

12.2

APPROVAL OF 1989 OPERATING BUDGET AND TAX RATES

Copies of the Preliminary 1989 Operating Budget, Draft #2 were circulated to members of Council, indicating total Operating Estimates of \$11,070,250.

By memorandum and with the aid of overhead projections Ron Singer, Director of Finance, reviewed the adjustments to the Budget which have taken place since circulation of Preliminary Draft #1. In particular, he noted that the most notable increases include hydrant service (\$21,000), joint sewage (\$46,800), Metro Authority - Garbage (\$37,000), Debt Charges (\$34,200), Transfers to Reserves (\$28,900), and School Board Funding (\$28,500). He also noted that the recently approved Metro Transit Budget reflected a reduction of \$92,800 from the original budgeted amount contained within Draft #1.

With respect to Revenue increases he noted that the Deed Transfer Tax reflected an increase of \$60,000 based on the premise that the tax charged on the sale value of property transfers would be increased to 1 1/4 percent from the current 1 percent. It was also recommended that the fee for Tax Certificates be increased to \$30.00 from the currently charged \$20.00.

With respect to the 1989 Tax Rates proposed, Mr. Singer advised that Draft #2 indicates a total of \$1.383/100, Residential and Resource property and \$2.748/100, on Commercial Property and Business Occupancy. These increases reflect a 5.5 percent increase in Residential and a 6.5 percent increase in Commercial over the rates in effect during 1988.

Mr. Singer also discussed the various increases and decreases which have been included in Draft #2 in response to the Town Council's requests that a further \$63,000 be reduced from the total Operating Estimates shown in Draft #1.

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During the ensuing discussion some concern was expressed by Councillor Walker with respect to the proposals to increase both the Deed Transfer Tax and the fee for the issuance of Tax Certificates suggesting that these increases are applicable to the same people - namely the buyers of property. He suggested that some consideration should be given to retaining the 1 percent Deed Transfer Tax to sales of property containing residences which sell for under \$100,000. It was agreed that this suggestion could be addressed during discussions relative to the amending of the Deed Transfer By-Law.

Councillor Goucher expressed some concern with respect to the proposal to reduce Library funding by \$5,000. In response the Chief Administrative Officer explained the reasoning for this reduction and noted that the County of Halifax was also reducing its funding to the Library by a similar percentage from that which was requested by the Library Board.

ON MOTION of Councillor Goucher and Councillor Draper it was moved that the proposed \$5,000 reduction in Library Funding be reinstated. MOTION DEFEATED. Deputy Mayor Kelly, Councillor Walker, Councillor Cosgrove and Councillor Huntington voted against the Motion.

In response to a request from Council, Deputy Police Chief, George Meisner, reviewed the reasons for his Department's request for a new position in the Police Department. In particular, he noted that the implementation of the R.A.P.I.D. System has generated a need for a full time person to provide Data Input to the System. He also advised that, with the increase in size of the Department, the workload generated for the Administrative Assistant has increased to a point that more help is required.

The Chief Administrative Officer addressed Council noting that in addition to the Revenues and Expenditures indicated in Draft #2 of the proposed Budget, it will now be necessary for Council to determine the source of an additional \$40,000 funding due to the increased transfer approved for the Halifax County-Bedford District School Board. He suggested the following alternatives which might be considered:

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CON'T

1. Increase the Tax Rates to 6 percent Residential and 7 percent Commercial.
2. Approve a Transfer to the Operating Budget from the accumulated Operating Surplus.
3. Reduce amounts currently proposed to be transferred to the Reserve Accounts.
4. Reduce the proposed amount to be paid against the Internal Debt of the Town.
5. Reduce the amount to be expended under the General Capital Fund.

In response to a request from Council, the Director of Recreation, Robert Nauss, reviewed details with respect to his request for additional staff. In particular he outlined the areas where the Special Events/Outdoor Program Co-ordinator would be involved.

ON MOTION of Councillor Walker it was moved that the proposed Operating Estimates be amended to eliminate the position of Special Events/Outdoor Program Co-ordinator for the Recreation Department. There being no response to three calls for a seconder, the Motion was declared INVALID.

Following a brief discussion and a suggestion by Deputy Mayor Kelly it was agreed that funding for this position remain in the Operating Estimates but the position initially be based on a One Year Term Contract.

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that, Pursuant to Section 117 of the Towns Act, that:

12.2

CON'T

BE IT RESOLVED that, pursuant to Section 117 of the Town's Act, that:

The Town Council of the Town of Bedford estimates that sums amounting to \$7,153,300 (\$4,113,900 Residential, and \$3,039,400 Commercial) are required for the lawful purpose of the said Town, for the year ending December 31, 1989 after crediting the probable revenue from all sources, other than rates for the said year, and making allowance for the abatement of losses which may occur in the collection of rates and taxes for the current year, which may not be collected or collectable;

FURTHER, that the Council of the Town of Bedford hereby authorizes the levying and collection of a rate of \$1.191 on each \$100 of the assessed value of Residential and Resource Property, and a rate of \$2.556 on each \$100 of the assessed value on Commercial Property and Business Occupancy in the 1989 Assessment Roll as filed by the Nova Scotia Department of Municipal Affairs, which rates said Council deems sufficient to raise the sum as estimated to be required to defray the expenditures of the said Town for the current year;

FURTHER, that pursuant to Section 57(5)(a)(b) of the Education Act, the Council of the Town of Bedford hereby authorizes the levying and collection of an additional rate of \$.013 on each \$100 of the assessed value of Commercial and Residential Property in the Assessment Roll with the amount generated of approximately \$58,000 being transferred to the Halifax County-Bedford District School Board as approved by the School Trustees of School Section Number six (6) in the Town of Bedford;

FURTHER, that pursuant to By-Law No. 2, the Council of the Town of Bedford hereby authorizes the levying and collection of an additional rate of \$.179 on each \$100 of the assessed value of Commercial and Residential Property in the Assessment Roll, where it is indicated that said property receives the benefit of sewer maintenance, which rate the said Council deems sufficient to raise the sums so estimated to be required to defray the Sewer Maintenance and Pollution Control Expenditures of said Town for the current year in the approximate amount of \$714,000.

