



## **COMMITTEE OF THE WHOLE MEETING MINUTES**

**MONDAY, FEBRUARY 27, 2017**

**7:00 p.m.**

**30 Honour House Court - Council Chambers**

**Members Present:** Mayor Ann Seamans  
Deputy Mayor Cecile Cassista  
Councillor Lana Hansen  
Councillor John Coughlan  
Councillor Jeremy Thorne  
Councillor Andrew LeBlanc  
Councillor Tammy Rampersaud

**Staff Present:** C. Smith, CAO  
A. Crummey, Town Clerk  
D. Richard, Deputy Town Clerk  
M. Ouellet, Director of Eng & Works  
G. Cole, Director of Parks & Rec  
S. Thomson, Director of Economic Development  
D. Pleau, Fire Chief

**Regrets:** Councillor W. Bennett  
R. Higson, Director of Finance

**1. CALL TO ORDER**

Mayor Seamans called the meeting to order at 7:00 p.m.

**2. ADOPTION OF THE AGENDA**

The Town Clerk advised that item 5 will be deleted from the agenda. Also the order of the remaining presentations will be reversed dealing with item 5c presentation from representatives of MCW first and then item 5b presentation by representatives of Naveco Power.

**Moved by:** Councillor J. Thorne

**Seconded by:** Deputy Mayor C. Cassista

*That the agenda for the Committee of the Whole meeting of February 27, 2017 be approved as amended.*

**Motion Carried**

**3. DECLARATION OF CONFLICTS OF INTEREST**

NIL

**4. CORRESPONDENCE**

**a. Gordon Locke, Manager of Subdivision Approval/Deputy Director - Urban Planning**

Report for Concurrence to sell Land for Public Purposes, west side of Runneymeade Road

Mayor Seamans confirmed that the report would be accepted by Council as presented.

Colin Smith confirmed with Deputy Mayor Cassista that in a rezoning process it is customary to provide written notification to property owners within 100m of the proposed property being rezoned. It is the Town's intention to do so as well as through normal media channels to make people aware of the proposed rezoning.

**b. Bill Budd, Director of Urban Planning**

Written views from the Planning Advisory Committee re proposed rezoning of a portion of PID 05091202 from Parks, Recreation, Institutional to Residential Mix

Mayor Seamans confirmed that the report would be accepted by Council as presented.

**c. Minister Bill Fraser, Department of Transportation**

Response in request to reduction of speed limit (Coverdale Road)

Taken as information.

**5. PETITIONS, PRESENTATIONS & DELEGATIONS**

**a. Presentation of Certificate of Recognition to Rebecca Schofield**

Deleted from agenda

**5.a.1 Presentation of the Holiday Shopping Passport grand prize**

Deleted from agenda

**5.a.2 Presentation by Dacia Robertson, Teacher, Sussex Middle School to Rebecca Schofield**

Grade 7 French Immersion class created a poster and book for presentation to Rebecca Schofield

Deleted from agenda

**b. Presentation by Carman Travis, MCW - Byron Dobson Arena Facility Review**

Mr. Travis provided a brief company history. He indicated that his firm, MCW Maricor, responded to the Town's RFP in October 2016 and was retained to complete a facility condition assessment and capital planning study of the Byron Dobson Arena. The engineering assignment included the current condition of the various structural, architectural, mechanical and electrical building systems including the refrigeration plants. The

assessment included a financial summary of the anticipated capital investment over a 15 year term to upgrade and maintain the facility to current industry standards. The assessment also included a building code review and an energy performance analysis. The document will be a tool to be used by the Town when evaluating future capital requirements or energy and operational performance upgrades.

Overall the building structure is in good condition and well maintained. Addition and renovation project in 2005-2006 provided an improvement to the space and functionality and user circulation. The Upper Rink was constructed in 1971 and the Lower Rink was constructed in 1982. The mechanical and electrical systems in both the upper and lower sections are in poor to moderate condition (past the end of their anticipated service life although still functional).

The risks to the operation include the In-floor piping within the Upper Rink ice sheet floor slab which has worn to the point where leaks are occurring. A large rupture to this piping system could result in a major leak in the system which, in turn, would result in a closure of this ice surface until major repair and restoration is completed.

The assessment include Budgetary Cost Estimates - representing capital costs that are anticipated for repairs, improvements, mechanical/electrical asset replacements.

Immediate costs represent \$1,740,300 (including \$1.2 million upper rink floor slab and header replacement).

Plus short term (1-5 years) totalling \$2,398,250; long term (6-15) totalling \$1,677,250.

