



COMBINED COUNCIL MEETING **AGENDA**  
Tuesday April 27<sup>th</sup>, 2023 @ 7:00 pm  
Hybrid – Council Chambers and via Zoom, Stewiacke, NS

**Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.**

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1. Call to Order

Mayor George Lloy called the Council Meeting to order at 7:00 pm

2. Attendance

Present:

Mayor George Lloy

Deputy Mayor Roseanne Chapman

Councillors:

Chad Ramsey

Suzanne Lutz

Susan Creelman

Rebecca Rogers-Laing

Pam Osborne

Staff:

Dale Bogle, CAO

Erin Richard

Leah Bennett

Jeff Sibley

3. Approval of / Changes to Agenda

Councillor Osborne asked to add 9.j. Discuss tax exemptions

On the motion of Councillor Osborne and Deputy Mayor Chapman:

***I so move to approve the Agenda as presented for April 27<sup>th</sup>, 2023 – Combined Council Meeting with the addition of 9.j. Tax exemption discussion***

**MOTION CARRIED UNANIMOUSLY**

4. Disclosure of Interest on Agenda Items

NIL

5. Approval of Minutes

Councillor Osborne noted that her name was misspelt on page 5

On the motion of Deputy Mayor Chapman and Councillor Rogers-Laing:

***I so move to approve the Minutes as presented with the above noted changes for March 9<sup>th</sup>, 2023 – Committee of the Whole Meeting***

**MOTION CARRIED UNANIMOUSLY**

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Councillor Osborne wanted on the record that she asked about the \$239,000 opposed to what was in the budget and where that figure came from, also if it included the CAO salary. On the motion of Councillor Osborne and Councillor Creelman:

***I so move to approve the Minutes as presented with the above noted changes for March 23<sup>rd</sup>, 2023 – Council Meeting***

**MOTION CARRIED UNANIMOUSLY**

6. Announcements / Proclamations  
NIL

7. Presentations

a. Stewiacke Fire Department

Stewiacke Fire Department presented on the 2022 report and their 2 year plan:

- 2023 ordered new rescue and will receive 2025
- Increased membership = increased seats
- Increased town growth = increased equipment requirements
- Keep engine in town for district calls while rescue goes mutual aid where possible
- New construction = faster burns, more firefighters jumpseat ready
- Dirty hose transport – toxic
- New Fire Station
- Current station out of date
- Out of space
- Unable to train in winter
- No place to dry gear post incident
- Station Needs
- No showers for post incident decon
- Forced to go home and bring contaminates home
- No back up power
- No vehicle exhaust system
- Previously discussed, held off due to this discussion
- No space to wash equipment – hose (poor ventilation), gear and equipment
- Restricted by height on doors
- Less height = longer trucks but no space
- Various options to look at funding this, however, conversation needs to start now for >5 year plan, collaboration with county, fundraising
- Town growth = Fire Department Growth
- Potential for community use space

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Councillor Ramsey - Councillor Osborne had a meeting with fire department regarding concerns around three story buildings, is this an issue?

Mark Crozier – Councillor Osborne attended a meeting and had a conversation afterwards. In a perfect world, it would be nice to have a ladder truck but not in immediate demand. Elmsdale does not have a ladder truck, they use Enfield / Lantz. We will use them as well. A new hall is more important than a ladder truck. The risk to the residents, all kinds of risks in any building.

Councillor Rogers-Laing – Is there enough room in current fire hall for a new truck within 2 years?

Mark Crozier – Yes, at this point there is as this new truck was designed to fit in the fire hall and we will be removing an old truck and will have room for the new one in the future.

Councillor Osborne – Is a five story property going to be a concern?

Mark Crozier – Newer construction will burn quicker due to the materials used.

Councillor Osborne – Are there concerns for a five story?

Mark Crozier - It would be a great tool, but it would also take us out for more mutual aid for surrounding areas, even for chimney fires. There is no more risk in a five story than in a slab home.

Councillor Osborne – What about getting people out of the building?

Mark Crozier – It wouldn't be any different than trying to get people out of this building. Is there a five story going up?

Councillor Osborne – Does County have a height restriction?