12.2 CON'T

FURTHER, that the said Council hereby requires payment of said rates and taxes to be made to the said Treasurer of the said Town, with payment due upon receipt of Notice;

FURTHER, that the said Council hereby imposes an additional interest charge at the rate of two (2) percent over the Royal Bank prime lending rate to be established monthly, at the first of each month, for the non-payment of the said rates and taxes remaining unpaid after the 30th of June, 1989, such additional percentage charge shall be added to such unpaid rates or taxes as calculated from the Notice Date;

FURTHER, that the said Council hereby fixes the date as set out in paragraph six above, in the year 1989, as the day after which the Treasurer may proceed to issue warrants for the collection of all rates and taxes then unpaid.

SUMMARY OF TAX RATES

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>
Base	\$1.191	\$2.556
School Trustees	\$0.013	\$0.013
Sewer Maintenance	<u>\$0.179</u>	<u>\$0.179</u>
	<u>\$1.383</u>	<u>\$2.748</u>
	(5.5% inc.)	(6.5% inc.)

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that the Motion be amended by the funding of the \$40,000 additional Expenditure required for Transfer to the Halifax County-Bedford District School Board through a reduction in the original estimate proposed for payment on the principle of Long Term Internal Debt.

The amendment was put to the meeting and was DEFEATED. Councillor Draper, Councillor Cosgrove and Councillor Huntington voted against the amendment.

12.2

CON'T

ON MOTION of Councillor Goucher and Councillor Draper it was moved that the Motion be amended by the funding of the \$40,000 additional expenditure required for transfer to the Halifax County-Bedford District School Board through a \$20,000 reduction in the original expenditure proposed for principle payment on Long Term Internal Debt and the addition of \$20,000 Revenue through the applicable increase in Residential and Commercial property Tax Rates. MOTION DEFEATED. Deputy Mayor Kelly, Councillor Walker, Councillor Cosgrove and Councillor Huntington voted against the Motion.

ON MOTION of Councillor Huntington and Councillor Draper it was moved that the Motion be amended by the funding of the \$40,000 additional expenditure required for transfer to the Halifax County-Bedford District School Board through an increase to the applicable Residential and Commercial Tax Rates. MOTION DEFEATED. Deputy Mayor Kelly, Councillor Cosgrove and Councillor Walker voted against the Motion.

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the Motion be amended by the funding of the \$40,000 additional expenditure required for transfer to the Halifax County-Bedford District School Board through a reduction in the amount originally proposed to be transferred to the Reserve Fund from Deed Transfer Tax Revenue by \$20,000 and an additional \$20,000 Revenue to be funded through an increase in the applicable Residential and Commercial Tax Rates. MOTION DEFEATED. Deputy Mayor Kelly, Councillor Draper and Councillor Walker voted against the Motion.

ON MOTION of Councillor Walker it was moved that the Motion be amended by the funding of the \$40,000 additional Expenditure required for transfer to the Halifax County-Bedford District School Board through a reduction of \$20,000 in the amount originally proposed to be transferred to the Sewer Redevelopment Fund and an additional \$20,000 Revenue to be funded by the applicable increases in the Residential and Commercial Tax Rates. In response to three calls there was no seconder to this Motion and it was declared INVALID.

12.2

CON'T

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the Motion be amended by the funding of the \$40,000 additional Expenditure required to be transferred to the Halifax County-Bedford District School Board through a Revenue increase of \$25,000 to be funded through the applicable Residential and Commercial Tax Rates and the reduction of \$15,000 from the original estimate proposed for payment of the principle portion of the Long Term Internal Debt. MOTION APPROVED. Deputy Mayor Kelly voted against the Motion.

The amended Motion was put to the meeting and was APPROVED. Deputy Mayor Kelly voted against the Motion.

Mayor Christie and Members of Council expressed the thanks of Town Council to members of Town Staff for their diligence in developing the 1989 Operating Budget. The Chief Administrative Officer also expressed his thanks and appreciation to both staff and Council.

NOTICE OF RECONSIDERATION

Councillor Huntington served a Notice of Motion of his intention to serve a Motion of Reconsideration Respecting the Motion which approved the awarding of the Contract to Priority Builders for Phase IV of the Range Park Development.

Councillor Huntington excused himself from the meeting at approximately 10:30 p.m.

DEED TRANSFER TAX

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town of Bedford request our M.L.A., Honorable Ken Streach to sponsor a private member's bill in the Legislative Assembly which will, amongst other things, provide the Town with the necessary enabling Legislation to amend the Town of Bedford's By-Law Respecting Deed Transfer Tax.

12.2 CON'T

During the ensuing discussion Councillor Walker requested that the increased Deed Transfer Rate not be applicable to Residential Properties which sell at a value of under \$100,000. Some discussion ensued with respect to the possibility of this differential.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that further discussion of this Motion be deferred until Monday, April 24, 1989, pending a staff report. MOTION APPROVED unanimously.

EXTENSION OF TIME OF MEETING

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the meeting be extended to 11:00 p.m. MOTION APPROVED unanimously.

12.3 CONSIDERATION OF APPROVAL - AWARD OF INVITED TENDER - SUPPLY OF ASPHALT CURB MACHINE

By memorandum Rick Paynter, Director of Engineering and Works, requested the approval of Town Council to the purchase of a portable Ashpalt Curb Machine from M.T.M. Incorporated Limited in the amount of \$11,250.

ON MOTION of Councillor Walker and Councillor Draper it was moved that Town Council approve the purchase by the Engineering and Works Department of a portable Ashpalt Curb Machine from M.T.M. Incorporated Limited in an amount not to exceed \$11,250. MOTION APPROVED unanimously.

12.4 APPOINTMENTS TO BEDFORD WATERS ADVISORY COMMITTEE

By memorandum Grant Walker, Chairman, Bedford Waters Advisory Committee, advised Council of the Committee's recommendations for four new appointments to the Bedford Waters Advisory Committee.

