



Municipality of the District of St. Mary's

Committee of The Whole (COTW) Meeting

Wednesday, September 3rd, 2025

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

Warden Fuller called the COTW Meeting of the St. Mary's Municipal Council to order on Wednesday, September 3rd, 2025, at 6:01pm. in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Warden James Fuller
Deputy Warden Beulah Malloy
Councillor Dana O'Connell
Councillor Scott Beaver
Councillor Emma Tibbo

Also Attending:

Marian Fraser, Director of Finance/Acting CAO
Jadzia Rudolph, Municipal Clerk
Mallory Fraser, Director of Community Development & Recreation
Teddy Stevens, Director of Public Works
Keren Ruller, Director of Economic Development

3. Additions to the Agenda:

- Addition to #9. Other Matters of Business item F.) Drought Conditions

4. Approval of the Agenda:

On the motion of Councillor O'Connell and seconded by Councillor Tibbo, Council approved the agenda with the additions to #9 Other Matter of Business item f) Drought Conditions.

Motion approved.

5. Approval of Minutes:

The Warden called for errors, amendments or omissions to the previous minutes, hearing none, Council approved the minutes of the COTW Meeting held July 16th, 2025.

Motion approved.

6. Business Arising from the Minutes:

- a. Flag policy - At a previous COTW meeting, Council suggested making amendments to the Flag Policy. Amendments made were to Sections 4; adding a definition of a "First Responder", omitted section 5.4, Section 7; administrative non-substantive changes, Section 8; addition of "Special Days".

On recommendation of Councillor O'Connell seconded by Councillor Beaver, Council approve the Flag Policy with the removal of section 5.4 and the non-substantive changes to section 7.1.

Recommendation adopted.

7. Presentation: Rob Wolf, NS Health & Wellness – Access Wellness Program

Rob Wolf informed Council of Access Wellness, a mental wellness program that offers Nova Scotians quick access to a free, private counselling session and follow up action plan.

This program will help with stress, depression, anxiety, relationship issues, substance abuse, loss, and more. Residents looking to use the service can do so, by calling 1-833-691-2282 or visit www.AccessWellnessNovaScotia.ca.

8. Correspondence:

- a. 2024-2025 Annual Report - Property Valuation Services Corporation - Please see the agenda/package for the correspondence.
- b. Code of Conduct Training – Paul LaFleche, Deputy Minister Dept. of Municipal Affairs - Please see the agenda/package for the correspondence.
- c. Community Impact Report – Eastern Counties Regional Library - Please see the agenda/package for the correspondence.
- d. Provincial Heritage Property – Dept. of Communities, Culture, Tourism and Heritage - Please see the agenda/package for the correspondence.
- e. Value for Money Audit of NS Firefighters School – Hon. John Lohr, Minister of Dept. of Municipal Affairs - Please see the agenda/package for the correspondence.
- f. Thank You Email – Dr. Ackermann & Dr. McLean – Doctor Recruitment - Please see the agenda/package for the correspondence.
- g. Thank You Card – Ava Anderson – Financial Award Scholarship - Please see the agenda/package for the correspondence.

9. Other Matters of Business:

- a. Staff Report - Provincial Volunteer Awards Ceremony - Please see the agenda/package for the staff report.
- The Provincial Volunteer Awards Ceremony is an annual event hosted by the Province of Nova Scotia to recognize and celebrate the outstanding contributions of volunteers from across the province. This event brings together volunteers, community leaders, and elected officials to honour individuals and groups who have demonstrated exceptional dedication to their communities.
 - Each year the Municipality of the District of St. Mary's nominates a local volunteer for recognition at this year's ceremony. Attendance by a member of Council would provide the opportunity to represent the Municipality, show appreciation to the honouree, and participate in the celebration of volunteerism in Nova Scotia.

On recommendation of Deputy Warden Malloy seconded by Councillor Beaver, Council approve the attendance of the Warden or designate at the 2025 Provincial Volunteer Awards Ceremony in Halifax, Nova Scotia, on September 29th, 2025, with related expenses to be funded from the Council Travel & Professional Development budget.

Recommendation adopted.

- b. Nova Scotia Federation of Municipalities - Fall Conference – Attendance
- The annual Nova Scotia Federation of Municipalities Fall Conference is November 4th – 7th, 2025 at the Westin Hotel in Halifax, NS. As per the mileage/expense policy Council may make a motion for council members to attend.

On recommendation of Councillor O'Connell seconded by Councillor Beaver, Council agree to send Warden Fuller, Deputy Warden Malloy, Councillor O'Connell, and Councillor Beaver to attend the NSFM Fall Conference on November 5th-7th, 2025 in Halifax NS.

Recommendation adopted.

- c. Department of Public Works – J Class Road Submissions
- The Department of Public Works sends out a request for paving, repaving, and/or double chipping of J-Class subdivision streets. Council may select which roads the Municipality applies for, in previous years Council applied to have Cameron Road, Bennetts loop and Restoration Drive submitted for paving.
 - Submissions must be received by Department of Public Works no later than October 31st, 2025.

Councillor O'Connell declared Conflict of Interest and abstained from voting.

On recommendation of Councillor Beaver seconded by Deputy Warden Malloy, Council agree to submit Cameron Road, Bennetts Loop, and Restoration Drive to be double chipped for the 2025-2026 construction season as part of the NS Public Works Cost Share agreement 2023-020 on the paving of subdivision (J-Class streets).