Mark Crozier – I think Bible Hill is 4 levels but not sure if that is what the builder decided or the rule. We would like to stay in Stewiacke.

Councillor Creelman – Great job acquiring all the new gear.

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Deputy Mayor Chapman – Relieved to hear the three story is not a concern, great job.

Mayor Lloy – Thank you on behalf of all Council for all the work that you do.

8. Written Petitions and Correspondence

- a. Sustainable Services Growth Fund (SSGF)

9. Business

- a. Staff Reports
  - i. Administration

-Riverside/Lewis/Pleasant Hill: RFP is out and we are waiting on quotes

-Well Source Study: Contract to Phase 4 awarded to WSP

-Shared Service for Planning and Development: Working on a range of accessible capital projects

-Egress Road St Andrews St to George St or Highway 2: Awaiting final report

-Business and Tourism: Examining website upgrade options as part of our Strategic Plan

-Splash Pad: Getting ready to open for summer

-Amalgamation review: Ongoing with Council

-50 St Andrews: Awaiting to proceed with tax sale

-101 Kitchener: Demolition order is in place and being worked on

-Received over \$5 million in grants over the last 10 months

- ii. Financial

-Dale read for Randi with assistance from Councillor Creelman if there are any questions on the budget to which there were none

- iii. Community Development

-Erin stated that the CBCL Draft Report has been submitted

-Playground will be installed in May

-Summer Camp and Sports programs are well received

-Councillor Osborne mentioned that she attended the Easter Egg Hunt and it was great, was a job well done

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iv. Public Works

- Councillor Osborne asked about the potholes in John Crawford Trail parking lot?
- Jeff responded that they have to get together with Canada Post as that is the Canada Post Traffic with the mailboxes causing the issue
- Councillor Osborne asked about the Water Treatment Plant – CBCL stated it was end of life?
- Jeff stated that was based on age only, it is based on a 30 year life span
- Councillor Osborne asked about the time we didn't produce enough water?
- CAO Bogle stated that 88% of the time we are under the need to produce, when we have heavy rains and the water turns dirty, it takes more to produce. Jeff stated that we have enough storage for 5 days for the town.
- Councillor Osborne had a couple of residents asking about the sign, Jeff responded that we had to move the crosswalk so the solar crosswalk lights weren't in the driveway to the apartment building and the sign is going to go where we had to tear up the previous walkway for the crosswalk and it will not be a traffic distraction.

On the motion of Councillor Ramsey and Councillor Rogers-Laing:

***I so move to receive the Staff Reports as presented for April 27<sup>th</sup>, 2023 – Combined Council Meeting***

***MOTION CARRIED UNANIMOUSLY***

b. Capital Budget

On the motion of Councillor Creelman and Councillor Ramsey:

***I so move that Council approve the 2023 – 2024 General Capital Budget totaling \$6,458,532 as presented***

***MOTION CARRIED UNANIMOUSLY***

On the motion of Councillor Creelman and Councillor Ramsey:

***I so move that Council approve the 2024 – 2027 General Capital Budgets totaling \$3,985,000 as presented***

***MOTION CARRIED UNANIMOUSLY***

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On the motion of Councillor Creelman and Councillor Lutz:

***I so move that Council approve the 2023 – 2024 Water Utility Capital Budget totaling \$1,520,570 as presented***

**MOTION CARRIED UNANIMOUSLY**

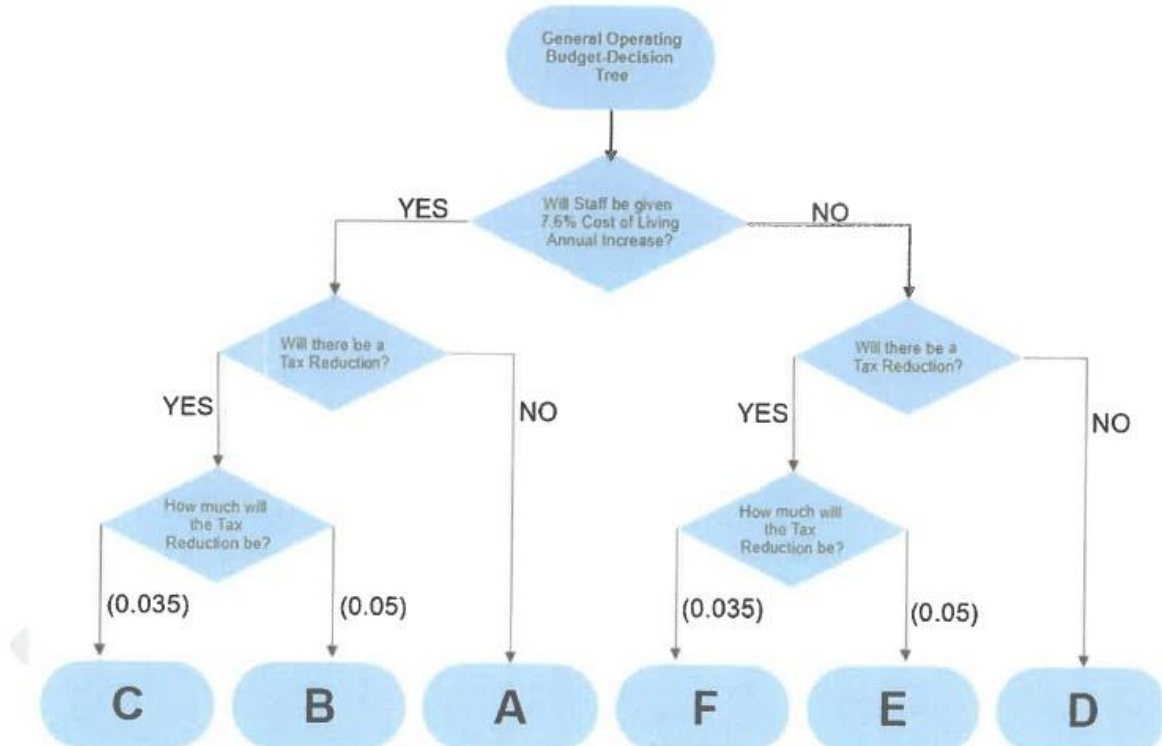
On the motion of Councillor Creelman and Councillor Osborne:

***I so move that Council approve the 2024 – 2027 Water Utility Capital Budgets totaling \$12,045,000 as presented***

**MOTION CARRIED UNANIMOUSLY**

c. Operating Budget Approval

Discussion on the CPI with the Council to discuss whether they move forward with the 7.6% cost of living increase or the 5% cap that was put in the policy. Also discussed whether there will be a tax reduction, and if there is, what the reduction will be.





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On the motion of Councillor Creelman and Deputy Mayor Chapman:

***I so move that the Committee of the Whole recommend that Council approves the 2023 – 2024 General Operating Budget totaling \$2,604,440; and Further, that after crediting all probable revenues of the Town for 2023 – 2024, the tax rates for the 2023 – 2024 fiscal year be set as follows:***

- ***Residential Tax Rate***
  - ***\$1.58 per \$100.00 of Residential Assessment***
- ***Commercial Tax Rate***
  - ***\$3.45 per \$10.00 of Commercial Assessment***

***Further, that s Fire Protection Charge be set as follows:***

- ***\$0.10 per \$10.00 of Residential and Commercial Assessment***

***Further, that a Solid Waste Collection Charge be applied to residential bills, where applicable, as follows:***

- ***\$151.36 per Residential Unit in the Town of Stewiacke***

**YAY – 5**

**NAY – 2**

d. Community Transportation

Erin and Dale are working together for community transportation and Erin is working on a grant for \$20,000 for this project.

e. Tax Sale Section of the MGA

Council is going to wait until Randi gets back as they would like the Tax Sale to go through a real estate agent.

f. Riverside, Lewis St and Pleasant Hill Update

Waiting to see the bids and will advise as soon as we have the opening and compare the RFP's.

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g. Town Days Discussion

Erin included a rough draft on what activities will be planned for Town Days. Laser Tag is new this year and should be a good draw.

h. Application for Funds for sustainable Services Growth  
Budget for \$300,000 to take the sidewalk down to the end of Riverside and we received the funding in the amount of \$261,191. Look at fixing up the parking lot at the end of the building by the doctor's office.