12.4 CON'T

ON MOTION of Councillor Walker and Councillor Goucher it was moved that:

Mr. Mike Horwich B.Sc., 32 Bedford Hills Road
Mrs. K. L. Rodenzier L.L.B, Locke Street
Mrs. Jean Salsbury, 55 Peregrine Crescent
Mr. Donald Ambler, M.Eng., Holland Avenue

be appointed to the Bedford Waters Advisory Committee for a three year term. MOTION APPROVED unanimously.

12.5 APPROVAL OF UTILITY EASEMENT - MT & T

By memorandum Rick Paytner, Director of Engineering and Works, requested the approval of Town Council to the granting of an easement to MT & T on lands owned by the Town of Bedford and located at the corner of Rocky Lake Drive and the driveway access to the Bedford Junior High School.

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that Town Council agree to the granting of the Utility Easement, as described and requested, to Maritime Tel & Tel (MT & T) and to authorize the Mayor and Chief Administrative Officer to execute the necessary easment documents in this regard. MOTION APPROVED unanimously.

12.6 APPROVAL OF SERVICE EASMENTS - PEERLESS SUBDIVISION

By memorandum Rick Paynter, Director of Engineering and Works requested the approval of Town Council to the obtaining of Service Easements required with respect to the installation of the servicing infrastructure associated with the Peerless Subdivision Servicing Contract.

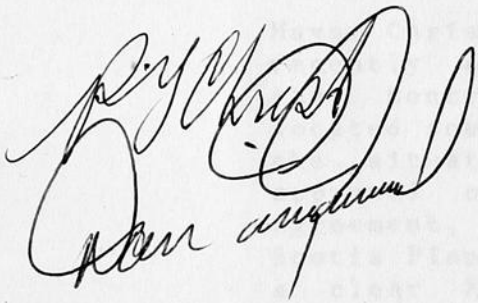
12.6

CON'T

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town Council of the Town of Bedford approve the execution of the necessary legal documents relative to the required service easements on property owned by The Dakin Company Limited, Kevin and Joanne Giles, G. & R. Kelly Enterprises, and Twin Cities Co-Operative Dairy Limited with respect to the servicing infrastructure associated with the Peerless Subdivision Servicing Contract. MOTION APPROVED unanimously.

ADJOURNMENT

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the meeting adjourn, to be reconvened on Monday, April 24, 1989, 7:30 p.m. MOTION APPROVED unanimously.



TOWN OF BEDFORD
REGULAR SESSION
RECONVENED
MONDAY, APRIL 24, 1989

The Regular Session of Town Council of the Town of Bedford scheduled for Monday, April 17, 1989, reconvened on Monday, April 24, 1989, 7:30 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington, and Grant Walker were in attendance at the commencement of this Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; George Meisner, Deputy Police Chief; and Barry Zwicker, Director of Planning and Development Control.

MOTION OF RESCISSION - MOTION RESPECTING CONTRACT
DEVELOPMENT AGREEMENT - TOWN OF BEDFORD/BEDFORD
VILLAGE PROPERTIES LTD.- SOUTH SIDE MOIRS MILL ROAD

Mayor Christie opened the Session by noting that a recently approved Motion of Rescission Respecting the Contract Development Agreement for property located south of the Moirs Mill Road has resulted in the situation where Town Council has not indicated approval or denial of the Contract Development Agreement, as required under Section 72 of the Nova Scotia Planning Act. He expressed the opinion that a clear Motion to deal with this matter was required and that a Motion to suspend the Order of Business and place this matter on this Agenda would be in order.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that the Order of Business be suspended in order that the matter of the Contract Development Agreement respecting property located on the south side of the Moirs Mill Road might be considered. MOTION APPROVED. Councillor Goucher voted against the Motion.

CON'T

Deputy Mayor Kelly served Notice of Reconsideration of the Motion of Rescission respecting the Contract Development Agreement - Town of Bedford/Bedford Village Properties Ltd. - South Side Moirs Mill Road (April 17, 1989, Agenda Item 8.1); and requested immediate consideration.

Mayor Christie then advised Council that according to the Rules of Procedure opinion a Motion to Reconsider the Motion of Rescission would be in order if such a Motion received a unanimous vote of approval.

ON MOTION of Deputy Mayor Kelly and Councillor Cosgrove it was moved that Town Council consider Reconsideration of the Motion of Rescission regarding the Contract Development Agreement respecting lands located to the south Moirs Mill Road. MOTION APPROVED. Councillor Goucher voted against the Motion.

Mayor Christie declared that the Motion was invalid due to the fact that it did not receive unanimous consent.

NOTICE OF MOTION

Deputy Mayor Kelly asked that this Motion of Reconsideration be added to the Agenda of the next Special Meeting of Council scheduled to take place on Wednesday, April 26, 1989, 5:00 p.m.

12.7

METROPOLITAN AUTHORITY - RE SOLID WASTE USER FEES

By memorandum Ron Singer, Director of Finance, reviewed a proposal by the Metropolitan Authority to introduce the concept of User Fees for Commercial Solid Waste Disposal and the establishment of a Capital Reserve to be used for future Capital Costs. It was noted that a User pay fee of \$25/ton would be charged for all Commercial tonnage and that the Municipal share of the balance of the Solid Waste Disposal Budget would be cost-shared on the basis of Uniform Assessment. It was also noted that the difference between the actual cost namely \$18 and the amount charged namely \$25/ton for Commercial garbage would be transferred to a Reserve Fund. It is estimated that this Reserve Fund would approximate \$2,000,000 per year.

12.7

CON'T

ON MOTION of Deputy Mayor Kelly and Councillor Huntington it was moved that the Town Council of the Town of Bedford approve the proposed concept of the implementation of Tipping Fees for Commercial Solid Waste Disposal and that the balance of the cost for Solid Waste Disposal be cost-shared on the basis of Uniform Assessment; further, that any short-fall in the estimated revenues be adjusted on the basis of a reduction in the Capital Transfer.

During discussion of the Motion it was agreed that any deficit in the expected funding from the two sources involved should be recovered from the Transfer to the Capital Reserve Fund.

The Motion was put to the meeting and was APPROVED unanimously.

