

Municipality of the County of Inverness
Regular Council Meeting
Thursday, February 3rd, 2022
3:00 pm
Video Conference

MINUTES

Council: Warden Laurie Cranton
Deputy Warden Bonny MacIsaac
Councillor Lynn Chisholm
Councillor Catherine Gillis
Councillor John MacLennan

Staff: Keith MacDonald, CAO
Tanya Tibbo, Director of Finance
Debbie Nicholson, Administrative Assistant to Council/CAO
Melanie Beaton, Special Projects Facilitator
Karolyn Aucoin, Communications and Community Engagement Specialist
Trudy Gillis, Manager of Environmental and Facilities Compliance
Erin Gillis, Manager of Operations and Occupational Health and Safety
Ellen Murphy, Manager of Infrastructure
Chestley Carr, Director of Public Works

1. CALL TO ORDER AND ROLL CALL

Warden Cranton called the meeting to order at 3:00 pm and welcomed all in attendance. Roll call was taken. Acknowledgement was made that the land on which we gather is located in the ancestral and unceded territory of the Mi'kmaq people.

2. APPROVAL OF AGENDA

MOTION: *That the agenda be approved as presented.*
MOVED BY: Councillor Chisholm
SECONDED BY: Councillor Gillis
MOTION CARRIED

3. APPROVAL OF MINUTES

MOTION: *That the Regular Council Meeting minutes of January 6th, 2022 be approved as presented.*
MOVED BY: Councillor Gillis
SECONDED BY: Councillor Chisholm

MOTION CARRIED

MOTION: *That the Committee of the Whole Meeting minutes of January 20th, 2022 be approved as presented.*

MOVED BY: Councillor Gillis

SECONDED BY: Warden Cranton

MOTION CARRIED

MOTION: *That the Nominating Committee Meeting minutes of January 6th, 2022 be approved as presented.*

MOVED BY: Councillor Chisholm

SECONDED BY: Councillor Gillis

MOTION CARRIED

4. WHYCOCOMAGH WATER SYSTEM OPERATIONAL PUMP TEST

MOTION: *That Council approve for staff to coordinate the operational pump test in Whycomagh at an estimated cost of \$16,479.90 with funds coming from Operations.*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Chisholm

MOTION CARRIED

5. GUDI TESTING AT PW3 IN PORT HOOD AND AT JUDIQUE PWS

MOTION: *That Council approve for staff to undertake the provincially mandated Step 2 GUDI testing at PW3 in Port Hood at an estimated cost of \$ 8103.44 with funds being allocated to the water depreciation budget.*

MOVED BY: Councillor Chisholm

SECONDED BY: Warden Cranton

MOTION CARRIED

MOTION: *That Council approve for staff to undertake the provincially mandated Step 2 GUDI testing at PWs 1, 2, 3, and 4 in Judique as well as the possible PW3 deepening in Judique at an estimated cost of \$ 29,622.75 with funds being allocated to the water depreciation budget.*

MOVED BY: Councillor Gillis

SECONDED BY: Lynn Chisholm

MOTION CARRIED

6. STORAGE TOWER REPAIRS IN PORT HASTINGS

MOTION: *That Council approve the necessary repairs to the Port Hastings Water Storage Tower at an estimated cost of \$95,283.09 with funds being*

allocated to the water depreciation budget.
MOVED BY: Councillor Gillis
SECONDED BY: Deputy Warden Maclsaac
MOTION CARRIED

7. ELECTRIC VEHICLE CHARGING STATIONS

The Municipal Special Projects Team is building out a project for EV charging stations. There exists a budget for this item in this year's Capital budget. A Federal program that is administered by Natural Resources Canada is about to launch. Applications will be submitted after February 7th, 2022 and are due by March 2022. Successful applicants must complete their projects by July 2022.

8. BOUNDARY REVIEW

The Municipal Government Act requires that Municipalities apply to the Nova Scotia Utility and Review Board in 2022 to confirm or to alter the number and boundaries of polling districts and the number of councillors. All councils must conduct a study into the number of councillors and into the reasonableness and fairness of the number and boundaries of polling districts before making the application to the Board.

9. RESOLUTION FOR PRE-APPROVAL OF DEBENTURE ISSUANCE SUBJECT TO INTEREST RATE

a) J CLASS ROADS

MOTION: *WHEREAS clause 66 (1) of the Municipal Government Act (the "Act") provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;*

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs (the "Minister"), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the Municipal Government Act authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the Municipal Government Act states, that in accordance with the Municipal Finance Corporation Act, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for **J Class Roads** was approved by the municipal council on May 6th, 2021.

