

COMMITTEE OF THE WHOLE COUNCIL
September 10, 2024

The meeting was called to order by the Chair at 7:07 p.m., in the Conference Room, in the Administrative Centre, in Barrington, N.S., with the following members present:

- Lindsay (Eddie) Nickerson
- George El-Jakl
- Jody Crook
- Andrea Mood-Nickerson – arrived at 7:25 p.m.
- Shaun Hatfield

- Chris Frotten, CAO
- Debbie Mader, Municipal Clerk

APPROVAL OF AGENDA

Being duly moved and seconded that the agenda be approved as circulated.

Motion carried unanimously.

APPROVAL OF MINUTES

Being duly moved and seconded that the minutes of the last meeting held August 20, 2024, be approved as circulated.

Motion carried unanimously.

PRESENTATION RE: SHAG HARBOUR INCIDENT SOCIETY

Danny Reid, Robin MacKenzie and Laurie Wickens were present on behalf of the Shag Harbour Incident Society. Mr. Reid gave a presentation on what the society would like to accomplish. Ms. MacKenzie read a letter from Chris Styles stating the society's vision for the future. The presentation is attached and forms part of the minutes.

It was suggested that the Shag Harbour Incident Society submit a formal request for the land they are requesting. Direction was given to the CAO to consult with the Municipal Solicitor to determine the liabilities to the Municipality if a lease was offered versus a land title transfer.

Councillor Andrea Mood-Nickerson arrived at the meeting.

MATTERS ARISING FROM PREVIOUS MEETINGS:

There were no matters arising from previous meetings.

TENNIS COURT ASSESSMENT & POTENTIAL UPGRADES

The CAO provided an update on possible maintenance/upgrades to the tennis court facility located on Sherose Island. The report is attached and forms part of the minutes.

032.

Page 2, Committee of the Whole Council Meeting, September 10, 2024

Resolution COW240901

Being duly moved and seconded that it be recommended to Council that given the current state of our tennis court and the potential for enhancing our recreational facilities, it is recommended to investigate the detailed costs for resurfacing the court, upgrading the fencing and adding multi-sport markings to increase the versatility of the court.

Motion carried unanimously.

TAX SALE PROCESS

In the past four years the tax sale process has been done by tender. These tax sales were highly successful; therefore, staff has once again requested this process be considered for the upcoming tax sale in February.

Resolution COW240902

Being duly moved and seconded that it be recommended to Council that the 2025 Tax Sale be conducted through a public tender process.

Motion carried unanimously.

COMMERCIAL DEVELOPMENT DISTRICT IMPROVEMENT PLAN BY-LAW

The CAO provided an update on the Commercial Development District Improvement Plan By-law. Plans will be undertaken shortly to start the process of amending the MPS/LUB planning strategy before this by-law can be approved.

OCTOBER MEETINGS

Resolution COW240903

Being duly moved and seconded that it be recommended to Council to cancel all regularly scheduled meetings for the month of October to allow candidates to prepare for the upcoming Municipal Election.

Motion carried unanimously.

IN-CAMERA SESSION RE: MGA SECTION 22(2)(e) Contract Negotiations

At 8:20 p.m. members moved In-Camera, in accordance with Section 22(2)(e) of the Municipal Government Act to discuss contract negotiations.

The regular meeting was called back to order at 8:35 p.m.

033.

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REPORT ON IN-CAMERA SESSION

Resolution COW240904

Being duly moved and seconded that it be recommended to Council to enter into an agreement with ScotiaWay Energy to provide solar energy to the Sandy Wickens Memorial Arena.

Motion carried unanimously.

Resolution COW240905

Being duly moved and seconded that it be recommended to Council to renew the lease for Fort Creek Park in Port LaTour with the new owner.

Motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Chair

Secretary for the Meeting

FROM: Chris Styles

SENT: September 10, 2024

TO: Chris Frotten & Barrington Municipality

Committee of the Whole

SUBJECT: Request for more information regarding

Shag Harbour Incident Society's vision & progress towards new

Interpretive Centre.