Recommendation adopted.

- d. Staff Report – Recplex Flooring - Please see the agenda/package for staff report.
- During inspections in the warmer months, it has been observed that the current flooring expands drastically with the warmer temperatures. This results in the mats heaving and creating several tripping hazards within the buildings. Adversely, in the winter months while the ice plant is active and it is cold within the Recplex, the mats shrink causing gaps between the mats which lead to damaged skate blades for customers who step in the cracks. Dressing rooms remain heated in the winter therefore the expansion and contracting does not occur.

Option 1:

- Replace all of flooring through out the Recplex, dressing rooms, bathrooms, main floor area, (excluding kitchen area) etc. for the quoted price of \$73,000 plus HST. This includes materials, delivery & labour/installation of 5,400 square feet. Quote was provided by Monarch Enterprises upon a site visit with staff.

Option 2:

- Replace flooring in all areas of the Recplex excluding the dressing rooms and kitchen area for the quoted price of \$56,700 plus HST. This includes materials, delivery & labour/installation of 4,200 square feet. Quote was provided by Monarch Enterprises upon a site visit with staff.

Option 3:

- Contract a contractor to remove all interior trim within the St. Mary's Recplex, trim existing matting to allow for better expansion in the warmer months and install and paint new trim throughout the building. No estimated cost at this time.

On recommendation of Councillor Beaver seconded by Deputy Warden Malloy, Council agree to move forward with option 2, and award Monarch Enterprises with the contract to replace (materials and delivery) and install 4,200 square feet of Recplex flooring at the quoted price of \$56,700 plus HST.

Recommendation adopted.

The Warden called for a motion to recess:

On motion of Deputy Warden Malloy, seconded by Councillor Tibbo, Council recessed at 6:51pm. Council reconvened at 7:00pm.

- e. Staff Report – ZZAP Housing Policy Recommendations - Please see the agenda/package for the staff report.
- On January 15th, 2025, a staff report was presented at the COTW to continue work with the company ZZAP that overviewed the following deliverables;
 - Summary report with research and examination/analysis of tools within various government acts including the MGA, *Municipal Government Act* and other Nova Scotia Acts to define municipal powers to encourage and incentivize housing development.
 - Working session with the municipality to present interim work for mid project direction.
 - Creation of a draft incentives policy for municipal long-term use.
 - Advice on development agreement terms and zoning/Land Use Bylaw potential updates to encourage Land Use Bylaw (LUB) support.
- ZZAP presented 30 housing recommendations based on the above deliverables that would assist in progressing housing and align with the HAF projects. Based on those recommendations, seven were chosen to advance. The first recommendation was drafting a new land disposal policy incorporating a land for housing program to support residential development through below market value sale of surplus land is being completed under the January 15th proposal from ZZAP. The quoted price to complete the work on the recommendation and advance the HAF initiatives are within the HAF budget and grant funding.

On recommendation of Councillor Tibbo seconded by Deputy Warden Malloy, Council approve the ZZAP Architecture & Planning to complete St. Mary's Housing Policy recommendations (2A, 2E, 4B, 4C, 4D AND 4E) as outlined in the quoted proposal for a cost of \$13,500 plus HST funded through the Housing Accelerator Fund (HAF).

Recommendation adopted.

f. Drought Conditions

- Councillor Beaver informed Council of the current drought conditions, such as the local lakes, rivers, and the source water for fire departments is very low, options for helping the residents receive safe quality of water during droughts, drilled wells for communities to have water distribution, potential use of facilities for the use of showers, and lastly the water donation from St. Barbara Gold Mine.
- Staff direction was given to research into how the municipality can support and develop a new program to provide drilled wells at central community locations to support residents with clean safe, and reliable drinking water during times of drought.
- Councillor Beaver also asked if the Municipality could research into opening the Recplex as a showering facility and to see if there is a need in the communities.
- Councillor Beaver informed Council that the latest press release issued on September 2nd, 2025, regarding the Municipality accepting a donation from the company St. Barbara Goldmine was concerning as the previous history this company has been involved in can be a major concern and may look like the Municipality is supporting their efforts. Council discussed that a donation does not mean the municipality is supporting the goldmine and that if a company would like to donate a basic need such as water the Municipality would be happy to accept.
- Marian Fraser, Director of Finance and Acting CAO informed Council that staff can take the information and research into a "Donation Acceptance Policy", Council agreed to direct staff to research and develop a draft "Donation Acceptance Policy".

On recommendation of Councillor Beaver seconded by Councillor O'Connell, that Council in the future do not take donations or sponsorships from St. Barbara without a discussion first, around the Council table.

(3 Nay votes: Warden Fuller, Deputy Warden Malloy, and Councillor Tibbo)

Recommendation defeated

10. In-Camera: Contract Negotiations

On motion of Councillor O'Connell seconded by Councillor Tibbo, Council agree to move In-Camera for Contract Negotiations at 7:35pm.

Motion approved.

On motion of Councillor Tibbo seconded by Deputy Warden Malloy, Council agree to reconvene to regular session at 8:01pm.

Motion approved.

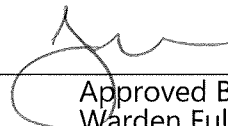
Adjournment

On motion of Warden Fuller, there being no further matters of business, Council adjourned at 8:01pm.

Motion approved.

Jadzia Rudolph.

Recorded By
Jadzia Rudolph, Municipal Clerk



Approved By
Warden Fuller