
KENTVILLE TOWN COUNCIL

MINUTES

December 10, 2008

PRESENT

Mayor David Corkum, Deputy Mayor Bernie Cooper, Councilor Mark Pearl, Councilor Eric Bolland, Councilor Bill Boyd, Councilor Tony Bentley, Councilor Nola Folker-Hill, CAO Keith Robicheau, Town Solicitor Peter Muttart and Town Clerk Carol Harmes.

MEETING CALLED TO ORDER AND ROLL CALL

Mayor Corkum called the meeting to order at 7:00 p.m. and CAO Robicheau reported that all Council members were in attendance.

NOTE

“Points from Discussion” below show various comments made by individual councilors during debate. They do not necessarily represent the opinion of the group, nor do they always reflect accurate information.

APPROVAL OF THE AGENDA

It was moved by Councilor Bill Boyd and seconded by Councilor Eric Bolland

that the agenda be approved with the addition of:

3(d) - Media

11. “In Camera” (land negotiations)

MOTION CARRIED

PRESENTATIONS

(a) Public Hearing – Crow’s Nest Golf Course Property (rezoning)

Mayor Corkum noted that a Public Hearing had been scheduled for this evening to hear any opposition to the proposed development at the current Crow’s Nest Golf Course site. As no members of the audience wished to address this matter, and as no written objections had been received, the Public Hearing was adjourned.

(b) Ken Crichton – CBDC Hants/Kings

Mr. Crichton reported that this organization is celebrating its 20th anniversary and remains very

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successful. He reiterated some of the programs offered to various segments of the population and explained how the loans were distributed. He noted that last year, 168 loans were provided, with 6 in Kentville for \$312,500 (11% of loans for the year under the CBDC program). Also, under the SEED program, 11 loans were given in Kentville, 1 of which was for a student.

Mr. Crichton reviewed some of the programs, noting the free training sessions provided and business plan requirements.

Points from Discussion

- The Kentville and New Minas figures should be broken down to specific communities, as this would give more accurate statistics.
- Other statistics may also be inaccurate, as some Acadia students put down “Wolfville” as their place of residence but they live in “Kentville.”
- The surplus of \$858,000 represents the interest charged on the loans.
- Pay backs on the loans also contribute to the revenue.
- The borrowing rate is 8%.
- In Kings County, there is a community development program, and CBDC cuts the cheques themselves instead of Service Canada.
- CBDC is charged with carrying out the work for the ACOA funds.
- About \$5 million were put to work last year in the community.

(c) Kings CED – Mid Year Review

Executive Director Erin Beaudin and Development Officer Jennifer Weisner presented the mid year review. Ms. Beaudin pointed out that the operational environment of Kings County has seen a 2% population growth rate in the county, although there is a decline in youth. Conversely, there have been more immigrants which she attributes to involvement with the NS Nominee Program; the unemployment rate in Kings County has remained low although this is expected to rise in the future; self employment

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continues to rise (higher than the average in the province); manufacturing, retail and agriculture are the top industries.

She added that Strategic Plans are being done for Kings Transit, the Apple Blossom Festival and Kings SPCA. These, along with others who have expressed interest, exceed the annual target.

Also, work continues with the Integrated Community Sustainability Plan, with the Business Retention, Expansion and Recruitment Program, the Employers of Choice Program (the pilot program for the province), the Innovation and Productivity program, the Project and Management Program (the UNESCO bid for Grand Pre), the Infrastructure Program (Valley Fibre Network), the Marketing and Communications Program (79% completed - one of the biggest projects had been with the marketing of wineries in the area.)

Lastly, Ms. Beaudin noted that Kings CED received its 3 year evaluation of ISO so continues to be certified, and that she sits on the board for the provincial agency NSAEDA, during which dialogue continues with UNSM, other RDAs and various governmental agencies.

Points from Discussion

- Land and Sea had a recent television program on the wine industries in our community.
- The Fibre network is a bit over-budget (\$55,000)
- A partnership will be encouraged with Kings CED and its municipal counterparts, through staff meetings, and Development Officer (Tiffany Connell) will be asked to attend.

(d) Presentation to Kirk Starratt

Mayor Corkum noted that Kirk Starratt, a journalist from Transcontinental, has recently won the Ovation Award. Mr. Starratt was presented with a framed certificate acknowledging this achievement.

