



MUNICIPALITY OF THE DISTRICT OF ARGYLE
EXECUTIVE COUNCIL MEETING MINUTES
THURSDAY, SEPTEMBER 26, 2024

Council Members Present: Warden Danny Muise, Deputy Warden Nicole Albright, Councillor Glenn Diggdon, Councillor Ted Saulnier, Councillor Guy Surette, Councillor Richard Donaldson, Councillor Calvin d'Entremont, and Councillor Kathy Bourque.

Absent with Regrets: Councillor Gordon Boudreau

Staff Present: Chief Administrative Officer Alain Muise, and Executive Assistant Julie Atkinson

1. **Call Meeting to Order**

Deputy Warden Nicole Albright called the meeting to order at 6:32 p.m.

2. **Invitation to Stand and Move**

Deputy Warden Nicole Albright reminded Council that they are permitted to stand and move as they need to during the meeting. This is an initiative by Argyle Recreation which normalizes movement in meetings.

3. **Approval of Agenda**

By consensus, the agenda was approved as presented.

4. **Approval of Minutes**

a. **August 29, 2024 – Council Meeting Minutes**

By consensus, the August 29, 2024, Council Meeting Minutes were approved as presented.

b. **September 5, 2024 – Special Council Meeting Minutes**

By consensus, the September 5, 2024, Special Council Meeting Minutes were approved as presented.

5. **Staff Reports**

a. **Department Head Report**

The department head report is attached to the agenda. There were no questions on the report.

b. **Clerks Report**

The Clerk's Report is attached to the agenda. There were no questions on the report.

c. **Building Permit Report**

The building permit report is attached to the agenda. There were no questions on the report.



6. **7-Day Notice – None.**

7. **For Decision and Discussion**

a. **Letter of Support Alert System – REMO**

It is MOVED by Warden Danny Muise SECONDED by Councillor Kathy Bourque to send a letter of support to Minister Lohr for the changes that have been outlined regarding emergency alert system in Nova Scotia.

MOTION CARRIED UNANIMOUSLY

b. **Dangerous Property Demolition Request**

There has been a complaint submitted regarding a dangerous property located in Comeau's Hill. This was investigated by our By-Law Enforcement Officer, and we are looking to issue an order to demolish this structure. The property owner has been notified and there is a plan set in place.

It is MOVED by Councillor Ted Saulnier and SECONDED by Councillor Richard Donaldson to issue an order to demolish the residential structures located at 1122 Comeau's Hill Road, and that the demolition be completed by October 31, 2024, and that the costs of the demolition constitute a lien against that property under section 507 of the Municipal Government Act.

MOTION CARRIED UNANIMOUSLY

c. **Second Reading – By-Law 30 – Tusket Wastewater**

It is MOVED by Councillor Guy Surette and SECONDED by Warden Danny Muise to approve the second reading of By-Law 30 – Tusket Wastewater.

MOTION CARRIED UNANIMOUSLY

d. **August Financial statement presentation**

Due to this year being the Election year, CAO Muise is presenting August Financials in September instead of the usual September Financials in October in years past. CAO Muise explains some of the major line items on the balance sheet, pointing out that since tax billing happens at the beginning of the year and they are due by July 31, and most pay by August 31. Both the income statement and the balance sheet were presented.

The qualitative report attached to the agenda goes through the Income Statement, Revenues, Expenditures and the Examination of Major Variances.

Discussion was held regarding the financial statement with questions about the EPR. The best guess is that when picking up recyclables 130,000 to 180,000 It will be up to Council whether they invest these funds into something else or adjust the tax rate. Deed transfer tax is a common question, and staff selected a lower budget figure, as they predicted a lighter year for property sales. The current percentage charged for deed transfer is 1 percent, and 2% is the highest percentage allowable by law.



There was discussion on road transportation, transit and active transportation. It will be closer to October before we receive more information on the status of HOPE's plan for public transportation. It is still in the works.

It is MOVED by Councillor Kathy Bourque and SECONDED by Councillor Calvin d'Entremont to accept the financial report for the month of August 2024.

MOTION CARRIED UNANIMOUSLY

e. MCE Development Agreement

As we get closer to construction, Marc Brophy will continue to be the project manager, this decision was made by the MCEB. Marc Brophy will be able to do check-ins and inspections versus hiring out from further away.

Schedule "D" the very last page, is the main amendment that was made to the MCE Development Agreement.

It is MOVED by Glenn Diggdon and SECONDED by Councillor Ted Saulnier to approve the change order amendments made to the MCE Development Agreement.

MOTION CARRIED UNANIMOUSLY

8. For Correspondence and Information

a. Letter to Local Department of Public Works

At the Council meeting on July 25, a motion was made to write a letter to the local Department of Public Works to address concerns regarding Brush Cutting/Wood Chipping and Mowing Along Roadsides & Guardrails. The letter is attached to the agenda for information.

b. DFO Update – Marine Spatial Plan

Councillors feel that the MSP is not on the side of the commercial fisherman.

CAO Muise spoke on the concerns raised by Councillors.

This is not a final situation this document is showing the direction this is headed in.

It is MOVED by Ted Saulnier and SECONDED by Councillor Calvin d'Entremont to contact our MP Chris d'Entremont on this situation and cc Minister Colton LeBlanc.

MOTION CARRIED UNANIMOUSLY

c. WCRL Board Minutes

Council received minutes from the WCRL Board Meeting on June 20, 2024.



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9. **Financial Requests – None.**

10. **Agenda Topics for the next meeting/Notice of Motion by Councillors**

11. **Question Period – None.**

12. **In-Camera**

It is MOVED by Councillor Kathy Bourque and SECONDED by Warden Danny Muise to move In-Camera at 7:15 p.m.

- a. **Section 22:2 (e) – Potential Land Purchase**
- b. **Section 22:2 (b) (e) – Contract Negotiation**
- c. **Section 22:2 (c) – Personnel Matters**

By consensus, Council returned to the regular meeting at 9:45 p.m.

13. **Adjournment**

There being no further business, the meeting was adjourned at 9:45 p.m.

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Date Approved

Chair

Clerk/Recorder

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