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1.	<u>INVOCATION</u>	

The meeting was called to order at 7:05 p.m. at Harold T. Barrett Junior High School, Beaver Bank with an Invocation. The Chair expressed pleasure with meeting in Beaver Bank for the first time.

2. **APPROVAL OF MINUTES - MARCH 30, 2000**

MOVED by Councillors Kelly and Harvey to approve the Minutes of meeting held on March 30, 2000 as circulated. MOTION PUT AND PASSED.

3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

Added Items: Creation of a Paper Mill Lake Advisory Committee
 District Capital Projects for 2000/01

MOVED by Councillors Kelly and Merrigan to approve the Order of Business as amended. MOTION PUT AND PASSED.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS**

7.1 **Survey of Transit Concerns in the Sackville Area**

Councillor Merrigan reported that a survey is being conducted in the Sackville/Beaver Bank/Bedford area which would be an independent survey with no support from Metro Transit. It would be conducted by volunteers and targeting people who do not use the transit system. The aim was to try to get more people on the bus, find out where people are going and improve the service for people using the bus now. He would keep Community Council informed of progress.

8. **PUBLIC HEARINGS** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS** - None

10. **REPORTS**

10.1 **Second Lake Regional Park**

A Staff Report dated April 19, 2000 was before Community Council. Blair Blakeney, Coordinator, Recreation Facilities Planning, provided an overview of the report. As part of his report, he advised that Department of Housing is actively seeking development of the property and there was no real willingness on their part to negotiate with staff. Department of Housing would be before Regional Council in May to request a service exchange with the potential of 150 housing units in the 60 acres. The 60 acres were valued in the \$500,000+ range. Even if HRM could purchase the property, there were no available funds to do so.

Mr. Blakeney advised further that with regard to the 36 acres on the Second Lake side, staff did not want to develop park entry services on the existing parkland but come through the remaining lands of the Department of Housing by acquiring 10-15 acres. He acknowledged there was park frontage further down the road but it was in a sensitive area and should not be disturbed. There was also a need for active recreation in this area but this required additional research regarding the requirements for additional ballfields and soccer fields in the Sackville area.

As to the remaining 24 acres on the First Lake side, Mr. Blakeney advised that staff felt the entire 24 acres should be acquired or set aside for the protection and water quality of First Lake and maintenance of the trail system, or at least a 10 acre buffer.

Mr. Blakeney advised that staff's recommendation was to try to begin negotiations with the Department of Housing as they come forward with their Development Agreement to acquire a minimum of 20-25 acres of the 60 acres as parkland.

Councillor Kelly asked when negotiations were expected to be completed. In response, Mr. Blakeney advised one meeting has been held with Department of Housing but they advised they were putting forward a request for service exchange. If it was successful, they would begin to develop concept plans for subdivision at which time there would be negotiations for parkland. He expected that the service exchange question would be completed by the fall. Department of Housing was undertaking studies of sewer capacity and of the sewage treatment plant.

Councillor Kelly asked if HRM had any lands that could be exchanged rather than purchasing land from Department of Housing. In response, Mr. Blakeney advised that Department of Housing was trying to clean up lands they have left and get out of the business and they were coming forward shortly with a request for service exchange. This did not mean it could not be discussed.

Councillor Harvey asked if the sum of \$500,000 was considered to be the value of raw land. In response, Mr. Blakeney advised it was for the whole piece in an unserviced state.

Ms. Thea Langille-Hanna, at the request of the Chair, provided information on the status of the report going to Regional Council re the Department of Housing lands which was expected to go to Regional Council on May 16.

Councillor Harvey advised he understood the report going to Regional Council was a report in response to the request from Department of Housing to have Regional Council decide whether or not a detailed report on the actual application would be entertained.

Public Participation on Second Lake Regional Park

Mr. Wayne Schnare, President, Friends of First Lake suggested that the people of Sackville might be willing to have an additional amount of money added to their tax bill in order for HRM to purchase the property in question. The land along the First Lake side is mostly bog and the only filter the lake has left. There are storm sewers running into the lake now but First Lake has made a big comeback compared to the 70's and there was no need for a polluted lake in the middle of Sackville. There is also concern with runoff into First Lake from the driveways of the houses there now.

