

COUNCIL ADVISORY COMMITTEE

October 09th, 2018

MAYOR SNOW

At the September 24th Council Meeting, I made a procedural error when denying Councillor Maxwell's counter of a motion she made. The motion was moved and seconded and further it was referred. I apologize for any confusion I created and the sense of unfairness that was expressed by those involved. After review of the Facebook Live video the minutes have been amended and will be subject to re-approval at the next Council Meeting.

PRESENT

Mayor Sandra Snow, Councillor Eric Bolland, Councillor Cate Savage, Councillor John Andrew, Councillor Craig Gerrard, Deputy Mayor Lynn Pulsifer, Councillor Cathy Maxwell, Solicitor Geoff Muttart, CAO Mark Phillips and Recording Secretary Patricia Gourley

Also, present: Finance Director Debra Crowell, Planning Director Beverly Gentleman, Recreation Director Rachel Bedingfield, Police Chief Julia Cecchetto and Admirative Assistant Jennifer West

CONFLICT OF INTEREST

Deputy Mayor Lynn Pulsifer declared a Conflict of Interest regarding 8. a. *Kentville Historical Society - Request*

Councillor John Andrew declared a Conflict of Interest regarding 4.b *Open Arms Project Update* along with 8.c. *Open Arms Project - Funding Request*

CALL TO ORDER AND ROLL CALL

Mayor Sandra Snow called the meeting to order at 6:00 p.m., and CAO Mark Phillips reported that all members of Council were present, in addition to all department heads, Solicitor Geoff Muttart, and himself as CAO.

NOTE

"Points from Discussion" below show various comments made by individual councillors 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 Councillor Eric Bolland and seconded by Councillor Cate Savage

that the agenda of September 10th, 2018 be amended with the deletion of:

- I. **4.c Kentville Historical Society – Erick Deal – Request**

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II. 8.a Kentville Historical Society – Request

MOTION CARRIED

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*

As both references to the Kentville Historical Society have been removed from the Agenda, Deputy Mayor Lynn Pulsifer will no longer have any Conflict of Interest during this meeting.

APPROVAL OF THE MINUTES

(a) CAC Minutes of September 10th, 2018

It was moved by Councillor Cate Savage and seconded by Councillor Cathy Maxwell

that the CAC Minutes of September 10th, 2018 be approved as circulated

MOTION CARRIED

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*

PRESENTATION

(a) Air Show Atlantic – Colin Stephenson and Gerry Morey Update

Colin Stephenson spoke on behalf of the Atlantic Canada International Air Show (NSIAS). Some highlights from his presentation were:

- The NSIAS 's not for profit business model is one of a travelling show that brings its economic impact to various qualified sites and communities and leaves a positive experience for the population and expands the air show fan base across the Maritimes;
- The Air Show is more than just a two to three-hour air display, it also has static aircraft displays, kids' bouncy castles and an army obstacle course;
- The American Blue Angels will also be attending the 2019 Air Show in Greenwood;
- The Air Show group is requesting a contribution from the Town of Kentville, in the form of a financial contribution or services in-kind;
- The Air Show is designed as a break-even project.

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At this time 6:25 p.m. Councillor John Andrew left his Council Chair for the duration of Open Arms Project Update.

(b) Open Arms Proposal- John Apfield-Introduction to Project

I. Open Arms Project – Updated Information

John Apfield presented to Council the Open Arms Proposal. Some highlights from his presentation were:

- Open Arms plans to build sixty (60) new apartments;
- These apartments will allow the less fortunate residents of Kentville and the surrounding area to have a home they can be proud of and not have to chose between rent and food;
- A large number (50%) of these apartments will have competitive rents with other apartments in the area but will include all utilities and be brand new;
- This project was designed to invite people at a variety of stations and stages of life. Special attention has been made, however, to accommodate seniors, single mature people and disabled persons because of their particular challenges;
- Open Arms is asking that the Town of Kentville contribute to this desperately needed development by one of two ways:
 1. *Providing Primary Services* – Bringing the water, sanitary, and storm services along with the road rehab from Cornwallis Street up to Lynwood Avenue, to the rear property line of the development.
 2. *Property Tax Abatement* – The Town would maintain the current level of property tax for three years after the year the occupancy permit was issued. In the event of a staged project the three years would start after 50% of the project had been issued occupancy permits but the full abatement would not exceed the three-year total of the entire project.

A lengthy question and answer period ensued.

All presentations attached

At 7:00 p.m. Councillor John Andrew returned to his chair.

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DEPARTMENT REPORTS AND RECOMMENDATIONS

(a) Finance

1) Director's Report

Director Debra Crowell presented a report for the period ending September 30th, 2018. Some highlights from this report were:

- The final tax levy was due September 28th, 2018;
- Customer Service processed \$2.6 million in payments the last five (5) business days of September;
- The second quarterly utility meter reading took place in September and will be released in October.

