

June 19, 2023

The Property Services Committee for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building by videoconference and teleconference on Monday, June 19, 2023, at 7:00 p.m.

**PRESENT**

- 1 Clr. Don Butler
- 2 Clr. Deborah Wadden
- 3 Clr. Darla MacKeil
- 4 Clr. Mary Elliott
- 5 Deputy Warden Wayne Murray
- 6 Warden Robert Parker
- 7 Clr. David Parker
- 8 Clr. Larry Turner
- 9 Clr. Peter Boyles
- 10 Clr. Randy Palmer
- 11 Clr. Andy Thompson
- 12 Clr. Chester Dewar

**IN ATTENDANCE**

Brian Cullen, CAO, Municipal Clerk-Treasurer  
Sueann Musick, Director of Corporate Services/Deputy Clerk  
Karen Cornish, Deputy Municipal Treasurer  
Evan Hale, Director of Emergency Services  
Adam MacInnis, Communications Officer  
Logan McDowell, Director of Public Works & Development  
Shellie Pettipas, Administrative Assistant

**CALL TO ORDER & LAND ACKNOWLEDGEMENT**

Clr. Palmer, Chair of the Property Services Committee, called the meeting to order and acknowledged that we are on the ancestral territorial lands of the Mi'kmaq people.

**AGENDA**

It was moved by Clr. Boyles and seconded by Clr. Parker that the agenda be approved as presented. **Motion Carried**

**EMERGENCY RESOLUTIONS**

There were no emergency resolutions brought forward.

## **MINUTES**

Clr. Palmer asked if there were any errors, omissions, or corrections in the minutes for May 15, 2023. The members of the Committee entered no errors, omissions, or corrections. The Chair proclaimed the minutes of the meeting on May 15, 2023, as the official record of the meeting.

## **CORRESPONDENCE**

A thank you letter was received from Dave Robertson; Mr. Robertson was the recipient of the Barrie MacMillan Unsung Hero Award at the PC Chamber of Commerce Awards Ceremony.

Clr. Parker spoke of the tragedy that happened recently in Manitoba. All the deceased and injured are from the small town of Dauphin, Manitoba, all from a single care facility. Clr. Parker asked that a letter of condolence be sent from this municipality to the Municipality of Dauphin.

It was moved by Clr. Parker and seconded by Clr. Dewar to send a letter of condolence on behalf of this Municipality to the Municipality of Dauphin, Manitoba.

**Motion Carried**

## **BUILDING INSPECTOR REPORT**

It was moved by Clr. Butler and seconded by Clr. Elliott that the Building Inspection Report be received as presented.

**Motion Carried**

## **BYLAW DOG CONTROL REPORT**

It was moved by Clr. Wadden and seconded by Clr. Turner that the Bylaw Dog Control report be received as presented.

**Motion Carried**

## **DEVELOPMENT OFFICER REPORT**

It was moved by Clr. Boyles and seconded by Clr. Wadden that the Development Officer report be received as presented.

**Motion Carried**

## **LAND USE PLANNING UPDATE**

Public Works and Transportation Director, McDowell updated Council that the draft engagement strategy from Upland Planning + Design was received. It is currently being reviewed by staff and then feedback will be given back to the consultants and brought back to the Planning Advisory Committee.

A Councillor survey will be distributed, which can be filled out online, a printed copy can be supplied to Councillors if required. The survey pertains to critical stakeholders that

councillors would identify in their communities, and it will also be for locations for meetings in the community.

### **UPDATE ON TENDERS**

Director of Public Works and Development, McDowell updated Council that bids were received for the Salem Water Project. The bids were reviewed by staff and by the consultants. The consultant as well as Mr. McDowell believe that there are no reasons not to go ahead with the lowest bidder. The contractor is BD Clifton Contracting from Antigonish. Mr. McDowell said the bids were in line with the cost estimates the consultants had given. Mr. McDowell feels things could move ahead with confidence in how this project will unfold.