12.8

BEDFORD BRANCH LIBRARY - RENEWAL OF LEASE

By memorandum and by copy of correspondence from Southwest Apartments Limited, Ron Singer, Director of Finance, reviewed details of a proposed extension to the Lease Agreement for the Bedford Branch Library. He noted that a new Lease would be drafted effective May 1, 1989 at \$11 per square foot per annum, net, for the existing location for approximately 18 months and then at \$14 per square per annum, net, for the location in the expansion area for 5 years. The Library may move when required upon 90 days advance written notice to the Landlord.

ON MOTION of Councillor Goucher and Deputy Mayor Kelly it was moved that the Mayor and Chief Administrative Officer be authorized to enter into a Lease Agreement with Southwest Apartments Limited for the Bedford Branch Library effective May 1, 1989, at \$11 per square foot per annum, net, for the existing location for approximately 18 months; then at \$14 per square foot per annum, net, for the location in the expansion area for 5 years; with a proviso that if the Town of Bedford acquires its own premises during the term of the lease the Library may move into same upon providing 90 days advanced written notice to the Landlord. MOTION APPROVED unanimously.

13.

REPORTS: BOARDS/COMMITTEES/COMMISSIONS

13.1 BEDFORD WATERS ADVISORY COMMITTEE: REPORT RE
B.W.D.C. ENVIRONMENTAL MEASURES

By memorandum Grant Walker, Chairman, Bedford Waters Advisory Committee, advised Council of recommendations/observations made to Council as a result of a presentation by Dr. Scott McKnight, of Ocean Chem Limited on behalf of the Bedford Waterfront Development Corporation.

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that the Town Council of the Town of Bedford accept the recommendations and observations as circulated and request the compliance of the Waterfront Development Corporation where applicable. MOTION APPROVED unanimously.

14. STAFF REPORTS

14.1 FIRE CHIEF'S MONTHLY REPORT - FEBRUARY 1989

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the Fire Chief's Monthly Report for the month of February 1989 be received for information. MOTION APPROVED unanimously.

14.2 PLANNING AND DEVELOPMENT CONTROL DEPARTMENT

14.2.1 BUILDING INSPECTOR'S MONTHLY REPORT - MARCH 1989

ON MOTION of Councillor Walker and Councillor Draper it was moved that the Building Inspector's Monthly Report for the month of March 1989 be received for information. MOTION APPROVED unanimously.

14.3 ENGINEERING AND WORKS DEPARTMENT

14.3.1 1989 DEPARTMENTAL REPORT #1

Copies of the Engineering and Works Department 1989 Departmental Report #1 were circulated for information. During the review of this report, Rick Paynter, Director of Engineering and Works provided Council with further information relative to the activities of his Department.

14.3.1 CON'T

ON MOTION of Councillor Huntington and Councillor Draper it was moved that the 1989 Departmental Report #1 of the Engineering and Works Department be received for information. MOTION APPROVED unanimously.

14.3.2 TENDER #89-05 SANITARY SEWER REHABILITATION - REDBANK ROAD AND GOLF LINKS ROAD

By memorandum Rick Paynter, Director of Engineering and Works advised Council with respect to the Tenders received from Tender Call #89-05 - Sanitary Sewer Rehabilitation - Redbank Road and Golf Links Road. He noted that 13 tenders were received with the lowest being submitted by Lakeport Contracting Limited in an amount of \$109,045.

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that Tender #89-05, Sanitary Sewer Rehabilitation, Redbank Road and Golf Links Road be awarded to Lakeport Contracting Limited in an amount not to exceed \$109,045 plus a \$5,000 Contingency Allowance. MOTION APPROVED unanimously.

15. CORRESPONDENCE

15.1 TOWN OF TRURO - P.G. GILROY, TOWN CLERK AND TREASURER - RE GREAT CANADIAN PARTICIPATION CHALLENGE

Copies of correspondence from P.G. Gilroy, Town Clerk and Treasurer, Town of Truro, were circulated to members of Council in which Mr. Gilroy advised of the acceptance by the Town of Truro of the Town of Bedford's challenge with respect to the Great Canadian Participation Challenge. The correspondence was received for information.

15.2 DEPARTMENT OF MUNICIPAL AFFAIRS - RE MUNICIPAL AWARENESS WEEK

Copies of correspondence and documentation from the Department of Municipal Affairs respecting 1989 Municipal Awareness Week were circulated to members of Council. This correspondence was received for information and members of Council were encouraged to assist Town Staff in developing a program for Municipal Awareness Week.

It was suggested by Councillor Walker that during Municipal Awareness Week, Town Council might, consider the holding of a Municipal Employees Appreciation Day. It was agreed by Council that Councillor Walker and Mr. English would prepare further information on this proposal.

15.3 ECOLOGY ACTION CENTRE RE HALIFAX HARBOUR CLEAN-UP

Copies of correspondence from the Ecology Action Centre respecting the Halifax Harbour Clean-up were circulated to members of Council.

ON MOTION of Councillor Walker and Councillor Huntington it was moved that the documentation be referred to the Bedford Waters Advisory Committee for study and recommendation. MOTION APPROVED unanimously.

15.4 REGIONAL MEETING - UNSM - SCHEDULING OF DATE

Copies of correspondence from the UNSM were circulated to members of Council in which Town Council was requested to schedule a date for a Regional Meeting of the Union of Nova Scotia Municipalities and to appoint five voting delegates.

Following brief consultation it was agreed that Tuesday, May 16 would be scheduled as the date for this Regional Meeting to be held in the Town of Bedford and that Mayor Christie, Deputy Mayor Kelly, Councillor Draper, Councillor Cosgrove and Councillor Huntington would be the five voting delegates. Councillor Goucher and Councillor Walker will be considered alternate delegates.

15.5 NOTICE OF APPEAL - REDDEN BROTHERS - C.D.A. OAKRIDGE

Copies of a Notice of Appeal respecting an Appeal by Redden Brothers re the Contract Development Agreement Application, Oakridge Subdivision, were circulated to members of Council and was received for information.