The consultants projected the replacement value of the Byron Dobson Arena to be approximately \$18 million. This would provide a new facility of equivalent capabilities to the existing facility but no additional services or amenities.

In conclusion the assessment reveals that the Byron Dobson Arena will continue to function as intended during 15 year evaluation period

provided that the building continues to be maintained and the recommended capital projects undertaken.

**Moved by:** Councillor T. Rampersaud

**Seconded by:** Councillor A. LeBlanc

*That the Committee of the Whole recommend to Riverview Town Council to direct staff to develop a plan to address the recommendations in the MCW facilities condition assessment and energy audit in the capital and operating budget plans for the Town over the next three to five years. In particular staff is to determine what can be done to address the immediate recommendations identified in the MCW report and what options exist to address the most critical items in 2017 and outline that plan to Council.*

**Motion Carried**

**c. Presentation by Peter Corbyn and Amit Virmani of Naveco Power - Solar Farm Pre-Feasibility Study**

Mr. Corbyn conducted a PowerPoint presentation which outlined the opportunity of pursuing the submission of a proposal to NB Power for Locally Owned Renewable Energy Small Scale. Currently NB Power is requesting expressions of interest from local entities for 40 MW of renewable generation to be operational by December 21, 2020. Renewable resources include wind, solar, hydroelectric, ocean-powered, biogas, biomass and sanitary landfill gas.

Solar Energy growth is expanding and for the Town it would translate into economic and social benefits to the municipality as it would position the Town as a leader in solar energy.

Mr. Corbyn explored the ownership models including partnership with CEDC (Community Economic Development Corporation) as well as other options including leasing the land.

Mr. Corbyn suggested that perhaps the Town could look at net metering – which is generating energy for your own building. This could be a possibility at the Byron Dobson Arena especially in light of the previous presentation which outlined capital improvements for the short and long

term. He proposed that the Town consider installing solar panels on a portion of the roof at the arena to generate electricity which would reduce the electricity bill. The Town could also explore potential funding sources such through the Federation of Canadian Municipalities.

In conclusion, Mr. Corbyn pointed out that the time frame is too short to meet the LORESS deadline (April 28, 2017) and make capital funding plans.

Mr. Corbyn responded to questions regarding net metering and the rules and regulations in place which govern how much energy could be generated and financially compensated for. Presently if you exceed the energy ceiling you don't get paid for the excess energy generated.

**Moved by:** Deputy Mayor C. Cassista

**Seconded by:** Councillor L. Hansen

*That the Committee of the Whole recommend to Council to accept staff's recommendation is to defer the NB Power LORESS application at this time.*

It should be noted that staff will continue to investigate potential funding sources and partnership models in preparation for any future application opportunities.

**Motion Carried**

## **6. EXTERNAL REPORTS**

### **a. Building Permit Report for the month of January, 2017**

Report accepted.

### **b. Development Activity Report for the month of January, 2017**

Taken as information.

### **c. Animal Control Report for the month of January, 2017**

Taken as information.

### **d. Codiac RCMP Report for the month of January 2017**

Mayor Seamans introduced S/Sgt. Eric LaRose. He indicated that he has been on the force for 25 years and is currently the Watch commander for A watch.

Taken as information.

## **7. DEPARTMENTAL REPORTS**

### **a. Administration Department**

#### **7.a.1 Administration Report for the month of February, 2017**

C. Smith advised that the Province is proposing to replace the *Municipalities Act* with the *Local Governance Act* and to update the *Community Planning Act* and that senior staff will review the Acts to interpret the changes. C. Smith reported that he had also asked Urban Planning to provide a summary of the proposed changes to the *Community Planning Act*.

C. Smith confirmed with Deputy Mayor Cassista that staff will work towards getting a comparison of the changes to the Act. He also advised that the language with respect to Unsightly Premises seems to be the same; however, staff are still reviewing and will seek clarification.

#### **7.a.2 By-Law Infraction Summary**

Taken as information.

### **b. Finance Department**

#### **7.b.1 Finance Report for the month of February, 2017**

C. Smith confirmed with Deputy Mayor Cassista that the Town is projecting a 15.75% debt ratio which would factor in the full impact of our borrowing.

### **c. Engineering & Works**

#### **7.c.1 Engineering & Works Report for the month of January, 2017**

M. Ouellet confirmed with Deputy Mayor Cassista that an update to the municipal specifications have been conducted. He confirmed that the Town has always, and will continue to, have supervisors on site overseeing construction. He highlighted three significant changes to the updated Municipal Specifications including a safety

certification requirement, more penalties for poor quality asphalt and two new products; namely the use of HDPE (storm sewer) and PVC0 (water main). This means that contractors are required to be certified in order to be eligible to work for the Town or bid on projects. He also confirmed that there is a warranty in place to protect the Town and also incentives in place to create a good quality asphalt. M. Ouellet remarked that its application is quite specific and certain conditions impact its application.