It was moved by Warden Parker and seconded by Clr. MacKeil that Council accepts the bid from BD Clifton Contracting for the Salem Water Project. **Motion Carried**

### **EAST PICTOU RURAL HIGH SCHOOL**

Mr. McDowell told Council members that the tenders for the East Pictou Rural High School demolition project closed. There were four bids received with consistent pricing across the four bidders. Mr. McDowell said the lowest bidder, Budget Demolition, has been contacted. Mr. McDowell said there was no reason not to go ahead with this company for demolition. Mr. McDowell has received a draft project plan from the prospective company. The company is based out of Hamilton, Ontario, and they have experience with this type of work and are licensed to work in Nova Scotia.

Warden Parker asked if there was a deadline for this project. Mr. McDowell replied that the company is wrapping up another project in NS in mid-August, but they did say they could start it earlier if required. The length of the project would be about 40-48 weeks.

The Warden asked if cleaning up of the materials was also part of this project and Mr. McDowell replied that yes, it is. Clr. Boyles asked if we could ensure that this company will not dispose of the materials in a way that would pose a bigger problem. Mr. McDowell replied that they have a plan to dispose of the hazardous materials. There was a hazardous materials assessment survey completed by Stantec.

Clr. Dewar said he is always interested in the lower tender, but a Pictou County company with workers from Pictou County is \$300,000 more and felt it is hard to give it to a company from Ontario, and he is in favour of the tender from Verhaegen Demolition.

Clr. Butler asked about the timeline and feels this process has dragged on for an extended period. Clr. Butler said the company hired should be told that this project should be completed by a specific date.

Clr. MacKeil asked about the amount of money that has gone into the assessments. Mr. McDowell replied that the Stantec Hazardous Materials Report was \$10,784.12 and the report from the previous interested party was \$2238.76.

Warden Parker also agreed with Clr. Dewar's stance on supporting local but felt it was a lot of the taxpayer dollars that would be used. The warden also agreed with Clr. Butler that this project should be done in a timely manner.

It was moved by Clr. Thompson and seconded by Clr. Palmer to go to an in-camera session.

**Motion Carried**

The meeting resumed in open session.

Clr. Wadden expressed her concerns about ensuring safety was a top priority during the demolition, as this site is next to the elementary school. Clr. Wadden questioned how this was going to be paid for. CAO Cullen replied that financing options would be available at the budget meeting and stated that it has a significant impact on the general operating costs.

It was moved by Clr. Thompson and seconded by Clr. Wadden to accept the lowest tender.

**Motion Carried**

Nay Votes Clr. Dewar; Clr. Boyles; Clr. Elliott

### **MACLELLANS BROOK/COALBURN WATER PROJECT**

Director of Public Works and Development said that the design tender has been issued and has a deadline of June 28, 2023. It is seen as encouraging that some of the pricing is slightly lower than anticipated.

Clr. Palmer would like to send a letter to residents asking who is interested in hooking up to this. Mr. McDowell replied that this could certainly be done if this was the Council's pleasure. The approach to be taken was to twin the existing sewer lines, and the number of homes that could be serviced was pushing 200.

### **244 JOHN CAMPBELL ROAD FLOODING CONCERNS**

Clr. Boyles had asked Public Works and Transportation Director McDowell to come and look at this situation. This property is located on John Campbell Road, off Little Harbour Road, the ditch is so backed up that it is comparable to a lake. Clr. Boyles said these residents had the province come in and do ditching and just leave it like this. The water backs into their basement every time it rains, and then they are flooded out.

Clr. Boyles spoke to MLA Dunn's office, and he is supposed to contact Premier Tim Houston. He said the Municipality taxes people for so much acreage on their land, and the Department of Transportation takes a lot of this land when they do the ditching. The Councillor asked to have a letter sent asking Premier Houston and the appropriate Department of Public Works representative to have them look after this situation.

Mr. McDowell stated that he did visit this site last week and it was clear there was standing water there. There has been much discussion about it. Without doing a complete detailed analysis, he said the Municipality doesn't have much for records or detailed information for the area.

It was moved by Clr Boyles and seconded by Clr. Dewar to send a letter to Premier Houston and the Department of Public Works to request that this situation be fixed and the homeowners' concerns are addressed. **Motion Carried**

### **ADJOURNMENT**

There was no further business before the meeting, so the Chair declared the meeting adjourned at 7:45 p.m.

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CHAIRPERSON

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MUNICIPAL CLERK