16. NOTICE OF MOTION

NIL

17. QUESTIONS

17.1 STATUS SHEET

The Status Sheet dated April 17, 1989, was received for information. Mr. English noted that the Grade Alteration By-Law has recently been approved by Town Council.

18. ADDED ITEMS

NIL

19. OTHER

NIL

20. ADJOURNMENT

ON MOTION of Councillor Draper and Councillor Cosgrove the meeting adjourned at approximately 8:25 p.m. MOTION APPROVED unanimously.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

SPECIAL SESSION
TOWN COUNCIL
MONDAY, APRIL 24, 1989

A Special Session of the Town Council of the Town of Bedford took place on Monday, April 24, 1989, 8:30 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. LORD'S PRAYER

Mayor Christie opened the Session by the leading of the Lord's Prayer.

2. ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Joan Pryde, Deputy Clerk; Rick Paynter, Director of Engineering and Works; Barry Zwicker, Director of Planning and Development Control and Micheel Towner, Executive Director, Economic Development Commission.

CONSIDERATION OF AGENDA

It was unanimously agreed that consideration of Items No. 3,5, and 9 of the agenda would be deferred to the next Special Session of Town Council.

4. CONSIDERATION OF APPROVAL: LEASE/PURCHASE AGREEMENT - PROPOSED LAND BASED INFORMATION SYSTEM

By memoranda Dan R. English, Chief Administrative Officer and Barry Zwicker, Director of Planning and Development Control reviewed a proposal for the purchase of a Land Based Information System (LOIS). It was noted in particular that this System was specifically designed for a Municipal Government use and in the opinion of the Director of Planning and Development Control is one of the most powerful Land Based Systems available within the market that will operate at the PC Level (which is the level around which the present System within the Town of Bedford is centered.)

4. CON'T

Mr. Zwicker also advised that, if the System is purchased, the funding for the initial payment (1989) is available through a reallocation of funds within the Planning Department's already approved Budget.

In response to enquiries from Council it was noted that the System will not require extra staff and that the Town will be able to sell some of the information available through the System.

ON MOTION of Councillor Walker and Councillor Goucher it was moved that the Mayor and the Chief Administrative Officer be authorized to enter into a contractual arrangement with M.A.I. Canada Limited and New Era as proposed, and that authorization be provided for the execution of the Lease Agreement with Norex Leasing concerning the necessary financing. MOTION APPROVED unanimously.

6. TRAFFIC CONCERNS - BEDFORD HILLS ROAD AND BASINVIEW DRIVE/ORCHARD DRIVE INTERSECTION

By memorandum members of the Traffic Management Group reported to Town Council with respect to expressed traffic concerns in the Bedford Village Subdivision, and the Basinview Drive/Orchard Drive Intersection area.

In particular the Group advised Council as follows:

1. It is expected that the completion of the Basinview Drive connector will take place by the end of this construction season.
2. The Group is not prepared to support the No Right Turn sign on Basinview Drive at this time but would prefer to monitor traffic movement along Basinview Drive as well as Bedford Hills Road once the Basinview Drive collector road has been completed.
3. The Group is not of the opinion that, "No Truck," signs should be placed on Bedford Hills Road in particular due to the fact that the Basinview Drive collector is not as yet fully functional.

6. CON'T

4. The Group is of the opinion that the installation of stops signs on Bedford Hills Road is not supported by the warrant analysis and therefore the Group cannot support this particular request. However, if Council specifically authorizes the installation of the requested Stop Signs, the Group will proceed with their installation.

ON MOTION of Deputy Mayor Kelly and Councillor Walker it was moved that Town Council of the Town of Bedford authorize the installation of the requested four-way stop signs at the intersection of Basinview Drive/Orchard Drive and the installation of two three-way stop signs at each intersection of Village Crescent and Bedford Hills Road. MOTION APPROVED unanimously.

7. PROPOSED SKATEBOARD FACILITY

Councillor Huntington addressed Council, presenting a petition in the form of correspondence signed by approximately 100 youths. The petition requested the consideration of Town Council for the installation of a Skateboard Facility in the Bedford Recreation Centre for the use of young people during the summer months.

Councillor Huntington supported the request noting that it has been determined that the cost would be approximately \$25,000 and that the Town could expect to receive contributions toward the total cost from the Police Youth Fund and the from the Nova Scotia Department of Recreation.

Councillor Huntington also quoted from correspondence received from the City of Dartmouth expressing its, "delight with their own new facility."

ON MOTION of Councillor Huntington and Councillor Cosgrove it was moved that the Town Council support the concept of developing a Skateboard Facility in the Bedford Recreation Centre in principle and forward the request to the Bedford Recreation Commission in the very near future with a view to having the facility in place by the end of June. MOTION APPROVED unanimously.

Councillor Huntington expressed congratulation on behalf of Town Council to the young people who have worked very hard to prepare the petition.

8. REQUEST FOR SUPPORT OF TOWN COUNCIL RE PROPOSED LEGISLATIVE AMENDMENTS TO THE NOVA SCOTIA LIBRARY'S ACT

ON MOTION of Councillor Walker and Councillor Cosgrove it was moved that further consideration of this matter be deferred to the next Special Session of Town Council at which time Councillor Goucher and Town Staff would be asked to report with regard to the proposed Legislative Amendments. MOTION APPROVED unanimously.

10. OTHER

NIL

11. ADJOURNMENT

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the meeting adjourn at approximately 9:30 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

TOWN OF BEDFORD
SPECIAL SESSION
WEDNESDAY, APRIL 26, 1989

A Special Session of the Town Council of the Town of Bedford took place on Wednesday, April 26, 1989, 5:00 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

1. LORD'S PRAYER

Mayor Christie opened the Session by the leading of the Lord's Prayer.

2. ATTENDANCE

Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker were in attendance at the commencement of the Session.

Staff members attending this Session included Dan R. English, Chief Administrative Officer; Barry Zwicker, Director of Planning and Development Control; Rick Paynter, Director of Engineering and Works; Micheel Towner, Executive Director, Economic Development Commission; and Joan Pryde, Deputy Clerk.

