

In March of 2020, in response to the Covid 19 Pandemic, the Minister of Municipal Affairs and Housing declared that Municipal Councils will not meet in person but will instead hold virtual meetings. Under this order Council of the Municipality of the County of Cumberland held Council video meetings via Zoom. This meeting was also streamed live on Facebook.

1. CALL TO ORDER

1.1 Roll Call

Mayor Scott called the November 18, 2020 Council session of the Municipality of the County of Cumberland to Order at 6:00 p.m.

Municipal Clerk, Brenda Moore, called the roll with the following Councillors present: Mayor Scott, Councillor Fred Goud; Councillor Rod Gilroy, Councillor Jennifer Houghtaling, Councillor Kathy Redmond, Councillor Angela McCormick, Councillor Mark Joseph, Councillor Dale Porter, Roll Call Carrie Goodwin.

Staff present: Steve Ferguson, Director of Community Development; Andrew MacDonald, Director of Finance; Justin Waugh-Cress, Director of Operations and Public Work; Shelley Hoeg, Communications and Executive Assistant to the CAO; Dannie Sampson, IT; Amanda MacLeod, Sustainable Communities Marketing Officer; Kellie Seaman, HR Generalist and Safety Advisor; Mike Johnson, Emergency Management Coordinator; Will Balsler, Junior Planner, Nelson Bezanson, Planner and Brenda Moore, Municipal Clerk who recorded the meeting.

Media representatives present:

Bill Martin, Six Rivers News; and Maurice Rees, Shoreline Journal;

2. ADMINISTRATIVE AND PROCEDURAL ISSUES

2.1 Approval of Agenda

The agenda was approved as presented.

2.2 Approval of the Minutes of the September 30, 2020 Council Meeting

IT WAS MOVED by Councillor Redmond seconded by Councillor Porter to approve the minutes of the September 30, 2020 Council Meeting.

**No Objections
MOTION CARRIED**

2.3 Public Hearing

Deregistration of Registered Municipal Property – 4030 Eastern Avenue, Parrisboro, N.S., PID 25214503

Mayor Scott called the Public Hearing to order at 6:14 p.m.

Municipal Planner Nelson Bezanson provided information on the legislative requirements for deregistration of Municipally Registered Heritage Properties as well as background on the steps which led to the decision reached to de register this property. Justin Waugh Cress Director of Engineering and Operations provided a summary of the engineering report on the building located at 4030 Eastern Avenue.

The Mayor asked if there were any submissions from the public. The Planner indicated there have been none. The Mayor then called for questions or comments from Council. Councillor Goodwin asked if there are any salvageable items in the building and stated

she would like to see them re distributed within the community. Justin spoke to the fact that the municipality is taking steps to conserve any valuable items in the building.

The Mayor closed the Public Hearing at 6:25 p.m.

IT WAS MOVED by Councillor Gould seconded by Councillor Goodwin to approve the deregistration of 4030 Eastern Avenue, PID25214503 as a Municipal Heritage Property.

**No Objections
MOTION CARRIED**

Deregistration of Registered Municipal Property – 5355 Barronsfield Road, River Hebert, N.S. PID 25053117

Mayor Scott called the Public Hearing to order at 6:29 p.m.

Junior Planner Will Balser provided background information on property located at 5355 Barronsfield Road.

The Mayor asked there were any comments received from the owner or the public. The submissions received are attached to these minutes as Appendix A

The Mayor called for questions and comments from Council. Hearing none Will reviewed Councils options and his recommendation which is that council postpone the deregistration to allow the interested party time

The Mayor closed the Public Hearing at 6:36 p.m.

IT WAS MOVED by Councillor Gilroy seconded by Councillor Redmond to postpone the deregistration of the property at 5355 Barronsfield Road, River Hebert, N.S. PID 25053117 as a Municipal Heritage Property for a period of not longer than one year.

**No Objections
MOTION CARRIED**

2.4 Delegations Presentations Petitions

There are no Delegations, Presentations, or Petitions for tonight's meeting.

3. STRATEGIC PRIORITIES ISSUES

3.1 Organizational Priorities

CAO Bugley spoke to the list distributed in the meeting material. This includes projects and priorities that may be in progress, may be part of a strategic priority or issues that need to moved forward. Council will be asked in December to decide on a number of priorities to move forward in the first 12 months of their term.

3.2 COVID 19 Workplan

Mike Johnson, Emergency Measures Coordinator and Kellie Seaman HR Generalist and Safety Advisor, presented the major components of our workplan to provide Councillors with an understanding of both the challenges and the actions necessary for governance, management and operations during the world-wide COVID 19 pandemic.

IT WAS MOVED by Councillor Joseph seconded by Councillor Houghtaling to support the CAO in implementation of the COVID 19 Workplan.