Mr. Alan G. Joyce, Second Lake Regional Park Association said he would like to see a recommendation to transfer all the land if HRM has land to swap or is able to generate funds in Sackville to buy the lands. First Lake cannot take any more development and those 24 acres should be off limits. Department of Housing should not be permitted to build any more houses around First Lake.

Mr. Shane O'Neil, Chair, Second Lake Regional Park Association asked if Department of Housing was unsuccessful in their servicing study, would the next option for them be to offer the land for sale. If that was so, would it be possible for Council to ask for the right of first refusal if it gets to that stage before it goes on the open market. He acknowledged that the provincial government has more than graciously satisfied the community with the delivery of approximately 700 acres transferred to Department of Natural Resources to become parkland; however, since the province has already deeded the 700 acres, the Association approached HRM in order to provide an additional level of protection of the lake and the ability not to disrupt the landscape when going forward with park development. As far as recreational uses are concerned, he recommended that staff ask for a temporary halt until a proper recreational review can be done. He referred to the recreation study completed in 1995 which was not done in a regional context, but for the former Halifax County only, and a more comprehensive look at the current status was required. In a regional context, he did not know if active recreation was required for the area but if the land goes to housing, then the opportunity would be lost forever to provide recreation in the future. As far as First Lake is concerned, his Association did not want to see an additional 150 homes draining into First Lake. There are presently about 22 storm sewers draining into First Lake. There also might be a pumping station required with possible overflow. He

recommended that any request from Housing should be put on hold until further information is obtained.

Ms. Theresa Scratch, Second Lake Regional Park Association said it was not a matter of wanting more parkland but a matter of hoping that HRM can acquire additional land to provide for access to the parkland. She referred to the map in the Staff Report and indicated there was little opportunity for access especially on the Sackville side because of the topography. There was a steep slope from the existing housing development down to the lake. Any development within the Second Lake watershed, particularly on the Sackville side, would destroy Second Lake. There is a specific unique heritage site which should be preserved. As far as First Lake was concerned, she asked at a Transportation meeting whether or not Department of Housing intended to put housing on that side with driveways emptying onto First Lake Drive. She asked how much opportunity Department of Housing has to develop on the First Lake side as she understood some of the land was zoned Community Facility. She asked for clarification as to parkland dedication in that area and the density of development.

Mr. Blakeney indicated that as far as parkland dedication was concerned, there could be a difference between as of right and a Development Agreement.

Ms. Scratch asked, should Community Council become aware that the interest is in applying for a CDD, that Community Council ensure that Friends of First Lake and the Second Lake Regional Park Association are advised immediately.

Mr. Phillip Cox, Crimson Drive asked if development goes ahead, where would the new school students be placed. In response, Councillor Harvey advised that students were being bused to Cavalier Drive School at present. Next year there was going to be an extensive redrawing of school boundaries in Sackville. It was likely the students being bused to Cavalier now would not be in the future, which would open up over 100 spaces. He pointed out this has to do with the changing demographics in the community over the last 25 years since a number of schools have been built.

Mr. Alan G. Joyce asked if the 24 acres along First Lake could be built on or did it include the recreational component. In response, Mr. Blakeney advised it included the recreational component, leaving about 14 acres for development.

Mr. Shane O'Neil asked if the lands were not serviced and if they were developed with septic, would the value of the land go down. In response, Mr. Blakeney advised the \$500,000 was assuming it was serviced - assuming the highest and best use.

Mr. Wayne Schnare read a Petition and submitted same to Community Council from residents in the First Lake area. He stated the residents did not want any more development on First Lake, did not want any more storm drains or any more pollution than

they are dealing with now. He added First Lake was a spring fed lake with only one feed out at Sucker Brook, which has been severely compromised.