REQUEST FOR SUSPENSION OF RULES OF ORDER

Councillor Goucher requested that Council consider suspending the Rules of Order in order that he might introduce a Motion respecting a Contract Development Agreement - Town of Bedford/Bedford Village Properties Limited - Moirs Mill Road.

In response Mayor Christie advised that the Rules of Order could only be suspended with unanimous agreement from Council. In response to an enquiry from the Mayor to Council as to whether there was unanimous agreement for the suspension of the Rules of Order, Councillor Walker and Councillor Huntington voted in the negative. Mayor Christie ruled that the Rules of Order could not be suspended for this purpose.

CON'T

Mayor Christie advised that Item 3 of the Agenda, as circulated, i.e. Presentation by Twin Recycling Ltd. must be postponed. The Mayor further requested that consideration of the award of a Tender for the completion of Main Street be added to the Agenda as a replacement for this Item. This request received unanimous approval.

Mayor Christie also requested the approval of Council to the renumbering of #8 on the Agenda as #3 followed by the appropriate renumbering of the other items. Mayor Christie received unanimous consent to this request.

3. NOTICE OF RECONSIDERATION - RESCISSION MOTION - MOIRS MILL DEVELOPMENT AGREEMENT

By memorandum Dan R. English, Chief Administrative Officer, advised Council that at the Reconvened Session held on April 24, 1989, a Motion to Reconsider the following Motion of Rescission which was approved at the Regular Session of Town Council held on Monday, April 17, 1989, was served by Deputy Mayor Kelly;

Moved that the Town Council rescind the following Motion approved at the February 13, 1989, Session:

"Moved that the Town of Bedford approve in principle the entering into of a Contract Development Agreement with Bedford Village Properties Limited for the development of lands abutting Moirs Mill Road as proposed, subject to:

1. The development being, "phased in," over three years;
2. That concerns respecting minimum site disturbance and the placement of sidewalks within the development be reviewed by the Director of Planning and Development Control."

3. CON'T

In moving the Motion of Reconsideration, Deputy Mayor Kelly advised Council that he originally voted in favour of the Rescission Motion due to the fact that in his opinion, the Developer proceeded with undue haste in respect to the cutting of trees etc. on the property involved, despite advice from staff that such work should be delayed pending the conclusion of the appeal period. Councillor Kelly further explained that Council is now in receipt of further clarification from the Developer respecting plans for this development and he is prepared to consider reversing the Motion of Rescission.

The Motion of Reconsideration was seconded by Councillor Walker.

The Motion of Reconsideration was put to the meeting and was APPROVED. Councillor Goucher voted against the Motion.

Mayor Christie advised Council that the original Motion of Rescission was now on the table for further consideration. In response to an enquiry from Deputy Mayor Kelly, the Mayor agreed that if the previously approved Motion of Rescission is now defeated, the Motion of February 13, 1989, respecting the Contract Development Agreement will stand as originally approved.

Councillor Draper addressed Council at length, noting in particular, that she originally voted in favour of the Rescission Motion but was now prepared to vote against same. She expressed her original concern with respect to the tree cutting and site clearance which had taken place against the recommendation of Town Staff, and felt at the time that the Developer would not be able to meet the terms of the Draft Agreement. She further expressed the opinion that it was insensitive of the Developer, after having met with the Director of Planning and Development Control, to have commenced with the clearing of the property but she now feels that the 30 foot buffer can be achieved and that the Developer has advised that the remaining trees will either be left on site or replaced.

In her opinion the integrity of the buffer area is still achievable. However, she advised that she wished to go on record as suggesting that Developers in the Town of Bedford should take heed of what has happened in this particular incident.

3.

CON'T

Deputy Mayor Kelly again addressed Council, noting that he originally supported the Rescission Motion because of those activities which had taken place on the site prior to the conclusion of the Appeal period. However, he noted that the Town has now received correspondence and plans from the Developer which provide further clarification.

Deputy Mayor Kelly requested the concurrence of the Director of Planning and Development Control with respect to the following points:

- (a) The sidewalks in this development will be in place by September 1989.
- (b) The project will be phased-in over three years.
- (c) The Director of Planning and Development Control will be involved with respect to the establishment of any site disturbance lines.
- (d) Site disturbance lines will be in place before any further tree cutting takes place.
- (e) Appropriate landscaping will be placed including trees, supported by a \$150,000 bond
- (f) The position and elevation of the slab grade will be addressed by the Director of Planning and Development Control.

The Director of Planning and Development Control advised Council that his Department has already been advised by the Developer that all of these items will be addressed pending the development of the final Contract.

Deputy Mayor Kelly concluded his remarks by suggesting that recent comments printed in the daily newspaper were not appropriate for the Town of Bedford. Real estate agents should be more responsible in providing all the correct information respecting developments.

3.

CON'T

Councillor Goucher addressed Council expressing the opinion that he is looking at this matter as a double edged sword. If what Council has now received had been submitted earlier, much of the natural buffer would still remain. If the proposed development had proceeded in reasonable fashion, he would not have brought the Motion of Rescission forward.

However, Councillor Goucher expressed the opinion that it was a positive move to have approved the Motion of Rescission. He further expressed the opinion that if the Motion is reversed, the Town's perceived direction will be lost.

Councillor Huntington addressed Council expressing the opinion that when Council makes a decision he is of the opinion that he must support whatever the decision is - it is the decision of Council of which he is a part. He advised that he had voted against the Rescission Motion and he still believes that Council does not have any reasonable cause for voting against the project. In his opinion there was no reason to force the Town into a legal battle over something that is not defenseable. He expressed concern with the fact that reasons were now being brought up one by one to try and defeat the project.

Councillor Goucher again addressed Council, expressing the opinion that the basic problems with the proposed development are still there, namely traffic and density. However, the main problem arose when the Developer acted in haste before the Contract was signed.

Councillor Huntington expressed the opinion that Council must make a decision based on recommendations received from Committees, Staff etc., and more so on the basis of what is in accordance with the Municipal Planning Strategy.

Councillor Walker expressed concern that it was unfortunate the required clarification information was not submitted at an earlier date; and he would encourage future Developers to supply factual documentation etc. at the proper time in order that Council is better enabled to work with rather than against them.

