



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

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
Susan Creelman

Suzanne Lutz
Rebecca Rogers-Laing
Pam Osborne

Staff: Dale Bogle, CAO
Randi Buchi
Erin Richard
Leah Bennett

REGRETS / ABSENT:

3. Approval of / Changes to Agenda

On the motion of Councillor Creelman and Deputy Mayor Chapman:

I so move to approve the Agenda as presented for March 9th, 2023 – Committee of the Whole with the changes of adding 9.f. WSP Change Order.

MOTION CARRIED UNANIMOUSLY

4. Disclosure of Interest on Agenda Items

NIL

5. Approval of Minutes from Previous Meeting(s)

On the motion of Deputy Mayor Chapman and Councillor Ramsey:

I so move to approve the minutes as presented from February 9th, 2023 – Committee of the Whole.

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6. Announcements / Proclamations

NIL

7. Presentations

NIL



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8. Written Petitions and Correspondence

- a. Waye Mason email for review
- b. Christine Blair letter for review
- c. Order of Nova Scotia letter for review looking for nominations

9. Business

a. Staff Reports

i. Administration

- Past month has been quite busy with the by-election from a staff perspective, have been heavily involved there
 - Pleased to announce that we are the recipients of the ICIP Funding for Riverside, Pleasant Hill and Lewis St \$4.5 million in government funding, will hopefully get started in May once road restrictions are lifted
 - Working with staff on accessibility projects, thanks to Erin for \$100,000 Accessibility Grant which will go towards accessible washrooms at the Community Center
 - Waiting for final report from CBCL and that should be ready before too long
 - Solar garden, still receiving funds but waiting for information backlog to upload
 - Accessibility Plan, had some issues with quorum so will be put over to April
 - Erin and Dale attended a meeting on Tuesday in regards to the trails, have approval from the province to take the trail under the 102
 - Province willing to look at turning over some land up by the carpool lot for affordable housing
 - 50 St Andrews has been demolished and we are in the process of the Tax Sale
 - Complaints about rodent activity on Highland Dr, exterminator has been sent to investigate and set some traps
 - Electronic sign will be erected when the weather clears
 - Working a lot on Development Agreement and Site Plan Approvals
 - Community siding – Jeff is looking at two different types of steel
 - Town website operational for about a month now
 - Applied from TCPEP for CAN Export Grant which we did receive \$30,000 and that will be matched by TCPEP
 - Lots of interest in Stewiacke – wanting to move forward with a Stewiacke River Project
 - Spring will be busy but productive
 - Councillor Osborne questioned if the Amalgamation review was back on the table? CAO Bogle replied that with the work we have done it would be more of a
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consolidation, amalgamation usually applies to Municipalities that cannot afford to pay their bills.

- Councillor Creelman asked if approval for TIR for walking trail under the bridge will expire to which CAO Bogle stated it would not.

ii. Financial

- Quick review, in the General Capital Budget there is no change but have added to the Water Capital Budget Phase 4 of the Well Water Study with WSP which will get us into permitting etc, at a value of \$140,000
- 3 year Water Capital Budget calculation was incorrect, it should read \$12,030,000 and not \$12,045,000 and will reflect in the motions the changes
- Councillor Osborne stated she doesn't have a copy of the Water Capital, all she has is the very abbreviated version and doesn't see where the \$12 million is, so has a few questions. Randi did mention that it is included in the package and it is very abbreviated budget.
- Water Operating Budget – just one addition – a water rate study. This is due to the fact that we are looking at some potentially significant infrastructure costs over the next 3-5 years.
- General Operations – only change was the \$38,000 deficit which was transferred to capital to balance the budget
- If we have approval of this budget, if we approve the CPI at 7.6% it will automatically trigger a review of the HR Policy as CPI maximum of 5%.
- Deputy Mayor Chapman thinks that CP of 7.6% is high whether it triggers a review of HR Policy or not, I think 5% should be the maximum
- Councillor Osborne also thinks 7.6% is high. If we are looking at that type of raise for our staff, what are we looking at for a tax reduction for our residents? Has there been any draft showing if the staff took less, what could we give to our residents in the form of a tax reduction? Randi replied when CPI was .3% staff took that and it should be capped on lower and upper end or not at all. RCMP increase will be 10% at least, insurance increased by 15% and 28% growth that we have is automatically reduced by .30 for the school board. Councillor Osborne stated that when the CPI was lower, Council actually gave them a higher raise. Salaries in Administration have gone up tremendously in the past 7 years. Can we do a draft budget with a reduction in the rate? Randi commented that it would only be a difference of \$18,000 which would be equivalent to .02, but can do any draft options up for discussion.
- Councillor Creelman mentioned that the policy was changed to reflect the CPI and with a cap in place, years ago 5% was quite high and in hindsight, perhaps the cap