Councillor Harvey pointed out that the report before Community Council tonight would be going forward to Regional Council with a recommendation but, however, there was also the issue that will be coming forward from Department of Housing to seek Regional Council's approval to look at servicing the land in question because at present it is not within the serviceable boundary for water or sewer. Department of Housing wants to exchange 100+ acres within the serviceable boundary in the area of Metropolitan Drive which could have been developed up to a year ago by right but is now part of the land transferred to Natural Resources. They want to transfer it to the land now in question. Department of Housing is saying overall they are not adding to the capacity at Mill Cove because they are asking to transfer. That is all predicated on the current infrastructure under the ground leading along First Lake Drive to a pumping station at the bottom of Metropolitan Drive and the rest of the system being able to accommodate the flow from 150 homes. That is why Housing is commissioning a report by an Engineering company to do flow monitoring to see if there is capacity and, if so, how much.

Mr. David Haley, Second Lake Regional Park Association stated that the Metropolitan access to Second Lake was a deep slope down to the lake and it was not desirable to increase it for access. He expressed concern with the provision of emergency access to the lake area without additional access.

Mr. O'Neil asked if consideration has been given to HRM holding a mortgage on the land in question and having the community fund raise. In response, Councillor Harvey explained that, for example, with the Sackville Sports Stadium expansion, HRM was guaranteeing the loan. Eventually fund raising would pay this loan off.

Ms. Scratch commented that it was HRM's capacity, not Department of Housing's, and if there is a requirement for additional infrastructure down the line in order to accommodate additional sewage, it would be the taxpayer who would pay for it. She asked how much taxpayers would have to pay to have the development there as opposed to buying the land and not having any development.

Councillor Harvey stated that the official position of Community Council and Regional Council, after the servicing study was done about Mill Cove and the current infrastructure, is that there would be no change in the serviceable boundary entertained. Department of Housing was saying that even with this position, they had the capacity inside the service boundary and, therefore, were not adding to it.

Mr. Gordon Kyle, Friends of First Lake asked if anybody has looked at the potential long term tax revenues in having the land developed into a parkland and the impact it might have on residential values compared to the limited amount of additional taxes you would

get from 150 houses. It may make a \$500,000 investment by HRM at this time look trivial in the future if, in fact, there is a negative impact on land values because of further development.

At this point, Councillor Kelly took the chair to enable Councillor Harvey to make a motion.

MOVED by Councillors Harvey and Merrigan to recommend to Regional Council that:

Halifax Regional Municipality seek to acquire the 60 acres on behalf of the community of Sackville and, therefore, that:

- 1. Halifax Regional Municipality request from Department of Housing its view as to selling the land as it is now, without further involvement with their request for servicing.**
- 2. Halifax Regional Municipality seek the right of first refusal on the land should it be sold.**
- 3. A review of the community's recreational needs, both active and passive, be considered vis-a-vis the 1995 report entitled Implementation Strategy/Plan for Recreation Services in the Beaver Bank/Sackville Area.**

MOTION PUT AND PASSED.

After the vote on the motion, Councillor Harvey then resumed the chair.

Councillor Harvey asked if the 1995 report was considered when assessing the needs generally. In response, Mr. Blakeney replied yes.

The Petition received will be forwarded to Regional Council at the same time as the report from Community Council.

10.2 Bedford Waters Advisory Committee re Master Plan - Area North of Hemlock Park

A report dated April 14, 2000 from Bedford Waters Advisory Committee was before Community Council recommending that, in the development of the Prince's Lodge area, those lands within Bedford's MPS boundary be developed in accordance with all of the provisions of the Bedford MPS.

Councillor Kelly advised that the recommendation before Community Council was a follow up to discussions that took place at the Planning Advisory Committee on July 7, 1999 when the initial presentation was made. He asked several questions at that time in terms of the reasoning and rationale as to the approach taken in being called the "Prince's Lodge Plan" as 40% of the area in question was in the former Town and still part of the Bedford

Municipal Planning Strategy. He wanted to ensure conformance with the Bedford MPS in total. That message was intended to go back to staff and to the group planning the Master Plan. It appeared this did not get back to them and the staff member involved at Wallace Macdonald and Lively was no longer with them. He advised he spoke to Wallace Macdonald and Lively today to reiterate his points and concern and thanked Bedford Waters Advisory Committee for taking the steps they have to bring this again to the forefront to reiterate that a portion of the land is in the former Town, does fall within the Bedford MPS and the development should conform with the present MPS in total, pending discussion with the community as per the process laid out in the MPS.

