that it be recommended to Council that the Municipality provide \$300.00 to sponsor a meal for the FAM Tour being conducted on October 17th, 18th and 19th in Shelburne County.

Motion carried unanimously.

CHAMBER OF COMMERCE COORDINATOR

Correspondence has been received from Diane Smith, the Manager of our Visitor Information Centre. Diane Smith has also been working as the Coordinator for the Barrington & Area Chamber of Commerce for the past two (2) years. She has indicated to the Chamber of Commerce that she no longer wishes to be the Coordinator for the Chamber.

Diane Smith has resigned as Chamber of Commerce Coordinator as she believes that function cannot be satisfactorily completed by the Visitor Information Centre Manager. Doing both jobs is too demanding to be done by one person. She believes it is necessary for the Chamber to hire a separate person to be their coordinator.

As a result, it is proposed that the Visitor Information Centre will revert back to its previous method of operation, that is, there will be three (3) staff hired for the Visitor Information Centre. It will operate from the 1st of April until the end of October. The Manager will be on staff for this entire period but will be laid off during the winter months. The Visitor Information Centre will be closed from the end of October to the first of April.

The Chamber of Commerce will continue to operate its office out of the Visitor Information Centre building if it so wishes, and may have its coordinator use the office there if the Chamber so desires. This is the recommendation that is being made by the Manager of the Visitor Information Centre.

Resolution COW050912

Moved by L. Halliday and seconded L. Stewart that it be recommended to Council that the Municipality accept the recommendation of the Visitor Information Centre Manager, that the position of Coordinator for the Barrington & Area Chamber of Commerce be separated from that of the Visitor Information Centre Manager, and the Chamber of Commerce hire a separate individual to perform this function.

Motion carried unanimously.

UNSM RESOLUTIONS

Copies of the proposed UNSM Resolutions to be discussed at the Conference in early October were previously forwarded to all members for their consideration.

Moved by F. Bower and seconded by S. Strang that Municipal delegates to the USNM Conference vote independently on all resolutions considered at the conference.

Resolution COW050913

Moved by E. Nickerson and seconded by L. Stewart that the previous motion be amended to add the words "except those specifically decided upon by Council".

Amendment carried unanimously.

The division was then requested on the original motion as amended.

Motion carried unanimously.

RURAL CAUCUS MEETING

Deputy Warden Bower attended the Rural Caucus meeting held in Antigonish last Friday morning. The Deputy Warden gave a brief summary of the discussion at the meeting. The main topics that were discussed were the distribution of the gas tax to Municipal units, the question of viability of municipal units being discussed prior to the approval of the Fair and Equitable Funding Report.

A copy of the minutes of this meeting has since been received and will be circulated to all members.

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SCHEDULE OF FEES

A Schedule of Fees for the previous two weeks was circulated to members for their information and review.

STREET LIGHT REQUEST

Nova Scotia Power Inc. has been asked if a street light can be installed on private property on Seaview Lane in Wood's Harbour. Correspondence has been received by email indicating that NSPI no longer installs lights on private buildings. This hasn't been done for at least the last ten years. In order to install a light on Seaview Lane it would be necessary to have a pole installed and a light placed on the pole.

Deputy Warden Bower was asked to assume the chairmanship of the meeting so that the Warden could address this matter.

Moved by S. Belliveau and seconded by S. Strang that it be recommended to Council that up to \$1,500.00 be granted from the District 1 Community Grants Fund for the purpose of installation of a pole for a street light on Seaview Lane.

AFFIRMATIVE

Sterling Belliveau
Larry Stewart

NEGATIVE

Fred Bower
Louise Halliday
Donna LeBlanc-Messenger
Eddie Nickerson
Sean Strang

Motion defeated.

EMERGENCY MEASURES

Members expressed concern regarding the emergency plan and organization in light of recent hurricane events. In particular, members expressed concern regarding the removal of incapacitated persons from Cape Sable Island prior to the arrival of a hurricane or a tropical storm such as Ophelia.

The discussion emphasized the need for a meeting of the Emergency Measures Organization to prepare for impending disasters in advance.

It was the general agreement of the members that a meeting of the EMO Executive was required to assure that adequate emergency planning is taking place.

ADJOURNMENT

The meeting was adjourned by mutual consent of members at 10:08 p.m.

Chairman
On website September 20, 2005.

Secretary for the Meeting