**No Objections
MOTION CARRIED**

3.3 Parrsboro Wastewater Treatment Project

Councillor Goodwin spoke to Council regarding the billing of the Local Improvement Charge in the Parrsboro area. Councillor Goodwin asked if there is an alternative that could be considered for payment.

Director of Finance Andrew MacDonald responded to this question. Mr. MacDonald indicated the Municipality would entertain alternatives and methods of payment that would make it easier for those who are finding it difficult. If it is Council's wish we could investigate options. Andrew also provided the information on how the cost of this project is being funded. Councillor Goodwin asked for a timeline for the project from dissolution to completion and a comparison of local improvement charges for this and other projects. This project was necessitated by Federal regulations regarding the cessation of discharging raw sewage and the Municipality was tasked with completing this project as part of the dissolution/transition from the former Town of Parrsboro.

4. MAJOR ORGANIZATIONAL ISSUES

4.1 Former Parrsboro Town Hall Facility

Council was given an opportunity to ask any questions regarding the decision of the former Council to demolish the Town Hall facility in Parrsboro. There were no questions brought forward by Council.

4.2 Communications Protocol

A draft Communications Protocol document was included in the meeting material. This document sets out the contact information by type of issue/concern and is intended to be a tool to determine the most knowledgeable staff that should be contacted on an issue.

4.3 Deputy Mayor Election

Mayor Scott called for nominations for the position of Deputy Mayor.

Councillor Gould nominated Councillor Gilroy. Mayor Scott asked Councillor Gilroy if he would allow his name to stand. Councillor Gilroy affirmed he would.

Councillor McCormick nominated Councillor Redmond. Mayor Scott asked Councillor Redmond if she would allow her name to stand. Councillor Redmond affirmed she would.

At this time Mayor Scott thrice called for further nominations. Hearing none the two names were put forth for voting.

Executive Assistant to the CAO Shelley Hoeg launched an electronic voting poll on Zoom. The voters remain anonymous in this poll.

IT WAS the consensus of Council to appoint Municipal Clerk/Records Manager Brenda Moore and Executive Assistant to the CAO and Communications Officer, Shelley Hoeg as scrutineers.

At the conclusion of the voting Shelley text the name of the Councillor with the majority of votes to the Mayor.

The Mayor announced that by a majority vote, Councillor Redmond was elected Deputy Mayor.

IT WAS MOVED by Deputy Mayor Redmond, seconded by Councillor Gilroy to destroy the ballots.

**No Objections
MOTION CARRIED**

4.4 Orientation Program

Staff have prepared a document that sets out a very robust orientation/training program for newly elected officials. Council needs to invest and commit a significant amount of time and effort in this program in that an understanding of issues, including but not limited to, roles and responsibilities, legislated authority, good governance, municipal finance, etc., is important to achieving an effective and efficient organization.

4.5 Financial Condition Indicators

Andrew MacDonald, Director of Finance reviewed and explained the Financial Condition Indicators for the Municipality. Mr. MacDonald also provided information on the improvements that have been made in these indicators to date. He indicated work already done and the work planned going forward to continue to improve our FCI's.

4.6 Nomination Committee Report

IT WAS MOVED by Councillor Porter seconded by Councillor McCormick to accept the Nominations Committee Report.

Municipality of Cumberland
Nominations Committee
Wednesday, November 18, 2020

1. Call to Order

The meeting was called to Order by the Chair, Mayor Scott at 5:30 p.m.

Attendance

Council: Mayor Murray Scott, Councillor Fred Gould, Councillor Rod Gilroy, Councillor Jennifer Houghtaling, Councillor Kathy Redmond, Councillor Angela McCormick, Councillor Mark Joseph, Councillor Dale Porter, Councillor Carrie Goodwin

Staff: Rennie Bugley, CAO; Andrew MacDonald, Director of Finance; Stephen Ferguson Director of Community Development; Justin Waugh-Cress, Director of Engineering and Operations; Shelley Hoeg, Executive Assistant to the Cao and Communications Officer; Allie McCormick, Manager of Organizational Development and Innovation; Nelson Bezanson, Planner; Will Balsler, Junior Planner; Brenda Moore, Municipal Clerk who recorded the proceedings.

2. Approval of the Agenda

The agenda was approved as circulated.

3. Discussion Issues

3.1 Mayor to Chair the Meeting

Due to the fact that the Deputy Mayor election has not been held yet the Mayor will chair the meeting

3.2 Questions on Meeting Material/Process

There were no questions on the material.

3.3 Confirm Top Two Priorities

3.4 Review of Summary Responses/Required Changes

Executive Assistant to the CAO and Communications Officer Shelley Hoeg reviewed the committees and selections with Council in order to confirm individual Councillor appointments to each committee.

3.5 Approval to Advertise Citizen Appointments

IT WAS MOVED by Councillor Redmond and seconded by Councillor Gilroy that we advertise for the Citizen appointments on the Committees of Council.

