

## COMMITTEE OF THE WHOLE COUNCIL MEETING

May 19, 2015

The meeting was called to order by the Chair, at 6:00 p.m., in the Conference Room, in the Administrative Centre, in Barrington, N.S., with the following members present:

- Shaun Hatfield, Chair
- Jody Crook
- Donna LeBlanc-Messenger (7:30 p.m.)
- Lindsay (Eddie) Nickerson
  
- Brian Holland, Municipal Clerk

Councillor El-Jakl was away on vacation.

### Conflict of Interest

Donna LeBlanc-Messenger declared conflict of interest in the C.S.I. Elementary School matter as her husband has done work for, and continues to work for one of the proponents.

### ADDITIONS TO THE AGENDA

The following items were added to the agenda:

- June 20, 2015 meeting.
- Barrington Bridge.
- Pension Contributions.

### APPROVAL OF AGENDA

**Moved** by E. Nickerson and seconded by J. Crook that the agenda be approved as amended.

Motion carried unanimously.

### APPROVAL OF MINUTES

**Moved** by E. Nickerson and seconded by J. Crook that minutes of the meeting held May 11, 2015 be approved as circulated.

Motion carried unanimously.

CAPE SABLE ISLAND ELEMENTARY SCHOOL

James Brannen Proposal

James Brannen and Sarah Atkinson appeared before the meeting for the purpose of discussing their proposal for the development of the Cape Sable Island Elementary School. They anticipated that they would focus on developing 10 to 15 seniors' apartments in the building. They anticipated having the renovation and construction of apartments completed by late 2016 or early 2017. They would renovate most of the classrooms inside into one bedroom seniors' apartments, and if necessary, low income apartments. The right of way proposed by the Municipality was not an issue for them. They also indicated that they would include a common area within the building for the use of residents. At the present time they are undecided on the use of the gym. They anticipate this will evolve as the construction is completed. They also anticipate removing the library mobile building which is attached. The proponents believe that their project is more focused than the other proposals that have been put forward to date.

It is anticipated as many local tradesmen would be employed as possible and that they will form a company for the purpose of purchasing and operating this building.

Having completed their discussion, the proponents retired from the meeting at 6:30 p.m.

Butler's Estates Proposal

Mike Hennigar and Wendy McGill appeared before the meeting for the purpose of discussing their proposal for the development of the former C.S.I. Elementary School. They anticipated that the first phase of their development would include marketing the building as a community centre. They would attract other community groups to provide local services in the building such as a senior's daycare and a children's daycare. These organizations would be charged rent for use of the building. Mr. Hennigar indicated he intended to construct apartments around the perimeter of the property. This would consist of five, 8 unit, apartment buildings. He would anticipate moving forward with this construction as soon as possible. He anticipates doing as little as possible to the school itself. He has investigated the on-site septic requirements with an engineer. He would prefer not to give up the right-of-way around the perimeter of the property as it may be necessary due to the construction of the five separate buildings. The right-of-way would cut down the size of the land for use of development. He does not object to the right-of-way across the front of the property, and would be open to discussion of establishing and providing that right-of-way. It is anticipated that once these apartments are constructed and operational, a part-time or full-time manager would be required. The development would take place as soon as possible in order to gain income to offset the related expenses of owning the property. Again, Mr. Hennigar would consider some type of right-of-way in order to make the transaction work. He confirmed that he is aware that he is buying the property as is/where is. It is anticipated he would hire local contractors as much as possible, and he is serious about the community use of the school. Mr. Hennigar has had much experience in the community in local construction since 1977.

Having completed his discussion of his proposal, Mr. Hennigar and Ms. McGill retired from the meeting at 6:57 p.m.

### Harvest House Atlantic

Mr. Cal Maskery, together with Rod Guptil, Kevin Walsh, Marty Swim and Melissa Swim appeared on behalf of Harvest House Atlantic. These people discussed their proposal, the Harvest House Atlantic proposal for the use of the property, with the committee. Their proposal has not changed any from the previous information they had provided. They are a faith based community outreach group which partners with other agencies in the community. They wish to use the building as soon as possible, and the sooner they can start the better. They are not a government funded organization because they are funded from the community. Not having a mortgage on the building will make the project more economical as they will only have to deal with operational costs. Initially, they do not anticipate needing a facility this large, however this would be a “huge” asset for use in the area. It is also anticipated they may use part of the building as part of their “step-up housing program”. The Harvest House Atlantic would provide an opportunity for local people to get involved. Upon questioning they informed members that they would allow an opportunity of buy back of the property, if necessary. There was no objection expressed regarding the right-of-way request included in the Request for Proposal. They affirmed that they were aware they were buying the property on an as is/where is basis. They informed members that the school is a unique opportunity for youth, and that the group was open to other possibilities as well, meaning other locations. Harvest House has had experience in similar operations both in Windsor and in Moncton. It was also expressed that the need is there for “soup kitchens”.