Hello: Chris Frotten & Committee;

My name is Chris Styles, and I am currently a board member of the Shag Harbour UFO Incident Society. I am known within the UFO community, for my UFO research, writing and media appearances regarding the 1967 Shag Harbour Incident and more recently the 1960 Shelburne USO Case. The Society's chair, Laurie Wickens, has asked me to write this response, to address Chris Frotten's request for learning more about the Society's vision and progress towards a new interpretive centre.

The Society's Vision

The Incident Society's primary mission is to promote interest and public knowledge of the historic Shag Harbour UFO Incident and other significant UFO cases that have occurred in Southwest Nova...I began a reinvestigation of the Shag Harbour Incident in April 1992. At that time, the case had slipped into the dustbin of history and was entirely forgotten. My research had an immediate and significant impact within the field of ufology and attracted considerable media and public attention to the case. Within a few years several US feature documentary specials had been produced. Japanese paranormal magazines such as "Borderland"

were featuring in depth articles on the case. Hard cover, scholarly US books, such as "The Randle Report: UFOs In the Nineties", which featured the Shag Harbour Incident, were being published. By 2001 Don Ledger and I published "Dark Object" through Dell / Bantam of New York. Other book publications such as "Impact to Contact" (Arcadia House) would serve to sustain interest in the case. My most recent book, released in 2023, "Sweep Clear 5: NATO's UFO Encounter" (Amazon Press), which deals with both The Shag Harbour Incident and the 1960 Shelburne USO Case, was for several days at the end of May 2024, ranked the number 2 UFO book on Amazon and the #1 most gifted UFO book.

Tributes to the Shag Harbour Incident have come in many forms, from official limited commemorative coins struck by Canada's Mint, to praise from US podcasters who rank the Shag Harbour case as "One of the most compelling arguments for UFO reality." So why is the UFO heritage of Southwest Nova, not on par as a tourist attraction, when compared to other UFO destinations such as Roswell? ...There are to my mind several reasons.

Out of province and international UFO enthusiasts face several challenges when travelling to visit the local sites in Shag Harbour, Shelburne and Cape Sable. Those who fly into Halifax must rent a vehicle to reach Shelburne County or rely on friends, family or colleagues, to spend time in the area, when special events are occurring. Hotel and other accommodations are quite limited in Shelburne County and there is no facility appropriate for actual conventions. And perhaps most concerning, is the fact that the current interpretive centre in Shag Harbour falls short of most people's expectations as a tribute to Shelburne County's UFO heritage... Perhaps nothing highlights this last point as clearly and harshly as a September 12, 2013, article that appeared in the Vancouver Courier. The article, written by John Masters, puts it this way, "**One of the worst museums you'll ever visit, tells one of the most unusual stories you'll ever hear.**" (*article included as an attachment*)

I have seen this type of review in publications from the US, UK & Japan. When the articles see fit to give advice, they inevitably tell the reader to read the books, watch the documentaries, and skip the museum. Despite this negative international press, the UFO cases here go on to survive and attract a new audience.

Earlier this year the National Geographic's series "UFOs: Investigating the Unknown – Season 2" came to the area and did location shooting with myself and several eyewitnesses to be part of the upcoming 2025 broadcast and streaming season on National Geographic, Disney & HULU. The program's audience is independently rated as being in the millions... This will be the first time in several years that coverage of the Shag Harbour Incident and the 1960 Shelburne Case will be seen by a large international audience. In fact, I am currently in negotiation with other US networks, who want to give the UFO cases here some type of treatment. However, one of the concerns I hear time and again is the lack of a proper facility for shooting indoor footage and providing good indoor "b-roll", that would serve to support and enhance the UFO cases here. A new interpretive centre would be a huge asset in any future pitch approach to TV and other types of media producers.

The resumption of US TV interest, the success of the annual Yarmouth UFO XPO event, and the international sales of my most recent book about the 1960 Shelburne USO Case, demonstrate that there is an appetite amongst the public for more of what Southwest Nova has to offer.