In addition to this presentation, Mayor Corkum

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presented both Kirk Starratt and Julia Kirkey with a small Christmas present in appreciation for their excellent reporting of Council news.

APPROVAL OF THE MINUTES

(a) November 12, 2008

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

that the Minutes of November 12th, 2008 be approved as circulated.

MOTION CARRIED

(b) November 15, 2008

It was moved by Councilor Bill Boyd and seconded by Councilor Eric Bolland

that the Minutes of November 15th, 2008 be approved as circulated.

MOTION CARRIED

BUSINESS ARISING FROM THE MINUTES

(a) 2nd Reading – Crow’s Nest Golf Course Proposal

Director Gentleman reported that First Reading to amend the Land Use Bylaw and Municipal Planning Strategy was given at the meeting of Town Council on November 12, 2008, to allow rezoning of this property. She added that a Public Hearing was held at 7:00 p.m. on December 10th, with no objections having been recorded either verbally or in writing. Therefore, she recommended that the bylaw amendment process continue.

It was moved by Councilor Mark Pearl and seconded by Councilor Nola Folker-Hill

that Second (Final) Reading be given for two concurrent MPS and LUB amendments for PID #55247936, lands known as Crows Nest Golf Course, to:

amend the Generalized Future Land Use Map from Commercial Recreation (CR) to Residential, with a concurrent amendment to the Zoning Map, to rezone a portion of

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this parcel (10.45 acres) from Special Use (SU) Zone, to Residential Multiple Unit (R3) Zone

and,

amend the Generalized Future Land Use Map from Commercial Recreation (CR), to Highway Commercial (HC), with a concurrent amendment to the Zoning Map, to rezone a portion of this parcel (1.06 acres) to Highway Commercial (C2)

MOTION CARRIED

**REPORTS AND
RECOMMENDATIONS**

(a) Council Advisory Committee

(i) May and November 2009 Council Meetings

Councilor Mark Pearl reported that at a recent meeting of Council Advisory Committee, Councilor Bill Boyd noted that the May Council meeting conflicts with the UNSM spring workshop and that the November 11th meeting is on Remembrance Day. He recommended that each of these meetings be scheduled for the following week.

Therefore, it was moved by Councilor Mark Pearl and seconded by Councilor Eric Bolland

that the May 13th Council meeting be postponed until May 20th and that the November 11th meeting be postponed to November 18th.

MOTION CARRIED

(a) Finance

(i) Director's Report

Finance Director Crowell reiterated some points in her report, stating that work continues on utility billings, funding for capital projects, the budgetary process and RFPs for general insurance. She added that overall revenue exceeds the average, based on the 67% benchmark set, following which she provided an analysis of each revenue source.

In addition, the report noted that with expenditures, some departments have exceeded the 67% guideline,

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due to annual payments and bulk ordering, and again she reiterated the services impacting this.

On Schedule C, she noted that Outstanding Taxes stand at 94.3% having been collected.

New to the financial information this month, Director Crowell added that Schedule E (attached to her written report) addresses the status of the Perpetual Investment Fund. She pointed out that investments total \$13.5 million (at cost) and she provided a breakdown of these figures.

The Statement of Reserves (Schedule F) provided specific information regarding this aspect of the fund. She also noted that the fund's investment advisor anticipates that the income/dividend target will be met, and further, that the fund is performing beyond expectations in spite of the volatility of the market.

Lastly, Director Crowell noted that the portfolio has taken advantage of stock pricing with the purchase and sale of several equities, and that this has resulted in capital gains in October of \$84,350.

Following some questions, it was moved by Deputy Mayor Bernie Cooper and seconded by Councilor Mark Pearl

that the report from the Director of Finance be received.

MOTION CARRIED

(b) Planning and Development

(i) Director's Report

Director Gentleman reiterated several aspects of her report, noting that there were 5 permits issued for November, with a total building value of \$447,500, bringing the year total to \$11,087,972.

She also noted that the closing date for applications for an ICSP planner was on December 5th and it is hoped that the position can be filled by mid January.

She added that work continues towards a subdivision development with Roger Cameron, with Family and

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Children's Services, with Valley Gate Vineyard regarding their options and presentation to PAC, and with Ian Maxwell's appeal to UARB, where a decision is anticipated soon. Lastly, she listed some of the meetings which she attended over the month.

