

**PORT HAWKESBURY TOWN COUNCIL
SPECIAL PUBLIC MEETING
Minutes of Meeting
December 7, 2023
Shannon Studio**

Present

Mayor, Brenda Chisholm-Beaton
Deputy Mayor, Mark MacIver
Councillor, Blaine MacQuarrie
Councillor, Jason Aucoin
Councillor, Hughie MacDougall
Chief Administrative Officer, Terry Doyle
Director of Finance, Erin MacEachen

Regrets

1. Call to Order

A Special Public Meeting of the Port Hawkesbury Town Council was held in the Shannon Studio, Thursday, December 7, 2023, called to order by Mayor, B. Chisholm-Beaton at 4:00 p.m.

2. Additions to Agenda

There were no additions to the agenda.

3. Approval of Agenda

MOVED by Deputy Mayor, M. MacIver and **SECONDED** by Councillor, J. Aucoin
“That the Town of Port Hawkesbury approves the Special Public Meeting Agenda as presented.” MOTION CARRIED.

4. Municipal Capital Growth Program

CAO, T. Doyle asked The Manager of Engineering and Public Works, J. MacMillan to present the options that had been decided at the November 27th Special Public Meeting.

He noted that the costs that were presented at the last meeting that were estimated based on numbers that prices that were provided two years ago. The numbers have changed and increased significantly which would make it costly for the town. There will be some other options that will be presented and possibly the 50/50 split. He reminded Council that the deadline for applications is Wednesday, December 13th and he reviewed the eligible projects. He mentioned road reinstatement costs are applicable if you are building in undeveloped areas. There was direction given to explore Aspen Close and Oak Crescent Extension. The lot sizes for Oak were reviewed and are smaller than Aspen Close lots. He reviewed the costing of the arrangement for potential funding dollars. Total

potential costing for Aspen Close development is \$1,210,658 with the Town's portion being \$605,329. Director E. MacEachen reviewed the costs assumptions and the total costs for construction for the lots with an estimated **cost recovery of 13-20 years**.

He reviewed the Oak Crescent Extension and noted that a pumping station would be required for this location. There are 15 lots there. Similar costing for this project. Director, E. MacEachen reviewed some of the costing and noted that if all lots would be sold, the **cost recovery would be 19 years**. J. MacMillan reviewed the shortened version of the Oak Crescent development of 12 lots with a pumping station still needed for that area. Years of **cost recovery would be 18 – 20 + years, if all lots are sold**.

Accessibility Option Through the Municipal Capital Growth Program

CAO, T. Doyle noted that the lack of sidewalk repair replacement is an ongoing issue that comes up continuously every year. He noted there is a 50/50 option that will allow us to replace some of the sidewalks that have been identified in the past. Manager of Public Works, J. MacMillan presented some areas of potential sidewalks replacement. He reviewed the options and estimated costs for: Reynolds, Hiram, Granville Street, Bernard, MacSween, Embree. The estimated 50% cost to the town would be \$273,713. CAO, T. Doyle noted that the recommendation is that Council identify 1 kms of sidewalk to be replaced.

The CAO mentioned that the Aspen and Oak Crescent development areas may fit into other finding streams. The ICIP Green Fund has a much lower cost sharing formula, and that he knows that other municipalities have used that fund for extending sewer and water. Deputy Mayor, M. MacIver stated that he is not sure if we can go forward at 50% cost. He would like to see expansion and return on the Town's investment, but affordability is important. The sidewalk program covers everything that Council has looked at previous and Council can look forward at the next phase of replacement down the road.

Councillor, J. Aucoin – would like to know a price if the town public works department was to pave sidewalk. There is an option for stacking funding. He expressed that he wants to look at the sidewalks that will be looking at during budget time.

Councillor, B. MacQuarrie agrees that the affordability is not there for the development properties and would like to look at the sidewalks that Council would be looking at in the Spring and possibly adding them to the application. He would like to use concrete.

CAO, T. Doyle noted that the Town is not allowed to spend beyond its means and wants to ensure that it is affordable around the \$250, 000 mark. We know that we have competing priorities that have to be looked at. Use our own staff is the first preference but there are other priorities. The pricing presented was for a contractor to complete the work.