3. CON'T

The original Rescission Motion was put to the meeting and was DEFEATED. Councillor Goucher voted for the Motion. Deputy Mayor Kelly, Councillor Draper, Councillor Walker, Councillor Huntington and Councillor Cosgrove, voted against the Motion.

4. REVIEW AND DISCUSSION: DESIGN PROPOSALS -
MEADOWBROOK DRIVE INTERSECTION PROJECT AND MOIRS
MILL BRIDGE REPLACEMENTMEADOWBROOK DRIVE/BEDFORD HIGHWAY INTERSECTION
IMPROVEMENTS

Rick Paynter, Director of Engineering and Works, reviewed for the benefit of Council, current conceptual designs of the proposed Meadowbrook Drive/Bedford Highway Intersection Improvements. He noted that this project will involve the Bedford Highway from Rutledge Street to Fourth Street along with the signalization of the Meadowbrook Drive Intersection and the placing of Main Street lighting etc. in the same area.

In particular he noted that following the completion of this project, Islevie Lane will become a one-way street and that while the current parking lot for the Bedford Hall will be reduced in size, some other parking spots will be incorporated in order that the loss of parking spaces will be as limited as possible.

Mr. Paynter responded to questions from Council with respect to various details of the plan and following a unanimous request by Council members, agreed that left hand turning signals would be incorporated into the traffic light system.

In response to an enquiry from Council as to whether or not the new Main Street lights could be spaced a little further apart than has been the situation to date, Micheel Towner, Executive Director, Economic Development Commission, advised that he would take this request under advisement and report to Council with respect to the possibility of doing same.

Some discussion also took place with respect to whether or not it would be possible to incorporate a plan whereby every second light would be turned off in the early hours of the morning.

4.

CON'TMOIRS MILL BRIDGE REPLACEMENT

The Director of Engineering and Works, reviewed for the benefit of Council two possible conceptual design plans for the replacement of the Moirs Mill Bridge and associated highway improvements. He advised Council that the second plan was in response to a desire expressed by the Steering Committee for the Bedford Visitor's Centre, that the bridge be constructed closer to the Bedford Basin than is now the situation. The first plan was for all intents and purposes, with perhaps a few varying details, the same plan which has been shown to Town Council at previous meetings.

In discussing the two plans, Mr. Paynter, advised Council that it was now his opinion that the second plan would be better in the long term but would cost approximately \$200,000 more than the initial plan for construction works etc.

Mr. Paynter also reviewed with Town Council the various concerns of the Bedford Visitor's Centre Steering Committee noting that some of the Committee's desires can and will be accommodated while others are not possible. In particular he noted that it would not be possible to incorporate a pedestrian walk under the bridge due to the lack of the required height.

A lengthy discussion ensued with respect to whether or not traffic lights should be placed at the intersection of the Moirs Mill Road and the Bedford Highway. While the Director of Engineering and Works recommended against the placement of traffic lights he did advise Council that conduits for future traffic lights will be included in the tender plans.

Mr. Paynter also noted that the stone abutments of the old single lane bridge will be incorporated into the design of the new bridge.

In response to an enquiry from Mayor Christie with respect to which plan should be used for the development of final design drawings etc. and for future tendering purposes, it was unanimously agreed that plan #2 should be used.

4. CON'T

It was noted by Mr. Paynter and Mr. Towner, that part of the additional expense of approximately \$200,000 would be cost-shared by the Department of Transportation and/or the Department of Small Business Development.

8. APPROVAL OF TENDER - MAIN STREET UPGRADING PROGRAM

Rick Paynter, Director of Engineering and Works, reviewed details of the project respecting the upgrading of Main Street, with particular reference to how it was being funded and cost-shared by abutters. He advised that a tender has been received from Municipal Contracting Ltd. to place the asphalt on this street at a cost which is approximately \$8,000 more than was originally anticipated. This is due to the fact that originally it was planned that this project would be a part of the 1989 Asphalt Resurfacing Works, which project has now been eliminated from the 1989 Approved Capital Projects.

He requested that the tender be awarded to Municipal Contracting Ltd. and assured Council that funding would be secured somewhere within the approved Capital or Operating Funding for 1989.

ON MOTION of Councillor Huntington and Deputy Mayor Kelly it was moved that the Town Council of the Town of Bedford award Tender #89-08 to Municipal Contracting Ltd. in an amount not to exceed \$29,291. MOTION APPROVED unanimously.

Councillor Huntington recommended that while this work is being carried out, Town Council give some thought to requesting the co-operation of the Heritage '80 Society to suggesting a new name for the street, "Main Street." He expressed the opinion that this was not an appropriate name, as it was not the Main Street of Bedford. Deputy Mayor Kelly suggested that perhaps people living on the street should be consulted with respect to this matter.

7. CORRESPONDENCE RE JOHN TOLSON - EXCAVATION ON
BEDFORD HIGHWAY

Copies of correspondence forwarded to Mr. John Tolson respecting excavations conducted through his Company on the Bedford Highway were circulated to members of Council.

In speaking to the matter, Dan English, Chief Administrative Officer, advised that following the forwarding of his correspondence to Mr. Tolson, the Town has received its approved Grade Alteration By-Law from the Department of Municipal Affairs. Therefore, any further works on either of the two sites involved will mean that plans and applications for a permit will be required by the Department of Engineering and Works.

Councillor Walker expressed the opinion that Mr. Tolson is not concerned and he hopes that people of the Town will write to him expressing their concern re his environmental practices.

ON MOTION of Councillor Huntington and Councillor Goucher, it was moved that the Chief Administrative Officer, investigate the legal possibilities of enforcing a work stoppage on the two sites involved. MOTION APPROVED unanimously.

5. MOTION RE DEED TRANSFER TAX - DEFERRED FROM REGULAR
SESSION - APRIL 17, 1989

By memorandum Council was advised of the following Motion considered at the Regular Session of Town Council held on April 17, 1989, and deferred pending further information:

"BE IT RESOLVED that the Town of Bedford request our M.L.A. Hon. Ken Streach to sponsor a Private Member's Bill in the Legislative Assembly which will, amongst other things, provide the Town with the necessary enabling legislation to amend the Town of Bedford's By-Law Respecting Deed Transfer Tax."

