

COUNCIL ADVISORY COMMITTEE

April 30, 2007

PRESENT

Mayor David Corkum, Deputy Mayor Larry Honey, Councilor Dennis Kehoe, Councilor Bernie Cooper, Councilor Nola Folker-Hill, Councilor Mark Pearl, Councilor Eric Bolland, CAO Bill Boyd, Solicitor Jeff Silver, Recording Secretary Carol Harmes

CAO Bill Boyd reported that all Council members were present.

APPROVAL OF THE AGENDA

It was moved by Councilor Bernie Cooper and seconded by Councilor Nola Folker-Hill

that the Agenda be approved with the addition of:

7 (f) Destination South West Nova Scotia

7 (g) Conflict of Interest

8 (b) Camp Aldershot

10. In Camera – Land Negotiations

MOTION CARRIED

PRESENTATIONS

(a) Environmental Solutions

In response to Council's interest in what remediation work will be carried out this year, Torgny Vigerstad was invited to give an update on the status of land recovery at the Kentville Futures site. (CAO Boyd stated that there was a Temporary Borrowing Resolution recently passed for this work.) Mr. Vigerstad stated that he met with representatives from Shannex, has shared their reports, and notes that both the environmental and geo-technical aspects of this property must be addressed. Although Environmental Solutions has dealt with the environmental issues, Shannex has hired a geo-technical engineer (Strum Environmental) who will assess the buildings.

The round house has been vacated, will be removed this summer and Neill and Gunter will be on site to dispose of materials and ensure recycling. Part of the building base that had been left (to be used for a road) must now be removed for disposal. Some of this material can be used for the berm, but permission for this must be acquired from the Department of Environment. (i.e. survey, etc.) The Town will make application for development when this is done.

Currently, Environment Solutions is waiting for the report from Irving Oil relating to the clean-up of this property, and also for a remedial action plan for clean-up of the Welton and Machine Shop

area. This contamination belongs to Irving and they should dispose of it. A report will then be sent to Department of the Environment.

This new property almost doubles the amount of land that had been previously cleaned. The Town should expect to spend about \$175,000 to meet the targets of testing, monitoring, reports, etc., and an additional \$250,000 for demolition of the round house and preparation for roadways.

Points from Discussion

- Construction of the berm is important to prevent flooding.
- To divide the property would not appear to be any advantage financially.
- Some preliminary testing under the footing of one side of the round house, showed no contaminants – only sand.
- Debris from the round house may qualify for a C & D facility.
- The Welton property and Machine Shop area may not require a lot of expense to assess the need for remediation, as simply digging some test pits may reveal any potential contaminants.
- \$250,000 will be used to take down the round house, clean up and prepare the roadway.
- Costs to restore the round house to a useable facility (basically a warehouse) would be approximately \$1.5 million (30% variance).
- This building is in such bad shape that the roof would need to be replaced and a heating system installed immediately to prevent further deterioration of the structure.
- There are serious issues and the building is posted with a warning.

It was moved by Councilor Dennis Kehoe and seconded by Deputy Mayor Larry Honey

Recommendation to Council

that a recommendation be made to Council that the demolition and remediation work continue, based on a maximum expenditure of \$500,000.

MOTION CARRIED

It was moved from Deputy Mayor Larry Honey and seconded by Councilor Bernie Cooper

Recommendation to Council

that a recommendation be made to Council that the roundhouse be demolished in conjunction with the

remediation work being done during this next phase.

MOTION CARRIED

**APPROVAL OF THE
MINUTES**

It was moved by Councilor Bernie Cooper and seconded by
Councilor Eric Bolland

**that the Minutes of March 26, 2007 be approved with no
errors or omissions.**

MOTION CARRIED

**BUSINESS ARISING
FROM THE
MINUTES**

(a) KTA – Strategic Plan

At the last meeting of Council, Councilor Mark Pearl thought that information may be available on the Strategic Plan for Kings Transit Authority. However, a General Manager is presently being hired and this project has had priority at this particular time. CAO Boyd added that an amount of \$321,000 has been received from the gas tax and that the strategic plan will be reviewed as soon as possible. These gas tax funds will be kept in a separate account until needed, and the Strategic Plan outline will be posted on the Council Web Page over the next couple of days.