The Society understands the limitations of what the municipality can do and appreciates all that it has done to date. **Progress towards a new Interpretive Centre begins with having the land to build upon.** If the Barrington Municipality sees fit to transfer title of the land, then the Society will launch a sustained fund-raising campaign, begin an intensive search for all available government and private sector sources of partial and top up funding, and begin an exploration of the possibility for donations of professional services, such as architecture services, material contributions, discounts, etc. A formal business plan,

by an accredited firm, would also be sought to provide a timetable and set of achievable goals.

If the Municipality sees fit to transfer the land title, it would also be a great help to the Society towards reaching its goal, if in the interim, the Municipality maintained the services that it currently provides for the land in question. *(Lawn care, curb maintenance, etc., until such time as the Society would be ready to open the doors of a new facility, and then assume full responsibility for the land.)*

I remember back in 1992, when I first called the late nuclear physicist / ufologist Stanton Friedman about the Shag Harbour Incident. He was at the time considered the leading expert on UFO crash scenarios and he had never heard of the Shag Harbour Incident. Today, everyone, who is now a UFO enthusiast has heard of the case. It is now time to invest in a future where the case becomes common knowledge and just as well known to the public at large...I believe that if we build it, they will come, whether they are a Sunday driver wanting a day out of the city, or a Hollywood producer looking for the next big thing for sweeps week.

Chris Styles - on behalf on the Shag Harbour Incident Society

902 229-1967

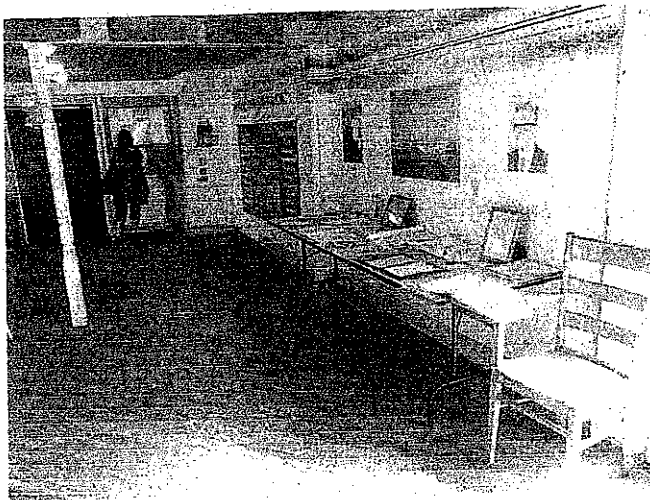
Shagharbour1967@gmail.com

VANCOUVERCOURIER

Nova Scotia's Shag Harbour centre tells intriguing UFO story

John Masters/Meridian Writers' Group / Vancouver Courier

September 12, 2013 09:12 AM



The Shag Harbour Incident Society Interpretive Centre/Museum is in the village's former general store. While the museum is underwhelming, it has an intriguing story to tell. Photograph By John Masters

SHAG HARBOUR, Nova Scotia — One of the worst museums you'll ever visit tells one of the most unusual stories you'll ever hear.

Shag Harbour, a fishing village in the southwest corner of Nova Scotia, was the site of what's been called "the world's only government-documented UFO crash." That's from the cover of *Dark Object* by Don Ledger and Chris Styles, published in 2001 by Dell Books.

Here's the tale: on the evening of Wednesday, October 4, 1967, many people across Nova Scotia saw unusual lights in the sky. The pilot and co-pilot of a passing Air Canada flight did, too: a large, well-lit, rectangular orange object, followed by a string of smaller lights, about 20 degrees above the horizon. While they watched, there was an explosion near the large object, then another, and the smaller, "kite tail" lights began to dance like fireflies. They followed the lights' progress for several minutes as the objects drifted east.

About two hours after this, around 11:30 p.m., a carload of young people driving through Shag Harbour saw a large shape, flashing four lights, descend at a 45-degree angle headed into the chilly Atlantic Ocean. There was a whistling sound, a whoosh and a bang, and the thing hit the water 200-300 metres offshore. It bobbed on the surface for a

...ile, showing a pale yellow glow, then submerged, leaving a glittering yellow foam, like shaving cream, six centimetres thick in a patch 25 metres wide and a kilometre long, roiled by bubbling from beneath and smelling of sulphur.

