

October 21, 2024

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, October 21, 2024, 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  
Karen Cornish, Deputy Municipal Treasurer  
Evan Hale, Director of Emergency Services  
Logan McDowell, Dir. of Public Works & Development  
Adam MacInnis, Communications Officer

**ABSENT**

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 Mikmaq 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.

## **MINUTES**

Clr. Palmer asked if there were any errors, omissions, or corrections in the minutes for September 16, 2024. The members of the Committee entered no errors, omissions, or corrections. The Chair proclaimed the minutes of the meeting on September 16, 2024, as the official record of the meeting. **Motion Carried**

Clr. Wadden said that in the discussion regarding the Hidden Cove Road, the motion was to have staff look at the cost of paving the road to consider this for a future capital project.

## **CORRESPONDENCE**

- a. Thank you from A.G. Baillie School for the grants for the Breakfast and Backpack programs.
- b. Thank you from the Pictou Arts Society for the Council Grant.

## **REPORTS**

### **PUBLIC WORKS AND DEVELOPMENT**

The Public Works and Development Report for the month of September 2024 was received as presented.

Clr. Boyles asked if the survey for water for the Evan MacDonald Road was completed. Mr. McDowell said that the survey is still being conducted. The survey went out, and several responses were received. Most positive responses have been from Linacy, and fewer along Evan MacDonald Road. Mr. McDowell said another week would be given to allow more responses to get an overall feel from residents.

Clr. Parker asked what the total cost of the design for the Blue Acres sidewalk was. Mr. McDowell said it was in the range of \$30,000. Mr. McDowell said the firm numbers could be provided.

Warden Parker asked about the ERECC sewer flow meters and the MOPC contractor's termination of the contract due to budgeting errors. Was the withdrawal due to budgeting errors? Mr. McDowell said that it was correct that there were budgeting errors, and the nature of those errors was that a previous employee with the company provided a cost estimate, but since that time, that employee had left the company. The new people managing the project said they could not hold that price. An update was requested for the cost of that work, and they came back with updated cost estimates, 57% greater than the original approved cost estimates. The company terminated the

agreement. Mr. McDowell said that work is being done to prepare a formal tender that will go out.

Warden Parker said the county is under pressure to get the flow meters installed from other municipal units and asked if this would now hold the process up longer. Mr. McDowell said the intention is to tender within the next week or so and look at approving this in December or January. The work itself will be done throughout the winter.

Clr. Wadden asked if the land use planning is behind schedule. Mr. McDowell said the consultant slowed down with the drafting of the documents and expects to have the revised draft documents this week. The community consultation meetings are scheduled for November. Once the Planning Advisory Committee meets and the community consultations are held, then follow-up with the province on the overall deadlines will be discussed.

Clr. Parker asked which piece of property the Riverton Development RFP referred to. Mr. McDowell said it relates to the property directly across the road from the existing Valley View Villa property. Mr. McDowell said there were originally two enquiries before looking at advancing a tender. Since that time, five other parties have expressed interest.

Clr. Dewar asked when the decision to put out a tender was made. Clr. Palmer said that a tender would be put out to see what was received, and then Council would decide if it were to be moved forward. Mr. McDowell said any results would be brought back to Council before any decision would be made.

Clr. Palmer asked if the Coalburn/MacLellan's Brook Water Project tender would be happening soon. Mr. McDowell met with the consultant last week, and the revised designs are expected to be ready within the next couple of weeks. It is expected to be tendered over four weeks in November and brought back to the Property and Finance meeting in December with the hope of awarding it in January.

## **DEVELOPMENT OFFICER REPORT**

The Development Officer Report for the month of September 2024 was received as presented.

Warden Parker said two different situations are holding up development and that this needs to be straightened out for future developments surrounding the construction of roads. The Warden said that must be considered to prevent future developments from being delayed. Clr. Turner said the developer would like to have this issue put before Council, would like all the facts regarding the subdivision, and feels treatment has been unfair. Clr. Turner said the information should be brought to Council from both the developer and the Development Officer to get all the facts.

## **EMERGENCY SERVICES**

The Emergency Services Report for the month of September 2024 was received as presented.

Clr. Boyles asked about the program for emergencies and if there is a station that can be tuned into it. Mr. Hale said the station that should be tuned into is CBC and CBC Radio has all the emergency alerts.

Clr. Parker asked if there had been any follow-up on the Gilbert Road dog control situation. Mr. Hale said that both dogs have been removed from the property and are living with a family member in Truro. The resident is rectifying the unsightly nature of the property, and a dumpster was on site for trash. The location is being monitored for compliance.

## **FIRE INSPECTOR REPORT**

The Fire Inspector Report for the month of September 2024 was received as presented.

Clr. Wadden asked for a printout of what is being inspected. Mr. Hale said that it could be attached to the monthly Fire Inspector Report.

## **BUILDING INSPECTOR REPORT**

The Building Inspector Report for the month of September 2024 was received as presented.

## **BYLAW OFFICER'S REPORT**

The Bylaw Officer's Report for the month of September 2024 was received as presented.

## **DEFERRED BUSINESS – BLUE ACRES SIDEWALK DESIGN**

Mr. McDowell said that a copy of the latest draft design has not yet been issued for tender. The design is located entirely on the southeast side of East River Road and Bridge Avenue. Overall costs are \$640,000.00, and much of that is made up due to the required retaining walls. Minor stormwater elements are subject to approval from Nova Scotia Environment, and there are no expected issues. Ultimately, the hope is that costs will decrease slightly during the tendering process.

Warden Parker said that Councillors have a right to question cost and safety, and each issue must be considered to make good decisions. Warden Parker stands by saying that the price needs to be reviewed but would still like to improve the safety of pedestrians.

Clr. Thompson said the true cost will not be known until the project is tendered, and then the decision will be made. People have almost died in this area and a lawsuit has already happened in this area; Council needs to get on with this.

Clr. Wadden said it is a risk for the residents of this county, and it is time to step up and do something about this.

Warden Parker said that it is essential to make sure whatever is done brings more safety and there is a problem. The Warden asked if it was considered to have flashing or stop lights to allow the person crossing time to get across. Mr. McDowell said that had been looked at for rapid flashing beacons and overhead pedestrian lights. However, the nature of these types of lights is that the province does not require them, which is why they weren't included. Warden Parker said it would be good to see the price for them.

Clr. Thompson said this is a perfect design, and it should be tendered right away. Deputy Warden Murray agreed that the project should be tendered to get a price. Mr. McDowell said that the documents are in place and are prepared to go to tender if it is the will of Council.

## **MOTION**

It was moved by Clr. Thompson and seconded by Clr. Wadden to tender the design work for pricing to complete the sidewalk project in Blue Acres.

**Motion Carried**  
**Nay Votes: Clr. Elliott**  
**Clr. Boyles**  
**Clr. Parker**

## **MOTIONS OF RECONSIDERATION**

There were no motions of reconsideration.

## **ADJOURNMENT**

There was no further business before the meeting, so the Chair declared the meeting adjourned at 7:50 p.m.

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CHAIRPERSON

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MUNICIPAL CLERK