2) Projection Report

Director Debra Crowell reported that this is the first projection report to March 31st, 2019 and at this initial report the Town of Kentville is in a surplus position of \$48,200.

(b) Planning and Development

1) Director's Report

Director Beverly Gentleman presented her report which included some of the following highlights:

- There were nine (9) development permits issued, one of which one was for the Allen's Motel/Allen's Retirement Village;
- A public meeting had been held on September 11th, 2018 for the MPS and LUB Review;
- The River Street Dyke extension is on going.

2) Community Economic Development Coordinator's Report

CAO Mark Phillips presented CEDC Lindsay Young's report which included some of the following highlights:

- Fall beautification was completed by the Kentville Guiding Program;
- The Website project was awarded to Blaze Studios and the working group has had initial planning meetings with the vender;
- The Visitor Information Centre is now closed for the season;
- The Pumpkin People Festival has begun and will be on going until October 29th. The theme this year – "Pumpkin People on the Go".

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(b) Parks, Recreation and Community Development

1) Directors Report

Director Rachel Bedingfield presented her report which included some of the following highlights:

- Our Community Active Living Coordinator has been working with the PTA to promote walking and wheeling to school;
- The Recreation Department had begun working on a research project with Acadia University on ways to strengthen our summer camp programs and ensure that they are providing the best possible experience for our campers;
- Our Recreation employees were very busy the month of September building the props and making the Pumpkin People for Harvest Fest;
- The RFP has been released for the Regional Needs Assessment, with a closing date of October 17th.

(c) Police Chief's Report

Police Chief Julia Cecchetto presented her report which included some of the following highlights:

- The foot patrol hours for September 2018 was 86;
- The SOT tickets issued for September should read 40 and not 4;
- Cst. Burke attended the Canadian National Police Memorial Ceremony in Ottawa on behalf of the KPS;
- Cst. MacKinnon has been extended on a term until the end of 2018.

(e) Engineering and Public Works

1) Directors Report

CAO Mark Phillips presented this report which included some of the following highlights:

- The "Drive Slow Signage" have been placed in subdivision entrances and will be removed prior to the snow removal season;
- A list has been created for the removal or pruning of town owned trees. A large Oak in front of the Baptist Church will be removed this fall;
- The tender for the sidewalk replacement for Belcher Street has been posted.

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(f) Administration

1) Communications Report

CAO Mark Phillips reviewed the Communications Report for Council. CAO Phillis remarked that the communication team and the Recreation Department welcomed Ashley Alders who is now the Parks and Recreation Resource and Communications Coordinator.

2) Chief Administrative Officer's Report

CAO Phillips presented his report that included some of the following highlights:

- The Valley Waste Resource Management Board has reactivated the recruitment process for the General Manager position;
- Cannabis Legalization – existing policies for the Town reflect an acceptable expectation of staff regarding the legalization of cannabis. Reporting to work under the influence of alcohol or drugs is strictly prohibited;
- Site plans are nearing completion for the former KCA Site Development and a sign/site plan is anticipated and will be shared with the general public.

It was moved by Councillor Eric Bolland and seconded by Councillor Cathy Maxwell

that the Department Reports be received

MOTION CARRIED

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*

Reports are attached

Council took a break from 8:00 p.m. to 8:10 p.m.

BUSINESS ARISING FROM THE MINUTES/OLD

(a) Town of Kentville Capital Projects Update

CAO Mark Phillips reported from Administrative Assistant Jennifer West's report that the Town of Kentville has more than forty (40) capital projects which are ongoing. CAO Phillips reviewed this

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report for Council.

(b) Municipal Planning Strategy Review – Update

Mayor Snow noted that this issue was an update only and not up for debate until the next Council Meeting.

Director Beverly Gentleman stated that:

- Council had tabled the Second Reading of the MPS and LUB Review to the next regular scheduled meeting of Council, October 29th, and sent the documents back to staff;
- Three issues had been identified by Council:
 1. LaPierre Property located at 78 Prospect, had requested Council grant them the ability to allow them to continue developing their farm operating in keeping with the RF zoning statute through the 2019 calendar year;
 2. KBC requested Council table Second Reading to allow them additional time to review the signage provisions of the Bylaw;
 3. Zoning change from Residential Future to Residential R-2 in MacDougall Heights.

Director Gentleman noted that there have since been two correspondences received:

1. A letter submitted by Kentville Business Community withdrawing their request that Council table second reading;
2. A letter from the LaPierre's withdrawing their request that Council grant them the ability to continue developing their farm operation in accordance with the Residential Futures (RF) Zone.