MOVED by Councillors Kelly and Merrigan to support the recommendation from Bedford Waters Advisory Committee and instruct staff and proponents to concur and follow through with the process of the Bedford Municipal Planning Strategy as passed in 1996 and is still valid today, and no other. MOTION PUT AND PASSED.

10.3 Extension of Serviceable Boundary

Councillor Merrigan requested a report from staff as to the capacity of the trunk line put in the Beaver Bank Road as he wanted to see an extension take in the Kinsac School area and to take in some of the raw lands in the community. His reasoning for this was to help pay for some of the servicing now in the ground. It would cost \$20 million to service the area within the serviceable boundary but he was proposing extension of the serviceable boundary and put a fee on development which would help pay for existing services. He acknowledged there was a report recommending a moratorium but extensions to the boundary have been taking place anyway. When the serviceable boundary was established in Beaver Bank, it was agreed that it would be one lot deep because Mill Cove had not been expanded. It was now time to look at the serviceable boundary in Beaver Bank to see how it can be utilized to support present problems and provide for a less costly method of servicing for the community.

MOVED by Councillors Merrigan and Kelly to request staff to look at the capacity of the trunk line on Beaverbank Road and look at the serviceable boundary in Beaver Bank insofar as enlarging it so that it is more than one lot deep and going as far as Kinsac School. MOTION PUT AND PASSED.

Councillor Kelly raised the issue that the main line going from Sackville to Bedford under the Sackville River was at capacity and during high infiltration, there are problems.

MOVED by Councillors Kelly and Merrigan to add to the request that the main line going from Sackville to Bedford under the Sackville River be looked at in terms of capacity to see if there is a need for an additional line or some other configuration or infiltration reduction program in order to increase capacity. MOTION PUT AND PASSED.

Councillor Kelly added that there was a possibility these two motions could work in conjunction with each other to find additional capacity.

10.4 **Sewer and Water Update - Beaver Bank**

Councillor Merrigan advised that Engineering Department had reviewed the present environmental problem areas and came up with six phases:

1.	Tucker Lake Road	\$1,775,000
2.	Mayflower	2,784,000
3.	Barrett Subdivision	3,379,000
4.	Pinehaven/Cherry Lane	3,578,000
5.	Trinity Avenue/Woods Ct.	1,146,000
6.	Sidhu Drive	705,000

Councillor Merrigan continued that the above costs were for sewer only and water costs were similar. The total project, therefore, was approximately \$20 million. There was no infrastructure money available. Staff are now looking at special ways to fund the project and he understood there was supposed to be infrastructure money next year. The problem, however, with infrastructure programs was that the amounts did not come all at once. The community, therefore, would have to get together in order to get some type of commitment from the federal government, even if over five years and five phases.

Councillor Merrigan stated his concern was that the trunk line was now in with an area rate to pay for it; however, a developer could come in after everything is in place and hook into the main line while the residents have paid the up-front costs. He was suggesting a lot allocation for undeveloped lands to help defer some of the costs required to get services in as the residents of this community cannot afford to support the costs but the services are required.

Councillor Kelly advised that staff was preparing a Lot Levy By-law and, under the Municipal Government Act, there was an opportunity to levy charges to new lots.

10.5 **Ratification of Sackville Landfill Compensation Fund Expenditures**

A list of items recommended as expenditures from the Sackville Landfill Compensation Fund was before Community Council. Councillor Harvey explained that by legislation the monies can only be spent in the former five Sackville Districts.