M. Ouellet responded to an inquiry from Councillor LeBlanc confirming, at this point, there is no need to further cut back the snow banks. He remarked that the warmer weather had reduced the banks significantly. In short, no further winging back until the next snow storm. The impact on the budget has been the amount of salt that was required during the winter operations.

C. Smith responded to an inquiry from Councillor LeBlanc regarding improved communication in order to prevent the public's misunderstanding of the local improvement process. C. Smith indicated that the process has been improved to include a lot more background information to the residents. He stated that staff will continue to evaluate and modify communication, and Council is encouraged to feel free to bring back comments for improvements.

Town Clerk noted that the residents also received the same Q & A as was provided to the members of Council in addition to the letter outlining the process.

#### **7.c.2 Update Municipal Specifications - 2017**

**Moved by:** Councillor J. Coughlan

**Seconded by:** Councillor J. Thorne

*That the Committee of the Whole recommended to Council to endorse the new Standard Municipal Specifications, revision 6.0, dated February 2017.*

**Motion Carried**



**d. Fire Department**

**7.d.1 Fire Department report for the month of January, 2017**

Chief Pleau confirmed with Deputy Mayor Cassista that sixteen firefighters participated in the second phase of the Mental Health First Aid session. First phase was completed in 2016.

Deputy Mayor Cassista reported that Deputy Chief Short recently conducted a presentation on EMO – Disaster Preparation for Seniors to the Seniors Roundtable which was very well received. Chief Pleau indicated that he would be providing input into the Roundtable- EMO seniors' brochure.

Chief Pleau confirmed with Councillor LeBlanc that in relation to the monthly report the public hazards category had increased which was directly related to the ice storms.

Taken as information.

**e. Parks, Recreation and Community Relations**

**7.e.1 Parks & Recreation Report for the month of February, 2017**

G. Cole highlighted that on Wednesday, March 22nd an Open House would be held at Town Hall from 6-9 p.m. for the Redevelopment of Ridgeway Park. Everyone is welcome to attend and provide input.

G. Cole confirmed with Councillor Thorne that he was not aware of the date for the installation of the new dish washer at the Coverdale Centre.

Taken as information.

**f. Business/Economic Development**

**7.f.1 Economic Development Report for the month of February, 2017**

S. Thomson was able to confirm that a café is coming to the Findlay Park area but not able to provide any further details at this point.

S. Thomson reported that the department is also collaborating with the Seniors Roundtable to develop an age friendly community survey.

S. Thomson indicated that recently the Business Collective went on an Eco Tour which was very well received by all participants including some members of Council.

S. Thomson confirmed with Councillor Thorne that the jump in buildings permits for the month of January was attributed to significant improvements to the Nova apartment buildings.

Mayor Seamans commented that the construction by Trans Aqua will be reflected later this year.

Taken as information.

**g. Human Resources**

**7.g.1 Human Resources Report not available**

Mayor Seamans welcome Tyla Finlay to her first meeting of Council.

**8. OTHER BUSINESS**

**a. Grant Report - February 2017**

**Moved by:** Deputy Mayor C. Cassista

**Seconded by:** Councillor T. Rampersaud

*That the Committee of the Whole recommend to Town Council to support the NB East Bantam Female AAA Hockey through sponsorship in the amount of \$750 to assist costs with hosting the Atlantic AAA Championships being held at the Kay Arena from April 6-9, 2017.*

**Motion Carried**

**Moved by:** Councillor T. Rampersaud  
**Seconded by:** Deputy Mayor C. Cassista

*That the Committee of the Whole recommend to Town Council to award a grant in the amount of \$2,500 to the Riverview Skating Club to assist with costs of hosting Canada NB Spring Skate to be held April 21 – 23, 2017.*

**Motion Carried**

**Moved by:** Deputy Mayor C. Cassista  
**Seconded by:** Councillor L. Hansen

*That the Committee of the Whole recommend to Town Council to award a grant in the amount of \$1,500 in support of a bronze sponsorship for the Juvenile Diabetes Research Foundation in the JDFR Walk to be held on June 11, 2017.*

**Motion Carried**

**9. COUNCIL STATEMENTS/INQUIRIES**

**NIL**

**10. ADJOURNMENT**

**Moved by:** Deputy Mayor C. Cassista  
**Seconded by:** Councillor A. LeBlanc

*That the meeting be adjourned at 8:40 p.m.*

**Motion Carried**