E. MacEachen thinks that housing needs are dire across the province. The demand doesn't seem to be there with purchasing the lots that the town has available currently. She is more comfortable around the \$500, 000-\$600,000 contribution. She would not recommend spending one million dollars.

Councillor, J. Aucoin asked if there were any funding streams available over the last two years. CAO, T. Doyle stated he is not aware of other funding streams available the past two years.

Mayor, B. Chisholm-Beaton typical costs around budget costing? E. MacEachen stated that it is

Councillor, B. MacQuarrie noted that he stated that it wasn't practical to apply for both knowing that budget time is coming up and there are priorities there that have been pushed forward we will need funds for. Councillor, B. MacQuarrie noted that the Town should be looking to submit a program on the Rapid Housing Program. Councillor, B. MacQuarrie Proposed support for the sidewalks. Deputy Mayor, M. MacIver agrees with Councillor, B. MacQuarrie. Councillor, H. MacDougall remains unsure.

With respect to asphalt sidewalks, CAO, T. Doyle noted that concrete sidewalk is basic construction material that is commonly used as apposed to an active transportation lane which is a different application. You see that in rural municipalities they may use asphalt there is issues.

**MOVED by Councillor, B. MacQuarrie and SECONDED Deputy Mayor, M. MacIver
"THAT the Town of Port Hawkesbury approves the submission of the application
through the Municipal Capital Growth Program for Accessibility Improvements in
the Town of Port Hawkesbury, Nova Scotia with a dollar value not to exceed total
project value of \$800,000."**

One Nay was recorded by Councillor, J. Aucoin

One Abstaining vote by Councillor, H. MacDougall

THE MOTION WAS APPROVED.

5. Update on Public Works Shop Construction

CAO, T. Doyle reviewed the renderings of the current drawings of the new public works building. The new building will be approximately the size of the older building. The renderings indicated a 4-Bay building with a wash bay and administrative area. The position of the building will be on the existing footprint. Councillor, J. Aucoin asked to go in camera to decide on this item. Council indicated the discussion did not fall within the in camera restrictions. CAO, T. Doyle reviewed the schedule of the work should Council

choose. He reviewed the Class D Estimate and noted that the items being presented are not in camera issues.

He stated that he was looking for feedback from Council based on the schedule and budget that was presented.

MOVED by Deputy Mayor, M. MacIver and SECONDED by Councillor, J. Aucoin “THAT the Town of Port Hawkesbury to proceed with what was presented regarding the Public Works Building Construction. ” MOTION CARRIED.

6. Development Zone By-Law

Director, E. MacEachen asked for considerations of Council around the Designated Areas that have been identified for the Development Zone. She provided Council with some data of the growth along Reeves Street. She noted that Council knows that the Town has been struggling with commercial growth for some time and is asking if they want to consider the discussed development zone area. She wanted to make sure that she mentioned that the town has been using the growth along Reeves Street to balance the budget over the past couple of years. She wants to ensure that Council is aware of that, and would recommend putting more limitation on the By-Law right now. Her recommendation would be to shorten the length of time and area.

Councillor, J. Aucoin said that the first intention would be the MacDonalds to TD Bank and then the zone expanded to the entire C-5 Zone through the Planning Advisory Committee. One of the reasons for the development zone is to develop the commercial district to ask the province to change the legislation to get the same tax benefit for residential properties. He stated that there has been interest in the old arena area and the old CRVS lot and the curling club lots. He would be interested in changing the size of the development zone but he is not interested in changing the length of time. MacQuarrie Drive Extension, Reeves, The area to the square block of MacSween and Reynolds.

Mayor, B. Chisholm-Beaton asked what happens with the Provincial Building? Director, E. MacEachen stated that it is commercial exempt as well as the ROC Society is currently exempt right now.

CAO, T. Doyle mentioned that the Municipal Planning Strategy and Land Use Bylaw will need to be amended which will be scheduled first thing in the new year.

Limits the zone from all of the C-5 Zone.

7. Approved Additions

There were no additions to the agenda.

8. Adjournment

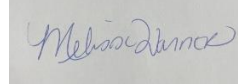
That the Town of Port Hawkesbury adjourned the Special Public Meeting at 5:24 p.m.

January 2, 2024

Date



Approved by:
Terry Doyle, P. Eng.
Chief Administrative Officer



Recorded by:
Melissa Warner
Communications and
Administration Officer