MOVED by Councillors Merrigan and Kelly to ratify expenditures in the amount of \$111,100 for the following items:

1.	Springfield Lake Road	\$ 5,000
2.	Fencing Smokey Drive Walkway	4,000
3.	Playground Walkway Judy Drive	20,000
4.	Community Beautification Project	20,000
5.	Skateboard Ramp	10,000
6.	Playground Millwood Elementary	15,000
7.	Smokey Drive Elementary Light for soccer field	1,000
8.	Silver N Gold Tables	1,100
9.	Sackville High Conference 2001	5,000
10.	Second Lake Resource Inventory	5,000
11.	Seawood Avenue Playground	25,000
		<hr/>
		\$111,100

Further, to deny a request for funding from Sackville High School in the amount of \$150,000 for the purposes of a new floor for the gym. MOTION PUT AND PASSED.

Councillor Harvey explained that the reason for denying the request from Sackville High School was that, as policy, money has not been put into school structures as this was the direct responsibility of the province and the School Board, even though it was acknowledged that the gym would have a community use.

Councillor Kelly requested a report on the balance of the account and expenditures to date. A similar report has been provided in the past.

11. **MOTIONS** - None

12. **ADDED ITEMS**

12.1 **Creation of Paper Mill Lake Advisory Committee**

A Staff Report dated April 25, 2000 was before Community Council with two recommendations.

Councillor Kelly referred to page 3 regarding changes in the Terms of Reference and asked for clarification. In response, Ms. Thea Langille-Hanna, Planner advised that staff was of the opinion that the Terms of Reference put forward were a duplication and required

revisions in order to minimize duplication of other Committees and clearly identify the Advisory Committee's roles and responsibilities over the next 12 months. Any revisions to the Terms of Reference would be in consultation with the Committee.

MOVED by Councillors Kelly and Merrigan to establish a Paper Mill Lake Advisory Committee on a one (1) year trial basis provided the Terms of Reference (Attachment B to the Staff Report dated April 25, 2000) are revised in consultation with municipal staff and to require the Bedford Waters Advisory Committee to disband the Sub-Committee for the Paper Mill Lake lands during the one (1) year trial basis of the Paper Mill Lake Advisory Committee. MOTION PUT AND PASSED.

12.2 District Capital Projects 2000/01

Councillor Harvey explained that part of HRM's Capital Budget is divided among the Districts for smaller projects that Councillors can recommend. This year the amount was approximately \$30,000. In this respect, lists of District Capital Projects for 2000/01 were before Community Council from Councillors Harvey and Merrigan.

MOVED by Councillors Merrigan and Kelly to recommend to Regional Council approval of the 2000/01 Capital Projects as submitted in the amounts of \$14,000 for District 20 and \$8,000 for District 19. MOTION PUT AND PASSED.

Councillors Harvey and Merrigan will be bringing forward the remaining recommendations at a later date. As well, Councillor Kelly advised he would be bringing his recommendations forward in due course after meeting with various groups in the community.

13. **NOTICES OF MOTION** - None

14. **PUBLIC PARTICIPATION**

14.1 911 Service - Beaver Bank Area

Mr. Peter Sheen, 3213 Beaverbank Road expressed concern regarding the 911 System in the Beaver Bank/Kinsac Fire Protection area. He cited incidents, since amalgamation, which were well documented where the emergency dispatch system sent to wrong addresses, to the wrong fire department. On each occasion the residents affected have sent their complaints to local officials. In December, 1999 local residents formed a committee to try to eliminate the problems which resulted in a steady flow of correspondence. Recently a letter was received from Jamie Muir, Minister of Health

indicating that staff of HRM would be responding directly as to the outcome of their investigation and mitigating action taken. To date, however, nothing has been received. He noted that the 911 system in place was supposed to have been enhanced when, in fact, in his opinion, it did not work and the people responsible for the management of the system would not respond to requests for accountability. He asked what Community Council could do to assist to straighten this out as it was a matter of public safety.

Councillor Merrigan suggested having a meeting with whoever is responsible to let the residents ask questions. He indicated the person responsible at HRM was Mike Maher and then there would be someone responsible from the province.

Councillor Kelly, however, pointed out that 911 was totally in the hands of HRM and the province would not be involved. He suggested, because of its importance, that this should be brought up at Regional Council on May 2 indicating there are problems. There could still be a meeting held after that, if required.