Having completed their discussion, Harvest House proponents retired from the meeting at 7:30 p.m.

Deputy Warden Donna LeBlanc-Messenger then joined the meeting.

### BARRINGTON REGIONAL CURLING CLUB

Mr. Bob Cushing appeared before the meeting to discuss the operation for the Curling Club and a proposal for water supply. Mr. Cushing indicated that the Curling Club had funds to cover a small shortage which they experienced this year. He anticipates that they will be financially viable for at least the next two years. He also indicated that they will be increasing membership fees by 10% this year. The auditors are currently completing statements which will be forwarded to the Municipality in the near future. Mr. Cushing indicated that he is encouraged that there is new interest in the Curling Club and that new members may be picked up over during the fall. Over the past two years there have been approximately 85 members. They are trying to raise this number to 100 in the coming year.

A proposal for a new water line was circulated to members prior to the meeting. Mr. Cushing then discussed this proposal. The Curling Club believes a new water line is necessary in order to provide clear usable water to the Curling Club. It is anticipated this can be done by piping the water directly to the Curling Club from the Arena. The anticipated cost of doing this will be in the range of \$7,000.00. At the present time the Curling Club rents equipment in order to filter the water within the Curling Club at an annual cost of approximately \$2,500.00. The annual cost will be eliminated by providing water from the Arena source. This matter will be further discussed and considered by Council during their budget deliberations. In order to have this work done a decision must be made no later than mid December.

Mr. Cushing then retired from the meeting at approximately 8:00 p.m.

### TOURISM MONTHLY REPORT

Suzy Atwood appeared before the meeting for the purpose of delivering her monthly report for tourism. Ms. Atwood discussed the South Shore Guide and showed the web page that has been added by municipalities along the South Shore. She then discussed the use of this webpage and its connection to novascotia.com. The municipal website that is now under production was also reviewed and shown for the information of members. This website will be completed sometime in the next few weeks so that it can be made active on the internet. A mention was also made of Ms. Atwood's attendance at the Innovation Days event in Yarmouth.

Having completed her discussion of tourism matters, Ms. Atwood retired from the meeting at 8:38 p.m.

### BUTLER'S ESTATES LIMITED – SEWER CONNECTION

Members were informed that documentation has been received from Butler's Estates Limited concerning the sewer agreement previously reached with Council. Stamped engineers' as-built drawings have been provided by the developer. As well, the engineer has indicated that he has reviewed the video tape of the 8-inch sewer line which the municipality will be assuming ownership of. The remaining document to be obtained from Butler's Estates Limited is an easement allowing the municipality access to Butler's Estates property in order to maintain the sewer line for which it will be taking ownership. This matter will be forwarded to Council for completion once the additional documentation is obtained.

### ENCLOSED POOL

A member was informed that a Feasibility Study had been done for an enclosed pool at some time in the past. It was requested that this study be obtained and brought forward for consideration of the committee. This will be done at a subsequent Committee of the Whole Council meeting.

### JUNE 20<sup>TH</sup> MEETING

A meeting is scheduled for June 20<sup>th</sup> at the Shelburne Harbour Yacht Club for all of the municipal units in Lunenburg, Queens and Shelburne Counties to discuss common areas of interest. Members were asked to indicate whether or not they intended to attend this meeting so that a response can be made to the organizers. Councillor Hatfield indicated he would be busy on that date and would not be able to attend. The Warden indicated that at the present time he intended to attend the meeting. This information will be forwarded to the organizers.

### BARRINGTON BRIDGE

Members were informed of the estimated cost of replacing the former train trestle over the Barrington River. The estimated costs at the present time are \$290,000.00 in total. Members were also informed of the funding that is available. It was indicated that funding of between \$28,000 and \$78,000 would be requested of the Municipality by the Trail Association who are completing this project. This funding request will be brought forward to committee for further consideration during the budget process.

PENSION CONTRIBUTIONS

A list of pension contributions was reviewed with members. It is suggested that the contribution of employees and the municipality towards employee's pension plans be increased. The contribution of employees and the Municipality's contribution as employer has been fixed at 5% since the inception of the Pension Plan, more than 20 years ago. Further information will be prepared on this subject and brought forward to Council for consideration.

MEETING WITH KEN ANTHONY

The Deputy Warden indicated she has received correspondence from Mr. Anthony requesting a meeting with her to discuss the soccer field well which is presently connected to the courtyard property. Members discussed this request at length without drawing any resolution or making any motions in the matter.

ADJOURNMENT

The meeting was adjourned by mutual consent of members at approximately 9:50 p.m.

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Chair

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Secretary for the Meeting

**On website May 21, 2015.**