Solicitor Muttart noted at this time that:

- Council has an opportunity now to request additional information and Director Gentleman can bring that information to the next Meeting of Council;
- Director Gentleman can clarify information that has already been presented as any brand-new information is not something Council is intitled to consider in making a decision unless that decision is to send it back for yet another public hearing.

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CORRESPONDENCE

**(a) Kentville United Baptist Church – Karen Hamilton-McNutt-
Appreciation September 25,2018**

CAO Mark Phillips read the letter received from the Kentville United Baptist Church, the Board of Stewards, who expressed their appreciation for the new sidewalk and walkway located on the east side of their church.

(b) Summary of Correspondence – Open Arms Project

CAO Phillips noted that this document will be continued to be updated when any new correspondence has been received.

**(c) Summary of Correspondence – Municipal Planning
Strategy Review**

CAO Phillips noted that this document will be continued to be updated when any new correspondence has been received.

(d) Summary of Correspondence – Kentville Historical Society

CAO Phillips noted that this document will be continued to be updated when any new correspondence has been received.

Correspondence attached

NEW BUSINES

(a) Air Show Atlantic – Funding Request

Mayor Sandra Snow reported the Air Show Atlantic had made a funding request to Council earlier this evening.

CAO Phillips noted that a funding application should completed by this group and brought back to Council for a decision.

Therefore, it was moved by Councillor Cate Savage and seconded by Councillor Cathy Maxwell

ACTION

**that the discussion regarding funding for the Air Show
Atlantic be deferred until the budget process**

And further

that a letter be sent stating that Council does support them

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and will consider the funding request during the budget process

MOTION CARRIED

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*

At 8:33 p.m., Councillor John Andrew left the Council table.

(b) Open Arms Project – Funding Request

Mayor Snow stated the request asked by Open Arms was for:

- *Providing Primary Services* – Bringing the water, sanitary, and storm services along with the road rehab from Cornwallis Street up to Lynwood Avenue, to the rear property line of the development at a cost of approximately \$163,000;
- *Property Tax Abatement* – The Town would maintain the current level of property tax for three years after the year the occupancy permit was issued. In the event of a staged project the three years would start after 50% of the project had been issued occupancy permits but the full abatement would not exceed the three-year total of the entire project. A total value of \$150,000.

Mayor Snow reported that:

- There has not been a Development Agreement processed by the Planning Department;
- There has not been any recommendation of that DA to Council;
- This request is for financial support and is not part of the DA process and has no effect on that process.

Discussion took place regarding the financial implications of the request from the Open Arms Project.

Therefore, it was moved by Councillor Craig Gerrard and seconded by Councillor Cathy Maxwell

ACTION

that a grant application be forwarded to the Open Arms Project to be completed and received for the November 13th meeting of CAC

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MOTION CARRIED

*Councillors who voted in favour of this motion:
Gerrard, Maxwell, Pulsifer & Savage*

*Councillor who voted against this motion:
Bolland*

At 8:45 p.m. Councillor John Andrew returned to his chair.

PUBLIC COMMENTS

(a) *Eidson Cogswell – Kentville*

- Expressed his concern that Councillors who are landlords may also have a *conflict of interest* when it comes to the Open Arms Project.

(b) *Kings County Councillor, Pauline Raven*

- Spoke in favour of the proposed housing project;
- Stated that she would prefer that more Joint Council Meetings could be held, especially when presentations with funding requests are given.

(c) *Rebecca LaPierre- Forrest Hill*

- Thanked Council and Director Gentleman for working with herself and her husband, for allowing their voice to be heard and know that their concerns were valued.

(d) *Irene Calkin - Canaan Avenue*

- Stated that the Open Arms Village project is just what Kentville needs;
- She herself is looking for such this type of place to rent as it sounds ideal;
- Any existing senior homes in our area have a long waiting list for available units.

(e) *Heather Keddy- New Minas*

- Noted that there is a lack of housing for low income families and individuals in our area;
- Perhaps the Open Arms Project has a stigma attached to its name.

It was moved by Councillor Eric Bolland and seconded by Councillor Cate Savage

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that Council move into a closed session at 9:00 p.m. to discuss:

(a) Land Related- Proposal – River Street

MOTION CARRIED

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*

Only Council, CAO, Admirative Assistant Jennifer West, and Solicitor Muttart remained in Chambers at this time.

IN CAMERA

(a) Land Related – Proposal – River Street

It was moved by Councillor Cate Savage and seconded by Councillor Eric Bolland

that Council return to open session at 9:25 p.m.

MOTION CARRIED

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*

ADJOURNMENT

As there was no further business to discuss, it was moved by Councillor Eric Bolland and seconded by Deputy Mayor Lynn Pulsifer

that Council Advisory Committee adjourn

MOTION CARRIED

Adjourned at 9:30 p.m.

*Councillors who voted in favour of this motion:
Andrew, Bolland, Gerrard, Maxwell, Pulsifer & Savage*