FINANCE

(a) none

NEW BUSINESS

**(a) Policy Statement – Anti-Idling Standard Operating
Procedure**

A Policy Statement designed for the purpose of restricting the unnecessary idling of vehicles owned by the Town, Town staff, Town Council and committee members was presented for review by Council members. This policy was initiated through the Environmental Advisory Committee.

It was moved by Councilor Mark Pearl and seconded by Councilor Bernie Cooper

***Recommendation to
Town Council***

**that a recommendation be made to Town Council that
the Policy Statement G41 – Anti-Idling Standard
Operating Procedure be approved.**

MOTION CARRIED

(b) Policy Statement – Half-Masting the Canadian Flag

In response to some public queries regarding the half-masting of the Canadian Flag, a Policy Statement was created that outlines the criteria governing this issue. This was reviewed by members of CAC and some recommendations were made to its content.

It was moved by Councilor Mark Pearl and seconded by Councilor Eric Bolland

***Recommendation to
Town Council***

**that a recommendation be made to Town Council that
Policy Statement G42 – Half-Masting the Canadian Flag
be approved.**

MOTION CARRIED

(c) Posting of Approved Committee Minutes to Web Page

Some public queries have been made regarding the inclusion of committee minutes to the Town's web site, and therefore this issue was brought to the agenda for discussion.

Points from Discussion

- There would appear no need to have minutes posted on the website.
- Posting the minutes would help keep the public informed.
- Minutes are public information, so should be easily available.
- Staff will be responsible to have the IT person put the minutes on the site.

It was moved by Deputy Mayor Larry Honey and seconded by Councilor Dennis Kehoe

***Recommendation to
Town Council***

**that a recommendation be made to Town Council that all
committee and commission minutes be placed on the
Town's web page following approval.**

MOTION CARRIED

(d) E-Mailed Correspondence Procedure

In response to several emails to various members of Council, a discussion took place regarding whether or not all members of Council should be copied with information to others, or if this email should be considered specifically for the individual addressed.

Points from Discussion

- Any response from the Mayor may suggest that his opinion represents all of Council.
- Councilors may speak as a chair of a committee or by giving their *own* opinion, not that of Council.
- The email is not private and the recipient can forward it on.
- If correspondence is meant to go to Council, than the

proper process should be observed.

- From a legal perspective, citizens should be advised that they are not communicating with Council unless they do so properly.

(e) New School – considerations

With the recent announcement of the new school to replace the aging KCA, it was felt that it might be an appropriate time for the Town to consider add-on facilities to this new structure, before RFPs are called.

In addition, it was noted that the Department of Education and School Board wished to have three potential sites identified as part of the evaluation program. (Memorial Park and Oakdene Park were considerations and private enterprise may be another option.) It is also necessary to have a staff person, and possibly a political person, play a role in this project over the next few years.

CAO Boyd suggested that Director Mark Phillips continues with the project for site selection, evaluation and working with the architects. The Minister of Education wants input from the Town. Director Phillips advised that he has spoken with Stu Jamison (Director of Finance and Operations at AVRSB) who will take the lead and will invite the Town and PTA to participate in meetings. This group will also engage the community.

Additional features to this new school could involve a gymnasium, theatre, pool, etc. however, the process and timing for initiating these would be imperative, as architectural drawings will be drawn up soon and there will not be an opportunity to include extras after this has been done. Mike Trinacity was not convinced that a need's assessment is important, although the community should have the opportunity for input. In addition to the public process, a budget must be determined.

Stu Jamieson will send some criteria for site selection and the Town can then assess what is available.

Points from Discussion

- Nothing has been received in writing from the Department of Education or from the School Board, however, this is expected.
- AVRSB also wishes to have a letter of confirmation, as ministers come and go, as do their priorities.
- The School Board will have the final say in where the school will be built.