BE IT THEREFORE RESOLVED

THAT under the authority of Section 91 of the Municipal Government Act, the Municipality of the County of Inverness borrow by the issue and sale of debentures a sum or sums not exceeding \$1,055,200.00, for a period not to exceed 10 years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the Municipality of the County of Inverness in the amount that the mayor or warden and clerk or the person designated by the council deems proper, provided the average interest rate of the debenture does not exceed the rate of 5.5%;

THAT the debenture be arranged with the Nova Scotia Municipal Finance Corporation with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

MOVED BY: Councillor Gillis
SECONDED BY: Councillor Chisholm
MOTION CARRIED

b) ROUTE 19 SANITARY WATER AND SEWER

MOTION: WHEREAS clause 66 (1) of the Municipal Government Act (the "Act") provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs (the "Minister"), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the Municipal Government Act authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the Municipal Government Act states, that in accordance with the Municipal Finance Corporation Act, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for **Route 19 Sanitary Sewer & Water** was approved by the municipal council on August 5th, 2021.

BE IT THEREFORE RESOLVED

THAT under the authority of Section 91 of the Municipal Government Act, the Municipality of the County of Inverness borrow by the issue and sale of debentures a sum or sums not exceeding \$3,563,300.00, for a period not to exceed 25 years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the Municipality of the County of Inverness in the amount that the mayor or warden and clerk or the person designated by the council deems proper, provided the average interest rate of the debenture does not exceed the rate of 5.5%;

THAT the debenture be arranged with the Nova Scotia Municipal Finance Corporation with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

MOVED BY: Councillor Chisholm
SECONDED BY: Warden Cranton
MOTION CARRIED

10. RECOMMENDATIONS

- WATER RATE STUDY

MOTION: That Council approve the Municipality undertaking a Water Rate Study.
MOVED BY: Councillor Gillis
SECONDED BY: Councillor Chisholm
MOTION CARRIED

- FIRST READING AND PUBLIC HEARING DATE: DEVELOPMENT AGREEMENT PID 50339787, FISHERMAN'S LANE (P), INVERNESS

MOTION: *That Council give First Reading and schedule a public hearing date regarding the Development Agreement for 10 additional cottages for a total of 15 cottages and an accessory building on Lot 20-3, PID 50339787, Fisherman's Lane (P), Inverness, Inverness County, which is substantively the same (save for minor differences in form) as the draft set out in the EDPC report dated development 3 February 2021.*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Chisholm

MOTION CARRIED

- FIRST READING AND PUBLIC HEARING DATE: REZONING OF PID 50089127 LOCATED ON THE CABOT TRAIL, CHÉTICAMP, FROM RESIDENTIAL GENERAL (R-1) ZONE TO COMMERCIAL GENERAL (C-3) ZONE.

MOTION: *That Council give First Reading and schedule a public hearing date regarding the rezoning of PID 50089127 located on the Cabot Trail, Chéticamp, from Residential General (R-1) Zone to Commercial General (C-3) Zone.*

MOVED BY: Councillor Gillis

SECONDED BY: Warden Cranton

MOTION CARRIED

- FIRST READING AND PUBLIC HEARING DATE: REZONING OF PID 50340280 LOCATED ON MAIN STREET, WHYCOCOMAGH, FROM COMMERCIAL (C-1) ZONE TO RESIDENTIAL CENTRE (R-1) ZONE.

MOTION: *That Council give First Reading and schedule a public hearing date regarding the rezoning of PID 50340280 located on Main Street, Whycomomagh, from Commercial (C-1) Zone to Residential Centre (R-1) Zone.*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Chisholm

MOTION CARRIED

- FIRST READING AND PUBLIC HEARING DATE: PROPOSED AMENDMENTS TO THE INVERNESS SECONDARY PLAN AND LAND USE BY-LAW TO PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE RESIDENTIAL URBAN (R-1) ZONE.

MOTION: *That Council give First Reading and schedule a public hearing date regarding the proposed amendments to the Inverness Secondary Plan and Land Use By-law to permit detached Accessory Dwelling Units in the Residential Urban (R-1) Zone.*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Chisholm
MOTION CARRIED

11. CORRESPONDENCE

- **Nova Scotia Office of Planning and Priorities** – The Municipality has been invited to participate in a survey providing input into the roles and responsibilities, accountability and governance of Crown Corporations in the province. Input received will help these organizations continue to align with, and meet the needs of all Nova Scotians.

MOTION: *That Council direct staff to provide feedback to the Office of Planning and Priorities regarding the efficiency of Crown Corporations.*

MOVED BY: Warden Cranton
SECONDED BY: Councillor Chisholm
MOTION CARRIED

12. NEXT MEETING DATE

February 17th, 2022 9:30 am: Committee of the Whole

13. ADJOURNMENT

MOTION: *That Council adjourn at 4:11 p.m.*
MOVED BY: Councillor Chisholm
MOTION CARRIED