It was moved by Councilor Mark Pearl and seconded by Councilor Nola Folker-Hill

that the report from the Director of Planning and Development be received.

MOTION CARRIED

(ii) Committee Report

Councilor Mark Pearl reported that the committee will meet early in the new year.

(c) Fire

(i) Chief's Report

Fire Chief Shawn Ripley submitted a report in which he noted that there were 10 alarms in Town for the month of November, resulting in 138 kilometers traveled, and 14 alarms in the County, for 828 kilometers travelled. In addition, there were 5 mutual aid calls, with 774 kilometers traveled. As usual, these alarms ranged in scope from motor vehicle accidents and fires, to carbon monoxide and fire alarms sounding and medical assists.

Therefore, it was moved by Councilor Nola Folker-Hill and seconded by Councilor Tony Bentley

that the report from the Fire Chief be received.

MOTION CARRIED

(i) Governance Committee Report

Councilor Bill Boyd reported that in addition to the information circulated in the minutes of the Joint Fire Service Agreement, a meeting was held in November. The appointment of a chairman will be done at the January 27 meeting. He added that there are two outstanding issues, one being that there has been no response on Kentville Council's position to a paid Fire Chief, and the other, the development of a governance

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model for the committee. However, both of these items should be addressed at the next meeting.

Points from Discussion

- The fire department is often called for medical assists and this appears to be an unusual expectation of a volunteer organization. Perhaps a discussion should be held at some point to distinguish the roles of the fire fighters and EMS.
- All calls, whether they are fires or assists, are reflected in the formula for payment for the service.

(e) Parks and Recreation

(i) Director's Report

Director Mark Phillips reported that work will continue in the spring on the Oakdene soccer field, and that a status meeting was held on the Ducks Unlimited project with the Rotary Club.

He added that the Active Living Co-ordinator has initiated a number of projects with all age groups. Also, the Community Development Co-ordinator has organized a successful Christmas Open House on December 3rd and has met with KCDC members in November. She is planning a workshop to set goals and priorities with the committee and is hoping to have the Kentville Connection completed very soon.

Following a very successful Torchlight Parade and Skating Party as a seasonal kick-off event, packages of LED lights, Christmas wreathes and decorating tips will be sent to over 40 participating businesses.

Lastly, Director Phillips listed the number of meetings which he attended over the last month.

It was moved by Councilor Nola Folker-Hill and seconded by Councilor Tony Bentley

that the report from the Parks and Recreation Director be received.

MOTION CARRIED

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(ii) Committee Report

Councilor Nola Folker-Hill reported that the committee met and she was elected Chair and Councilor Boyd was elected as Vice-Chair. She added that the Glooscap Curling Club has presented a request for funding to replace the ice surface, and also that there has been interest in constructing a dog park.

(f) Police

(ii) Chief's Report

Police Chief Mark Mander reported an increase in thefts from vehicles, and in incidents involving mental health patients. With the mental health concerns, he plans to seek provincial funding under the “boots on the street” program, to ensure that resources are available and that partnerships are developed to assist these clients.

He added that the Police Commission met on November 27th where Chairperson Cooper and Vice Chairperson Hill were elected.

Lastly, he noted that 65 hours of foot patrol were carried out in November.

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

that the report from the Police Chief be received.

MOTION CARRIED

(iii) Board Report

Deputy Mayor Cooper reported that the Commission met on November 27th at which time he was elected chair. Councilor Nola Folker-Hill was voted Vice Chair at that time and new members of the Commission were sworn in.

The current deficit noted in the Police Department was discussed and Council's direction was passed along to the Chief.

Mayor Corkum reported that Kentville is the #2 community in the Province for having the most number of police officers per person.

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(g) Transportation Services

(i) Director's Report

Director Greg Kehoe reported that Public Works staff has remained busy with fall and winter preparations, and has worked many extra hours on the weekend of November 22 and 23rd with ice and snow removal. A total of 540 loads of snow were removed from the downtown streets.

With capital projects, he noted that these projects are nearing completion. Lastly, he noted that work continues with the County and the Village of New Minas regarding the sewage lagoon and future capital plans for the treatment plant.