Two fishing boats went out, thinking it might be a crashed airliner. Three Royal Canadian Mounted Police officers were aboard. Other vessels joined the search, including a coast guard cutter sent by the Rescue Coordination Centre in Halifax. The RCMP and RCC both filed reports describing the mysterious "dark object" as a UFO. A few days later, divers went down, but no one's sure what they found because by then the official channels had started to clam up. The incident quickly sank from public view — and remained out-of-sight until Dark Object was published, expanding the narrative to include the possible involvement of the super-secret submarine tracking station then in operation at nearby Shelburne.

The Shag Harbour Incident Society Interpretive Centre/Museum conveys this intriguing story largely via photocopies of documents in binders arrayed atop collapsible tables. These stand on the broad, bare floorboards of the village's former general store, converted to its present archival use in 2009. The museum also sells pop, candy, used paperbacks (50¢) and a selection of inflatable and Styrofoam green aliens. Clearly, it could use better funding — and your custom.

The museum is open from late May to mid-October. If you continue three kilometres east on Highway 3 you'll come to a seaside gazebo and a sign, "Site of the 1967 UFO Incident." If you arrive in early August you may enjoy the two-day Shag Harbour Incident Festival. At any time you can have the village post office frank your letter with "Shag Harbour, home of the '67 UFO visit."

For information on travel in Nova Scotia, go to novascotia.com.

For more stories, go to www.culturelocker.com.

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STAFF REPORT

SUBMITTED BY: Misty James & Chris Frotten

DATE: August 27, 2024

SUBJECT: Options and Potential Costs for Maintenance/Upgrades to the Municipal Tennis Court

STRATEGIC OBJECTIVE: 5.2 and 5.3

ORIGIN

On June 11, the CAO was directed to look into both the logistics and costs of resurfacing and enlarging the fencing at our current municipal tennis court to address the need for upgrades and potential for expanding the versatility of this outdoor recreational asset. This report highlights the current condition of the court and outlines options for maintenance and/or upgrades.

BACKGROUND

Our municipal tennis court is located on Sherose Island. It is an outdoor court with an asphalt surface and the court is open to the public year-round and is free to use.

The existing court surface has dips and uneven spots, impacting play quality and safety. The court surface needs to be extended to meet official dimensions for full regulation play (fencing is too close on ends) and the current space is not accessible to wheelchair users.

The fencing also does not meet regulation standards for proper play because the base is too short end to end.

The court is currently used for a variety of activities including tennis, ground hockey, learning to bike or scooter/skateboard, and free play. With the popularity of pickleball it is conceivable that it would be used for this as well if developed. We have heard a need for basketball facilities from youth in recent years.



DISCUSSION

Given these deficiencies, how the court is currently used and the potential for improved usage, we believe there is merit in considering improvements and/or upgrades. Here are four options that would address some or all of the deficiencies.

Option 1 – Resurface Court & Add Multi-Sport Markings

This would entail removing the existing surface irregularities, filling cracks, and applying a new top layer in addition to placing lines for pickleball, basketball and other sports. The actual court size is sufficient so it can be resurfaced as is. The fencing is in good repair but could use a paint finish to enhance the look of the facility. In this option, we would however recommend extending the paving to the parking area and replacing the fence door to make the facility accessible to wheelchair users.

Appendix A includes details on the following examples from other municipalities.

- Lockeport: Resurfacing of their court was completed in 2023. They saved costs by performing some preparatory work in-house. Also, minimal asphalt work was needed, and repairs were only required at the posts. The rubberized surface was selected for its age-friendly attributes.
- Argyle: They resurfaced courts in Pubnico and Wedgeport 10 years ago for \$207,542, including a new driveway and some fence repairs.
- Yarmouth: They plan to resurface courts at St. Ambrose and have a multi-sport court project at the Mariners Centre which will cost nearly \$1 million with advanced features (light and shade structures) and funding support.

Option 2 - Enlarge and Upgrade Fencing

This option would include extending and enhancing the fencing to meet regulation standards. The fencing should be placed a minimum of 12 feet (3.66 meters) from the sidelines and 21 feet (6.40 meters) from the baselines to provide ample playing space. The tennis court currently has only 3.2 metres between the baseline and the fencing on each end (which is placed along the edge of the asphalt base) but has a full 6 metres of space between the sidelines and fencing. The fencing is otherwise in good condition and possible further enhancements could include paint or cover of the metal to be green or black in colour.