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should not have been put in place. For every cent we reduce our taxes, it is equivalent to \$11,000.

iii. Community Development

- \$100,000 for accessible washrooms at the Community Center and hopefully able to put a shower in as well
- Notice of funding approval for the Seniors Computer Program in the amount of \$14,000
- March break is completely packed, great turn out

iv. Planning

- Working with PAC to deal with Development Agreements and Site Plan Approvals that allow for changes to be made for small scale development items without having to adjust the policies.
- Also, that Foodland will be moving and what will that building look like in the future
- Looking at a shuttle service for taking people from downtown to uptown, medical appointments etc

v. Public Works

- CAO Bogle stated that we have had a lighter winter and we are operating around half of our budget for snow removal and salting
- Significant leak in the fire hall almost cancelled the meeting tonight but the public works guys are working hard to fix

vi. Executive Assistant

- Have another tax certificate issued today
- Ben and Gabriela are taking over the newsletter

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

I so move to approve the Staff Reports as presented for March 9th, 2022 – Committee of the Whole Meeting ***MOTION CARRIED UNANIMOUSLY***

b. Capital Budget

- Councillor Osborne asked that now that we have received the ICIP funding, how will that effect the budget? Randi replied that the estimate was increased by 10% as per WSP's



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recommendation, so right now we will be borrowing \$1.15 million and reducing the operating reserve by approximately \$670,000

- Councillor Osborne asked if we know what the payments and interest payments will be? Randi responded that they are estimated at 5% for 20 years which equals \$58,000 annually for a total of \$62,000 interest a year on a declining basis.

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 Capital Budget totaling \$6,458,532 as presented

MOTION CARRIED UNANIMOUSLY

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

I so move that the Committee of the Whole recommend that Council approves the 2024-2027 General Capital Budgets totaling \$3,985,000 as presented

MOTION CARRIED UNANIMOUSLY

On the motion of Deputy Mayor Chapman and Councillor Ramsey:

I so move that the Committee of the Whole recommend that Council approves the 2023-2024 Water Utility Capital Budget totaling \$1,520,570 as presented

On the motion of Councillor Creelman and Deputy Mayor Chapman:

I so move that the Committee of the Whole recommend that Council approves the 2024-2027 Water Utility Capital Budgets totaling \$12,030,000 as presented

c. Operating Budget Approval

Councillor Creelman suggested we delay making a decision until we discuss whether or not we are going to reduce the taxes to which council agreed.

Councillor Osbourne did the numbers and stated that the revenue has gone up \$300,000 from 2022-2023 and the projected 2022-2024 went up \$400,000. That is substantial and I don't see anything going back to the residents and we talked about the 7.6% CPI is high and I still think that we seriously need to look at that type of raise and our residents deserve a tax decrease. I am not prepared to vote for moving forward with the Operating Budget.

Councillor Rogers-Laing does not agree with big staff increases and nothing for the residents. In regards to the potential of raising water rates, we just had increases in the water rates. So you want to give staff raises and put everything up for the residents, it's not going to go over well.



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Deputy Mayor Chapman questioned what would be a substantial tax cut and Randi stated that the .05 that would be a reasonable tax cut.

Mayor Lloy questioned if there would be negative effects in reducing the taxes twice a year? Randi did mention that if we are reducing our transfers to capital reserves and Riverside taking a hit and us potentially going into the yellow and we will not be saving as much to maintain future infrastructure.