Mr. Brian Pitts, Chair, Beaver Bank Community Awareness Association advised that a meeting has been arranged with most of the people involved. An additional issue rests with the area that lies beyond the County line. If there were representatives of HRM who would like to attend, other than those invited, he did not have a problem.

Mr. Jeff MacNeil stated his community was outside the County line but fire protection services came from Beaver Bank. Since 911 came into effect, medical emergency responses in his area have failed 100%. Concerns have been raised through all the proper channels and to many levels of government but the residents have not gotten the responses they should have.

Councillor Merrigan requested that the Clerk arrange for this item to be put on the Agenda for Regional Council on May 2, at which time he would ask for a staff report.

14.2 School Board Decision re Beaver Bank Students

Mr. Wilde expressed concern re the provision of education in the Beaver Bank area particularly the need for Beaver Bank students to be bused to Fall River. The road to Fall River was dangerous, the proposal would have an adverse impact on the students' education, would be expensive in terms of busing. Parents could not understand why the School Board, who was supposed to be committed to quality education, was damaging the education process because there was a need to fill a school in Fall River.

Ms. Donna Brewer advised that she would be making an appeal to the School Board in person on May 9 and would be proposing alternate solutions at that time. She asked if Community Council could help in any way.

Mr. Brian Johnson pointed out that originally the new school was supposed to be located on the Windsor Junction Crossroad, which was in between both communities.

Mr. Wilde pointed out as well that the main reason the school was built in Fall River was to ease significant overcrowding at Charles P. Allen High School in Bedford. Charles P. Allen High School would still be overcrowded after the new school is built.

Councillor Merrigan advised he was not pleased with the situation particularly because the High School students would be going out of their District. He could not find any justification in the School Board's decision.

MOVED by Councillors Merrigan and Kelly to support the Beaver Bank Awareness Association in its endeavours to keep Grade 9 students at Harold T. Barrett Junior High School and High School students in Millwood High. MOTION PUT AND PASSED.

14.3 Other

Mr. Alan G. Joyce referred to Halifax Harbour Cleanup and asked when a program would start to educate people in HRM about water conservation. He pointed out that HRM has done a great deal with regard to waste recovery but nothing has been done about water conservation. He understood this was to be the number one issue before any plant was built but they are now going ahead to choose sites and build plants. If there was water conservation, it would make a difference in the size of the pipe required and could double capacity overnight if residents learned to conserve water.

MOVED by Councillors Kelly and Merrigan to request a report from the Halifax Regional Water Commission and staff implementing the overall plan for Halifax Harbour Cleanup to find out where the matter of water conservation stands. MOTION PUT AND PASSED.

Ms. Theresa Scratch referred to costs for servicing provided by Councillor Merrigan earlier in the meeting and asked if those costs included holding tanks. She was told there were four holding tanks on Beaverbank Road now but there were no holding tanks included in the cost estimates.

Ms. Scratch further expressed concerns re Supplementary Education Funding in Halifax/Dartmouth versus no levy in Bedford/Halifax County areas particularly with regard to commercial revenue collected by Halifax/Dartmouth whereas the residents of

Bedford/Halifax County shop in the areas of Halifax/Dartmouth. The commercial development would not exist in Halifax/Dartmouth if it were not for the residents of Bedford/Halifax County but they get no share of the Supplementary Education Funding. She understood that amalgamation meant the sharing of revenue, including commercial.

Councillor Kelly explained that under the existing law, those funds collected in the former cities have to stay there. A request has been made by Councillor Adams, District 18, who has an overlap in his District, to exchange resources. A response has to be received from the province in this regard. Councillor Kelly further explained that Councillors wanted to see a defined plan provided by the School Board before any supplementary funding is provided.

15. **NEXT MEETING** - May 25, 2000

16. **ADJOURNMENT**

On a motion from Councillor Kelly, the meeting adjourned at 9:10 p.m.

Sandra M. Shute
Assistant Municipal Clerk