Colour and coating can also deteriorate, and further research here would be recommended. The gate would also have to be upgraded to an accessible entry with gate opening outward and a second gate installed at the other end on the south side at the other end (to open on to what is hopefully green space replacing the current recreation centre). Storage for nets and equipment should also be considered. This option would mean extending the base of the court to provide the additional off-court space.

Option 3 – Expand to Two Courts

This option would be the most complex and would see the construction of an additional court to accommodate more players and sports.

In evaluating the available options, it is important to note that they can be implemented either individually or in combination, depending on the desired outcomes and resource availability. Each option has been designed to stand alone, addressing specific deficiencies of the court. However, combining certain options may offer enhanced benefits and efficiencies, potentially leading to a more comprehensive solution. We recommend considering both approaches, as the flexibility to pursue options separately or in conjunction allows for tailored implementation strategies that align with the project's goals and constraints.

BUDGET IMPLICATIONS

Based on available data and comparable projects, we estimate the following costs:

Option 1

Approximately \$25,000 - \$40,000 per court, depending on the extent of preparatory work and surface material and additional sport markings.

Option 2

Approximately \$50,000 - \$100,000. This would include the additional fencing and any repairs of existing fence as well as the addition of 2 accessible gates.

Option 3

Approximately \$150,000 - \$250,000, considering the construction of a new court and necessary amenities. The cost will vary heavily based on surface type, additional fencing, and preparation work required. The multi-use court being developed in Yarmouth is for two multi-use courts on a very large base. It also includes amenities such as a shaded spectator area, lighting and a full screen between courts. The full cost of this project is just under \$1,000,000.

In terms of funding, the Lockeport project was community driven with the project team consisting of the membership of the local Pickleball & Tennis Club and municipal staff. New Horizons funding was contingent on this partnership with this mainly senior member group.

Similar to Lockeport's approach, performing some preparatory tasks in-house can reduce costs. We do not have the cracks that they experienced but could trim and remove brush from around the court if expansion was desired.

Seeking grants and funding from programs like Canadian Tire's Jumpstart and other provincial recreation/sport facility development initiatives or accessibility funding are also options.

LEGAL IMPLICATIONS

N/A

PUBLIC CONSULTATION/COMMUNICATIONS

N/A

RECOMMENDATION

Given the current state of our tennis court and the potential for enhancing our recreational facilities, it is recommended to investigate the detailed costs for resurfacing the court, upgrading the fencing and adding multi-sport markings to increase the versatility of the court.

If the expansion of an additional court is desired, we recommend evaluating the feasibility and benefits of doing so, including detailed cost analysis and potential funding sources before making any decision on enhancement or improvements.

SUGGESTED MOTION

Move to recommend to Council to investigate the detailed costs for resurfacing the court, improving the fencing and adding multi-sport markings and bring forward this project to budget deliberations next year for further consideration.

ALTERNATIVES

- Maintain the current state of the tennis court without making any changes or upgrades.
- Delay a decision to a later date to allow for further consideration.
- Explore the possibility of moving the tennis court to a different location.

ATTACHMENTS

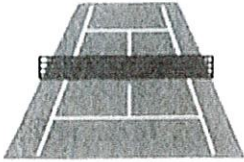
- Municipal Project Comparison Matrix
- Lockeport Resurfacing Quote and Aerial Shot
- Jump Start Multi-Sport Court Information: <https://marinerscentre.com/news/jumpstart-inclusive-multi-sport-court-coming-to-yarmouth>