On the motion of Deputy Mayor Chapman and Councillor Creelman:

***I so move that Council approves the application of the funds from the Sustainable Services Growth Fund to the Riverside Sidewalk capital project as presented***

**MOTION CARRIED UNANIMOUSLY**

i. HR Committee Report – CAO Recruiter Selection

On the motion of Councillor Creelman and Councillor Ramsey:

***I so move that Council approve the recruitment process for the CAO position as presented***

**MOTION CARRIED UNANIMOUSLY**

On the motion of Councillor Creelman and Councillor Lutz:

***I so move that Council approve the HR Committee to lead the recruitment process for the position of CAO as presented***

**MOTION CARRIED UNANIMOUSLY**

On the motion of Councillor Creelman and Councillor Osborne:

***I move that Council approve the hiring of SPL Human Capital Resources as recruiter for CAO position for Town of Stewiacke in the amount of \$14,900 + HST as presented***

**MOTION CARRIED UNANIMOUSLY**

Councillor Osborne requested a motion regarding the strike and staff should honor the \$250 tax rebate. CAO Bogle responded that we have never turned anyone down even in past years if they came in late to apply for the rebate and we will not turn them down now.

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10. By-laws and Policies

NIL

11. Citizen Comments

NIL

12. Mayor Report

24 March-Met with Mr Bogle met with a prospective developer

27 March-Met with Mr Bogle for weekly briefing

28 March-Committee Building Workshop with Jason Hahn, Municipal Advisor

29 March-AGM with Truro & Colchester Chamber of Commerce

31 March-Received resignation from Mr Bogle. I emailed Council with Mr Bogle's decision to resign

3 April-Email to Jason Hahn in regards pending resignation of our CAO. Requested relevant information in regards to Council approving an Interim CAO

3 April-Meeting with our solicitor Charle Thompson

4 April-Weekly briefing with Mr Bogle

19 April-Chaired Planning & Advisory Committee

21 April-Meeting with mr Bogle, SPCA and residents concerning ongoing issues in the ToS

21 April-HR Committee meeting

24 April- Presented at the Truro & Colchester Chamber of Commerce Mayors & Chief's Breakfast

24 April-Attended Rotary Club of Truro flag raising ceremony at the Truro Town Hall

26 April-Attended HR meeting

27 April-Meeting with our solicitor Charles Thompson

I would like to recognize Erin and our public works department who acted quickly to remove a racial slur painted on town property. I have stated before and will state again racism is not acceptable anywhere including the Town of Stewiacke.

I want to take a moment to recognize our CAO Dale Bogle who has tendered his resignation to pursue other challenges. Dale thank you for your hard work and commitment to the Town of Stewiacke the past 4 years.

When I was first elected you took the time to ensure a smooth transition ensued and I appreciated you going above and beyond in this capacity.

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All the best in your new position and continued success.

Deputy Mayor Report

Attended two HR meetings

Attended Mayors & Chief's Breakfast

Library Board meeting

Business & Tourism meeting

Committee Building Workshop

Want to congratulate Abalone Retreat and Coldstream Clear on recent awards

13. Councillors Reports

Councillor Lutz – nothing

Councillor Ramsey – nothing

Councillor Osborne –

Attended Mayors & Chief's Breakfast

Met with a couple of residents in regards to concerns brought up earlier

Met with a couple of residents with regards to a potential subdivision across from their property

Councillor Rogers-Laing – nothing

Councillor Creelman –

Other than meetings with regular committees, attended the Chamber's AGM and Mayors & Chief's Breakfast

Working with Erin on the United Way's Day of Caring 2 June 2023



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14. In-Camera Session

a. Personnel

On the motion of Councillor Osborne and Councillor Ramsey:

***I so move to go 'In-camera' at 9:26pm***

On the motion of Councillor Creelman and Councillor Osborne:

***I so move to come out of 'In-camera' at 10:06pm***

15. Notice of Motion and Reconsideration

NIL

16. Adjournment called at 10:07pm

Read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**CAO**