It was moved by Councilor Eric Bolland and seconded by Councilor Bill Boyd

**that the report from the Director of
Transportation Services be received.**

MOTION CARRIED

(ii) Committee Report

Councilor Bill Boyd stated that a meeting was held on December 3rd at which he was elected Chairman, and Deputy Mayor Cooper was elected Vice Chair. He added that there was a change in contractors for snow removal this year and the Town can expect some changes in procedures. He added that people have unreasonably high expectations relating to snow and ice removal.

He added that the stop signs in Glenwood Subdivision were discussed and a report from the Police Chief is expected. With the request for traffic lights at Chester Avenue and Main Street, the committee felt that there was no need for them at this time. Lastly, he noted that the next meeting will be January 20th.

(h) Water Commission

(i) Directors Report

Director Greg Kehoe reported that work is nearly completed on the Glenview – Elizabeth Avenue upgrade; contaminated earth has been removed to

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allow for the River Street water line installation and this project should be completed by next summer; the water service on Balsor/Eaglecrest/Ward Avenue has been turned on, and the County continues to work with the Fire Department regarding the hydrant hook ups.

Also, three water leaks were detected and repaired with the assistance of a leak detection contractor, and these repairs will save the Town money from lost water.

Lastly, he noted that LeRoy Dillman has received his Water Distribution Class II Operator's Certificate and joins Jim Rafuse and Richard Boyd with these qualifications.

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

**that the report from the Director of the
Kentville Water Commission be received.**

MOTION CARRIED

(ii) Commission Report

Mayor David Corkum reported that a Water Commission meeting was held last evening, at which a discussion took place regarding the dividend. This issue will be discussed in detail with the Finance Director. Regular meeting dates were also established.

**(i) Valley Waste Resource Management
Authority**

(i) Representative's Report

Councilor Mark Pearl reported that at the November 19th meeting, several new representatives were welcomed. With the 09-10 budget, meetings will be held this month with the council partners, and further meetings in January and February will be scheduled. He noted that recyclable processing is up, as is organic processing, and residuals to Chester have decreased this year over last. An analysis of the hotline calls to Valley Waste indicates that the public is questioning some areas of sorting as they relate to clear bags, and is also requesting green carts.

Lastly, it was noted that the next meeting will be on

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December 17th.

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

that the report from the Valley Waste Resource Management Authority representative be received.

MOTION CARRIED

(j) Kings Community Economic Development

(i) Representative's Report

Councilor Mark Pearl stated that there was nothing further to add after the presentation done earlier in the evening by Erin Beaudin.

(k) Kentville Community Development Committee

(i) Report

Mayor Corkum reported that at a recent meeting of KCDC a new committee member, June Moores, was welcomed. He added that Tiffaney Connell has been very busy with several projects and that a strategy session will be held in January to set some priorities.

(l) Kings Transit Authority

(i) Representative's Report

Councilor Mark Pearl noted that a meeting was held on November 18th at which approval was given to purchase a new bus, with a delivery date within 6 months. Also, a strategy session, to review federal funding, was held on November 24th. The capital investment plan for \$1,630,000 was reviewed and this included new busses and an office/garage. Fare boxes, and GPS radios have been added, (the first GPS has been installed as a trial) and the Michelin Express and combined Wolfville-Greenwood routes are working well. He added that site selection for new facilities continues to be explored.

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

that the report from the Kings Transit

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Authority be received.

MOTION CARRIED

(m) Environmental Advisory Committee

Councilor Eric Bolland reported that a meeting is scheduled for the 18th of December and a report will be given in January.

(n) Councilor's Report

Deputy Mayor Bernie Cooper reported that he attended all meetings, but missed the Water Commission meeting due to a conflict. He also attended the Torchlight Parade, the Meet and Greet, the Kings Riverside Court opening, the Town Party and 2 events at Aldershot.

Councilor Tony Bentley reported that he attended his first meeting with the Library, the Torchlight Parade (a great success) and a very enjoyable Town Christmas Party.

Councilor Eric Bolland reported that he attended all meetings, the Town Christmas party, the Torchlight Parade and also the Annapolis Royal Environmental Conference on climate change. He added that he was pleased to have been selected to join the UNSM representatives on the Municipal -Provincial Joint Advisory Committee on waste water.