Appendix A

Comparison of Municipal Tennis Court Projects

Municipality	Scope of Work	Internal Preparation	Costs	Funding
Lockeport	Resurfacing of existing tennis courts; added lines for two pickleball courts	Significant internal prep work, including digging out old dirt from cracks Partnership with local Tennis and Pickleball Club	\$47,700 +HST including fencing repairs Total project was \$73,000 including some programming, an accessible pathway and backboard	New Horizons - \$25,00 RFD - \$23,000 Partner Funding (Tennis/Pickleball club)- \$10,000
Argyle	Resurfacing of Pubnico and Wedgeport tennis and multi-purpose courts; new driveway in Pubnico; some fence repairs; added lines for hockey and basketball	None specified	\$207,542	\$54,000 funding received RFD
Yarmouth	Planned resurfacing of St Ambrose courts; lines added for pickleball courts in various locations; new multi-sport court project at Mariners Centre (basketball, wheelchair tennis, etc.)	None specified for St Ambrose courts; new multi-sport court includes advanced features and infrastructure	Multi-sport court project costs nearly \$1 million	Funding through municipal units and donations from Canadian Tire's Jumpstart program

This table and summary provide a clear comparison of the scope, preparation, costs, and funding for recent municipal tennis court projects in Lockeport, Argyle, and Yarmouth.



MARITIME TENNIS COURT BUILDERS & REFINISHERS

149 MacIntosh St., New Glasgow, N.S. B2H 4R6
MEMBER OF U.S. TENNIS ASSOCIATION

RES. 755-1970
OFF. 755-4033
FAX. 755-1977

DOUG MacDONALD

PROPOSAL AND CONTRACT

Date July 25, 2022

- Lockport Tennis Courts
Lockport, N.S.
- Att: Fran Scott

Phone: Office (902 656 2565) Res. ()
Gentlemen:

Following is a proposal to you (owner or contractor) for supplying all labour, materials, and equipment required to completed the following work at Lockport, N.S.

DESCRIPTION AND PRICE OF WORK

Asphalting	<u>Repair asphalt at net posts</u>	Lighting	<u>N/A</u>
Fencing	<u>(separate quote)</u>	Landscaping	<u>"</u>
Rubberized Coating	<u>3 Coats</u>	Tennis Nets	<u>"</u>
1 Colour Request	<u>Blue / Green</u>	Tennis Net Posts	<u>"</u>
Lines	<u>White (T.C.) Blue(Pickleball)</u>	Wind Screen	<u>"</u>

DESCRIPTION COMMENTS:

Item	Description
1	Clean Court of debris
2	Install Base Coat
3	Install Colors
4	Install Lines

Note 1. Fencing repairs to be a separate quote.

Contract Price \$ 29,700.00
 Less Deposit _____
 Balance _____

80% of Balance must be paid after asphalt laid before Phase 2 begins.
BALANCE DUE ON DAY OF COMPLETION

HST EXTRA

The purchaser is to advise the seller of the location of any underground cables, conducts or pipes of any kind before commencing the installation and indemnify the seller should any damage be caused prior to the location of same. Kindly phone public utilities who will give you the location of such services without charge.

If the foregoing meets with your acceptance, sign and return the attached copy, which thereupon becomes a contract between us. The foregoing together with terms and conditions on the reverse side hereof will constitute the full and completed agreement between us.