Councillor Creelman wondered what 3.5 cent reduction would look like? Randi can do two different scenarios with the 3.5 and the 5 cent reduction and bring to Council meeting at the end of March.

d. Committee Reorg

Councillor Osborne questioned if there was a reconsideration made at Council because the motion was defeated and were the new positions were advertised? Councillor Lutz and Councillor Creelman were speaking but cannot hear what was being said. Mayor Lloy stated that the motion is to keep the core 5 committees. Audit Committee hasn't met yet and still needs citizens and Business and Tourism does not have a citizen either.

On the motion of Councillor Creelman and Deputy Mayor Chapman:

I so move that the Committee of the Whole recommend that Council approve the dissolution of all internal committees with the exceptions of Council, Committee of the Whole, Audit, Planning and Advisory and Bylaw and Policy.

MOTION CARRIED UNANIMOUSLY

e. Appointment to Committee

Deferred until Council advertises for new members of the public.

f. WSP Change Order

On the motion of Deputy Mayor Chapman and Councillor Ramsey:

I so move to recommend to Council to approve the WSP Change Order as presented for the amount of \$134,527 + HST

MOTION CARRIED UNANIMOUSLY

10. By-laws and Policies

NIL

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11. Citizen Comments

One of the citizens asked if all the committees were dissolved and Mayor Lloy explained that it was all the internal committees with the exception of the core 5. We are not looking at the external committees as of yet.

12. Mayor Report

- 24 Feb – Released a report from the Mayor's Office for my bi-annual newsletter community update
- 28 Feb – Released a statement from the Office of the Mayor congratulating Pam Osborne as Councillor for the Town of Stewiacke
- 3 March – ICIP funding announcement was released for the Town of Stewiacke
- 8 March – Call with Mayor Greg Henley from the Town of Oxford who will present at a future Planning and Advisory Committee Meeting
- Congratulations to Councillor Osborne
- Weekly Monday briefing with Mr. Bogle continue

Deputy Mayor Report

- Library Board meeting
- Business & Tourism meeting
- Town Days meeting
- Library Building meeting
- RFP's are with the library now, we had 12 and Randi did a great spreadsheet showing the comparisons so we are actually comparing apples and apples.

13. Councillors Reports

Councillor Lutz – nothing to report

Councillor Ramsey –

- 19 March Celebration of Life at the Legion for Eldon "Red" Hughes

Councillor Rogers-Laing – nothing to report

Councillor Creelman –

- The play Halfway There was well received
- I would like to thank the staff for running the election
- Wanted to pass on that a well known Stewiacke resident "Red" Hughes passed away



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Councillor Osborne –

- I would like to thank the residents of Stewiacke for electing me and putting their trust in me again. I would also like to thank Mayor Lloy, Councillor Rogers-Laing and Councillor Lutz for reaching out with congratulatory greetings
- Concerns from residents while I was campaigning-
- Reduction in tax rate
- Lack of crosswalk from Perry Lake / Main St West
- Rodent problem on Highland Dr
- Dangerous dogs on Pleasant Hill
- Water Infrastructure, capacity and quality
- Mill / Kent Rd – potholes and plowing
- Flooding Main St W / Low Tide
- Lack of fire hydrants in Low Tide area
- Building construction concerns regarding building over 2 stories high. I met with the Fire Dept last Wednesday evening and the Chief and membership expressed concern over the three story building being constructed in Perry Lake. The fire department does not currently have the equipment to properly service a building of this height. Mutual Aid is available but could take up to 20-30 minutes to be set up and ready. This could be catastrophic, whereby residents may not be able to be reached in a timely manner
- Election readiness – should have paper and electronic voting
- Recommend hiring outside Returning Officer, Deputy Returning Officer and election staff

14. In-Camera Session

NIL

15. Notice of Motion and Reconsideration

NIL

16. Adjournment

Adjournment called at 8:34pm.



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Read and approved this 28th day of April, 2023

A handwritten signature in black ink, appearing to read "George Elz", written over a horizontal line.

Mayor

A handwritten signature in black ink, appearing to read "D. Bl...", written over a horizontal line.

CAO