Councilor Mark Pearl reported that he attended the grand opening of Kings Riverside Court and that this development is an impressive addition to the community.

Councilor Nola Folker-Hill reported that she attended all meetings, the Torchlight Parade, the Meet and Greet and the Town's Christmas Party.

Councilor Bill Boyd reported that he attended all meetings and the Town's Christmas Party.

(o) Mayor's Report

Mayor David Corkum reiterated some points in his report, noting that he attended the EKCC Business Awards and that several Kentville businesses received awards. He also attended the Maxwell Hearings and feels this is the most ridiculous waste of staff time and money he has ever seen at the Town of Kentville. He attended a meeting on November 18th of the Town's Caucus meeting and was elected to the Board. He also

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attended the Operation Christmas event and Torchlight Parade (estimated 2,000 people). At the NS Home Builders Gala and Awards, he was pleased to sit beside the Minister of Education and to be present when a top award (Energuide Home) was given to Morse Construction. The Meet and Greet was very successful and there was a great turnout. At the UNSM Board meeting, a discussion took place regarding the appointment of representatives to the FCM board.

The Town's Christmas Party saw the largest turnout in years; all 7 members of Council were present for the Torchlight Parade; and an excellent turnout was seen for the Riverside Court Opening. At an IODE Luncheon for their 90th anniversary, he was pleased to learn about all the projects this group undertakes and the length of time that some of the members have served the community through this organization.

(p) Chief Administrative Officer's Report
CAO Robicheau reiterated some items in his attached report, stating that he has received a package of information today from Darrell Dixon of Shannex Development, however, due to its nature, the matter will be addressed 'in camera.' He attended the Kings Riverside Park Opening and spoke with Robert Krychuck who may have some ideas for commercial development.

He added that the KPSC CAOs have been planning for the upcoming meeting and that he has been sitting on the VWMA working group (financial policies and budget issues). He has agreed to serve on a Task Team for UNSM – AMA to review the Ramsay Report on Policing and Transportation Services.

He added that he has attended a number of meetings with various groups, such as Kings Transit, the library, the traffic study, and the potential development on the county building property. He also attended a meeting in Truro on bargaining issues for the police contract. CUPE meetings continue and the next is scheduled for December 18th. He also added that further work is needed on the bridge study; he had an all-staff meeting to give updates to everyone; and the perpetual fund is down only 5% on market value.

CORRESPONDENCE

(a) Friends of the Library

A letter from Chairperson Frances Shagen not only congratulated the new Council, but gave a status report and a reaffirmation of the partnership between the Town and the Friends of the Library.

(b) L. E. Shaw Elementary

A letter of appreciation was sent to Mayor Corkum from Judy Bentley for presenting information on local government to her class. She added that this information was very informative.

(c) SNSMR – Minister Jamie Muir

A letter from the minister congratulated Council members on their recent election.

(d) Kings Hants Heritage Connection

A letter from John Whidden pointed out that 2010 marks the 250th anniversary of the arrival of the New England Planters to Kings County and he hoped that the Town would support the celebration of this event. Mr. Whidden outlined the funding request for this project and asked that the Town contribute \$3,000.

It was moved by Councilor Bill Boyd and seconded by Councilor Mark Pearl

that this request be moved to the budget process.

MOTION CARRIED

(Note: A letter will be written to this group and the request sent to the Finance Dept. to include this request in the budget process.)

NEW BUSINESS

(a) Re-Appointment of Town Crier

Town Clerk Carol Harmes reported that it is the duty of each newly appointed Council to appoint a Town Crier, whose job it is to represent the mayor by bringing tradition, colour and ceremony to special event in the Town. As Lloyd Smith has been Kentville's Honourary Town Crier for a number of years, he asked to be re-considered for this position.

Therefore, it was moved by Councilor Bill Boyd and

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seconded by Councilor Nola Folker-Hill

that Lloyd Smith be reappointed to the position of Honourary Town Crier for the Town of Kentville for the term November 2008 to November 2012.

(Note: Lloyd Smith has been recently voted # 1 Town Crier in Nova Scotia)

PUBLIC COMMENT PERIOD

none

IN CAMERA

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

that the meeting adjourn to go In Camera to discuss land negotiations at 9:25 p.m.

MOTION CARRIED

ADJOURNMENT

The meeting adjourned at 10:15 p.m.