- Funding partners might be a land owner, and the Province might chose to negotiate for such a site.
- For large add-on facilities, funding might be available through the Health Department, Police Department, etc.
- Perhaps the county could be included as a funding partner, if the “add on” could be considered a regional facility.
- Decommissioning the school will be done by AVRSB and indications are that the property will be used in the future.
- A preferred location would be Memorial Park, but this will come with a cost. The soccer field will need to be relocated, transportation will need to be evaluated, the propane tanks on West Main Street may need to be removed, etc. These issues will be evaluated by the Department of Public Works.
- Perhaps the Speedy Propane tanks could be relocated to the Industrial Park.
- Preservation of the old school is important, if possible.
- An architect and engineer consultant will review each site, and will deal with the specifics, so any add-ons must be identified beforehand.
- The Town should appoint Director Mark Phillips to carry forward with this project.
- Perhaps in exchange for the donation of land by the Town, some concessions could be made (i.e. use of gyms by the Town).
- Council should arrange a special meeting to review these ideas in detail.

Mayor Corkum closed this session by thanking Director Mark Phillips for working so hard on this project. He added that Jennie White, Charlene Davies and Peter Goucher supported the Town with this project, and their efforts and endorsements are appreciated, as well.

(f) DSWNS

Councilor Mark Pearl stated that an eight- page insert for DSWNS was in the Chronicle Herald last week, however, there seemed a disproportionate portrayal of the Valley and of Kentville in this paper. This biased marketing in favour of attractions and tourist businesses on the South Shore is not fair to those in the Valley who are also in the tourism industry.

Mayor Corkum added that the AGM for DSWNS will be held around 3 pm on May 7th but there is a conflict with other Town meetings. He added that he sent letters to all Mayors throughout the Valley, however, there has been no response or concerns expressed on the name “South West Nova Scotia” and there seemed an

indifference to this.

Councilor Pearl wanted to go on record by saying he would have a problem endorsing funds unless the level of Valley promotion improves from this last publication. Perhaps a letter should go to DSWNS regarding the lack of Valley coverage.

It was moved by Councilor Dennis Kehoe and seconded by Councilor Mark Pearl

***Recommendation to
Council***

that a recommendation be made to Council that the Mayor write a letter to the Executive Director of Destination South West Nova Scotia, expressing concerns regarding the lack of coverage for the Valley area in this publication.

MOTION CARRIED

(Note: It was noted that this letter would point out that all members of Council were committed to other meetings on May 7th and it would not be possible to attend the 3:00 p.m. session of the AGM)

(g) Conflict of Interest

It was felt that clarification was needed as to when a *conflict of interest* would be declared to be in order. Some opinions imply that a bias would be grounds for a conflict of interest.

The solicitor stated that his interpretation of a bias would be that a person would have his or her mind made up on an issue. That would not be a conflict of interest, although, it is the obligation of Council to keep an open mind until both sides of an argument have been debated.

It was further noted that as Kentville is a small town, it is difficult not to cross lines and know people, etc. so some understanding must be given to these situations. The perception of conflict is as important as an actual conflict. Further, it was noted that it is necessary to educate citizen committee members on the aspects of conflict of interest.

Words of advice were: "Follow your gut. If in doubt, get out and don't vote."

CORRESPONDENCE

(a) MacKay and Boudreau (KCA)

A request was received from two French teachers at KCA, for financial support for two students attending the French Immersion Program at Université Sainte-Anne. They are looking for \$500 and

noted that in exchange, the class would be willing to donate time in a volunteer capacity.

Therefore, it was moved by Councilor Dennis Kehoe and seconded by Councilor Eric Bolland

***Recommendation to
Council***

that a recommendation be made to Town Council that the Town supports the \$250 for each of the 2 students, and that KCA advise the Town who these selected students were.

MOTION CARRIED

Mayor Corkum noted that Deborah Mahoney will organize a Town clean-up on June 9th from 9:00 a.m. until noon, with a barbecue at lunch time for participants. Perhaps these French Immersion students could be asked to help.

(b) Camp Aldershot

Mayor David Corkum advised that an invitation has been received from Camp Aldershot that on May 24th at 11:30 p.m. the Commandant's Luncheon will be held at the Outdoor Urban Operation Site. Mayor Corkum, Councilor Bolland and Councilor Pearl expressed an interest in attending.

ADJOURNMENT

It was moved by Deputy Mayor Larry Honey and seconded by Councilor Dennis Kehoe

that the meeting adjourned at 7:40 p.m.

MOTION CARRIED