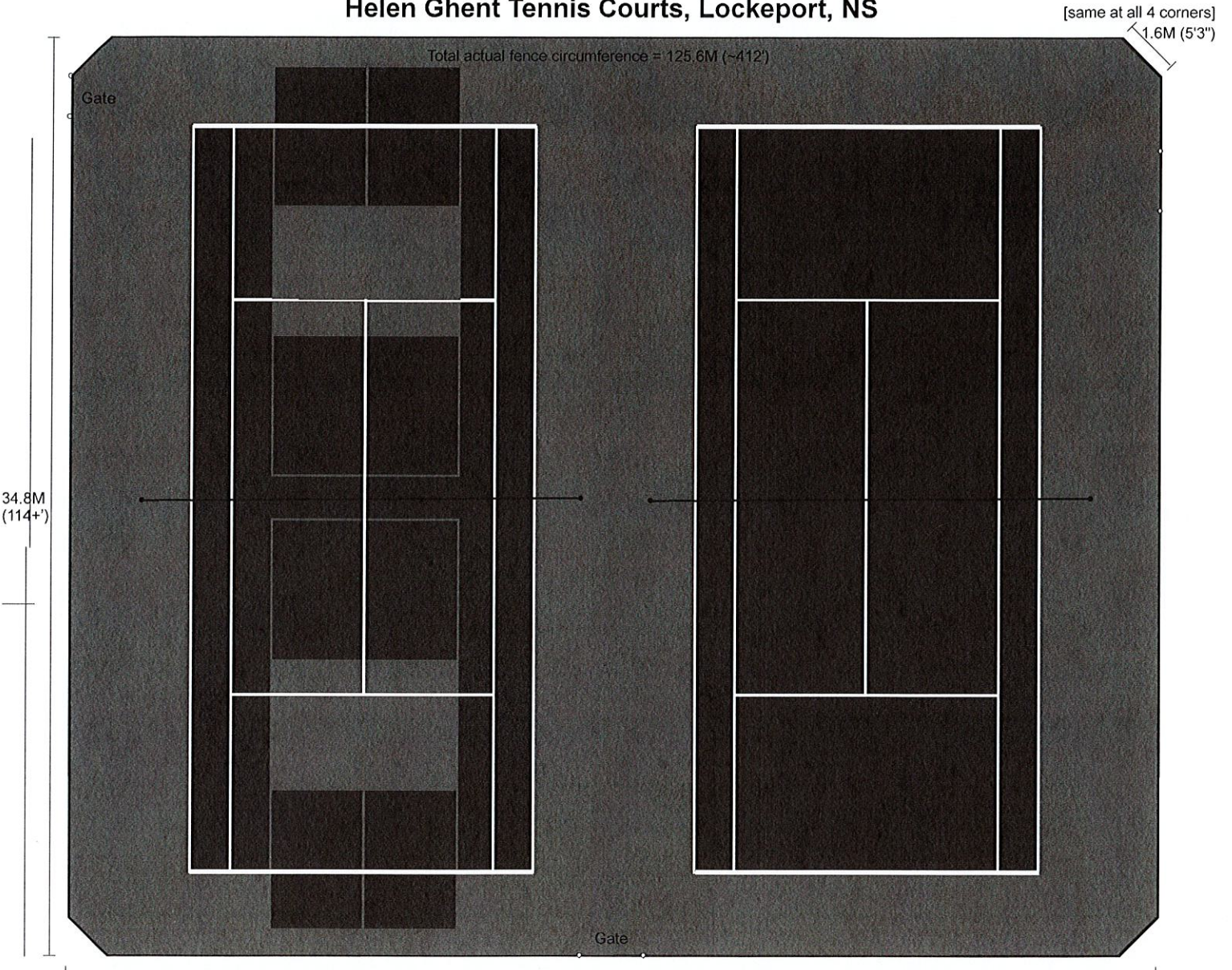
TERMS AND CONDITIONS ON REVERSE OF THIS CONTRACT MUST BE READ AND UNDERSTOOD BEFORE SIGNING.

Yours truly,
MARITIME TENNIS COURT BUILDERS & REFINISHERS

Accepted

Contractor or Owner	Signature	Date
		20

Helen Ghent Tennis Courts, Lockeport, NS



34.8M
(114+')

Total actual fence circumference = 125.6M (~412')

[same at all 4 corners]

1.6M (5'3")

Gate

Gate

29.4M (~96.5')

Fencing is 10' high around the entire circumference and has a 4' overhang extending from the south edge over the court.

North



NOVA FENCING LIMITED

149 Macintosh Street, New Glasgow, N.S. B2H 4R6
Bus. (902) 755-4033 Res. (902) 755-1970 Fax. (902) 755-1977

FACSIMILE COVER SHEET

Date Dec. 7, 2022
To Town of Lockport
ATTENTION Fran Scott
FAX NUMBER 902 656 2565
FROM Jim MacDonald (902) 497 8307
Number of pages being sent including this cover sheet 2

MESSAGE Tennis Court Fencing Wire / Resurfacing
The cost to remove and replace the 10' wire
along with the resurfacing of the courts
is \$ 47,700.00 H.S.T. Extra

Note 1. See attached quote for the tennis courts.
2. We can paint the posts and top rail
and provide black wire at this cost also.