5.

CON'T

In speaking to the Motion, Councillor Walker expressed the opinion that the Town of Bedford should continue to show leadership by trying to initiate Enabling Legislation which would allow the town to make exceptions for residents who are purchasing properties including homes selling at a price not to exceed \$100,000. In such cases he felt that Deed Transfer Tax should remain at 1 percent, and he asked the Chief Administrative Officer to investigate how to accomplish this through Special Legislation.

Councillor Huntington expressed the opinion that such a proposal would be out of step with the other Municipalities, and might even be considered a form of reverse discrimination.

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the original Motion be expanded to include the proviso that the Deed Transfer be raised to 1-1/4 percent uniformly.

Councillor Walker again addressed Council that his idea was not discrimination but was compassion. He suggested that the Town has actually done very well on Deed Transfer Tax at the 1 percent level.

ON MOTION of Councillor Walker and Deputy Mayor Kelly it was moved that the Motion be amended to the effect that properties with pre-existing houses selling for under \$100,000 be exempt from the additional 1/4 percent increase in Deed Transfer Tax.

The amendment was put to the meeting and APPROVED. Councillor Goucher and Councillor Huntington voted against the amendment.

The amended Motion, as follows, was put to the meeting:

ON MOTION of Deputy Mayor Kelly and Councillor Goucher it was moved that the Town of Bedford request our M.L.A., Honorable Ken Streach to sponsor a private member's bill in the Legislative Assembly which will, amongst other things, provide the Town with the necessary enabling Legislation to amend the Town of Bedford's By-Law Respecting Deed Transfer Tax by increasing the rate of such tax from one to one and one quarter percent;

5. CON'T

Further that properties with pre-existing houses selling for under \$100,000 be exempt from the additional one-quarter percent increase in Deed Transfer Tax.

The amended Motion was APPROVED. Councillor Huntington voted against the amended Motion.

6. REQUEST FOR SUPPORT OF TOWN COUNCIL RE PROPOSED LEGISLATIVE AMENDMENTS TO THE NOVA SCOTIA LIBRARIES ACT

In response to an invitation from Mayor Christie, Councillor Goucher reviewed for the benefit of Town Council details of the proposed legislative amendments to the Nova Scotia Libraries Act, as circulated, at the previous meeting of Town Council.

ON MOTION of Councillor Goucher and Councillor Huntington it was moved that the proposed legislative amendments to the Nova Scotia Libraries Act as circulated be endorsed by Town Council and that correspondence supporting the proposed amendments be forwarded to the Nova Scotia Provincial Library, the Library Board's Association of Nova Scotia, and the the Union of Nova Scotia Municipalities. MOTION APPROVED unanimously.

9. UNSM REGIONAL MEETING - RESCHEDULING OF MEETING DATE

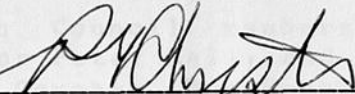
Mayor Christie advised Council that the previous schedule date of May 16 for the UNSM Regional Meeting has been cancelled due to prior commitments by some of the attending Councils. Following a brief discussion it was agreed that this meeting should be rescheduled for Wednesday, May 24, 1989.

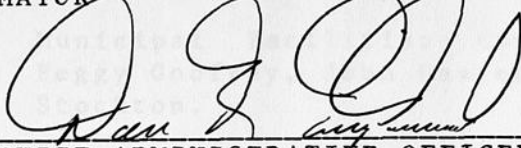
10. OTHER

NIL

11. ADJOURNMENT

ON MOTION of Councillor Cosgrove and Councillor Draper it was moved that the meeting adjourn at approximately 7:15 p.m.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

Mayor Christie opened the meeting and stated that the meeting was in attendance and that the purpose of the meeting was to receive and consider the recommendations of the Municipal Facilities Committee.

Michael Turner addressed the meeting on behalf of the Municipal Facilities Committee. He advised the members of the Committee that the intent of the committee was to refer the construction of new Municipal Buildings to the continuing to meet space. He stated that the desire of the Committee is to have recommendations in respect to particular sites for such a building when such is built.

Mr. Turner further expressed the opinion that the recommendations of the Committee would basically be to refer the matter to Town Council, agree with the recommendations of the Committee.

3

JOINT TOWN COUNCIL
AND
MUNICIPAL FACILITIES COMMITTEE MEETING
MONDAY, MAY 8, 1989

A joint meeting of Town Council and the Municipal Facilities Committee was held on Monday, May 8, 1989, 5:00 p.m., in the Council Chambers, Suite 400, Bedford Tower, Bedford, Nova Scotia, Mayor Peter Christie presiding.

Town Council members attending this meeting included Deputy Mayor Peter Kelly and Councillors Anne Cosgrove, Peggy Draper, Len Goucher, Don Huntington and Grant Walker.

Municipal Facilities Committee members in attendance included Peggy Godfrey, John Davies, Doug Williams, Gerry White and Al Stockton.

Staff members in attendance included Dan R. English, Chief Administrative Officer; Mike Towner, Executive Director, Economic Development Commission; Ron Singer, Director of Finance; and Joan Pryde, Deputy Clerk.

Mayor Christie opened the Session by welcoming those who were in attendance and noted that the purpose of the meeting was to receive and discuss a presentation from the Municipal Facilities Committee regarding site recommendations.

Micheel Towner addressed the meeting as Acting Chairman, of the Municipal Facilities Committee, and noted that Deputy Mayor Kelly and Councillor Walker are the current representatives from Town Council serving on the Committee. He advised the meeting that it was the hope of the Committee that the intent of the meeting will be to re-affirm the financial viability regarding construction of a Municipal Facility instead of continuing to rent space. He further noted that it was the desire of the Committee to make recommendations with respect to particular sites for such a facility if and when such is built.

Mr. Towner further expressed the opinion that the mandate of the Committee would basically be concluded providing Town Council agrees with the two recommendations of the Committee.