MOTION CARRIED

3.6 Report to Council

The Nominations Committee agreed that the completed list of the Councillors on each committee should be ratified at the Council meeting. See committee listing attached as APPENDIX A.

4. Adjournment

The meeting adjourned at 6:07 p.m.

North Tyndal Source Water Protection Committee		X	X							2	2
	Murray Scott (Mayor)	Fred Gould	Rod Gilroy	Jennifer Houghtaling	Kathy Redmond	Angela McCormick	Mark Joseph	Dale Porter	Carrie Goodwin	Previous #	Council Approved
Leamington Brook Source Water Protection Committee						X	X			3	2
Pugwash Water Source Protection Committee				X						1	1
MacAloney Lake Source Water Protection Committee									X	2	1
McElmon Brook Source Water Protection Committee						X				1	1
LEGISLATED BOARDS AND COMMITTEES											
Cumberland Regional Library Board		X								1	1
Cumberland RCMP Management Advisory					X		X	X		3	3
Fences Arbitration Committee					X					1	1
OH&S									X	1	1
Audit Committee		X	X			X				4	3
OTHER ORGANIZATIONAL BOARDS											

Sunset Residential And Rehabilitation Services Inc. Board			X	X	X					3	3
East Cumberland Lodge/Cumberland Senior Care Corporation Board				X	X					2	2
	Murray Scott (Mayor)	Fred Gould	Rod Gilroy	Jennifer Houghtaling	Kathy Redmond	Angela McCormick	Mark Joseph	Dale Porter	Carrie Goodwin	Previous #	Council Approved
Springhill Institution Citizens Advisory Board	X									1	1
Anne Murray Center							X			1	1
Cumberland Energy Authority		X		X		X				4	3
L.A. Animal Shelter							X	X		2	2
Joggins Fossil Institute Management Board								X		1	1
Cumberland County Transportation Society							X			2	1
Cumberland YMCA				X						1	1
Autumn House					X					1	1
VON					X					0	1

GOVRC	X									1	2
Municipal Alcohol Project Committee (MAP)							X			1	1
INTER-MUNICIPAL COMMITTEES											
CJSMA		X		X		X				3	3
Northern Region Solid Waste Management Board				X						1	1
	Murray Scott (Mayor)	Fred Gould	Rod Gilroy	Jennifer Houghtaling	Kathy Redmond	Angela McCormick	Mark Joseph	Dale Porter	Carrie Goodwin	Previous #	Council Approved
Airport Committee		X				X				2	2
Regional Emergency Management Committee	X						X	X		3	3
Cumberland Regional Tourism Marketing Committee							X		X	2	2
Cumberland Region Tourism Advisory Committee				X			X		X	3	3
Cliffs of Fundy Geopark Society	X								X	2	2
Cumberland Colchester Internet Committee	X				X					2	2
TOTAL	9	10	9	12	11	11	14	8	9		

**No Objections
MOTION CARRIED**

5. ORGANIZATIONAL POLICY/BYLAWS ISSUES

5.1 Deputy Mayor Policy

IT WAS MOVED by Councillor Gould, seconded by Councillor Gilroy to give notice of intent to consider the Deputy Mayor Policy for adoption at the next meeting.

Municipality of Cumberland Policy 20-XX

Deputy Mayor Policy

1. This Policy is entitled the “Deputy Mayor Policy”.
2. This Policy shall be interpreted in accordance with and subject to applicable provincial legislation.
3. In this Policy:
 - a. “majority” means a majority of Councillors who are present at the meeting; and
 - b. “present at the meeting” means all Councillors present when the Clerk calls the meeting to order, plus all Councillors who join the meeting in progress before the final vote for Deputy Mayor is taken.

Deputy Mayor

4. At the first regular meeting of Council following:
 - a. a general municipal election;
 - b. the expiry of the term of a previous Deputy Mayor;
 - c. Council receiving notice of the resignation of a Deputy Mayor;
 - d. the Deputy Mayor’s removal from office in accordance with this Policy; or
 - e. the office of Deputy Mayor otherwise becoming vacant.

Council shall select from among its members a Deputy Mayor in accordance with the process and rules set out in Section 7 of this Policy.

5. The Deputy Mayor shall be elected from Council in accordance with the following process and rules:
 - a. The Mayor or, in the absence of the Mayor, the Clerk shall preside as Chair at any meeting or portion of any meeting during which a Deputy Mayor is elected.
 - b. After announcing that the business of Council at the meeting is to elect a Deputy Mayor, the Chair shall call for nominations. All nominations shall be made openly and publicly, by raising of the hand to attract the attention of the Chair and announcing the nomination of a candidate when called upon.
 - c. A candidate may be nominated by himself or herself, by any other Councillor, including a Councillor who is a nominator of a previously nominated candidate, or who is a previously nominated candidate. Nominations do not require a seconder.
 - d. Each nominee shall be asked if they consent to being nominated. If the nominee declines to give

unconditional consent, the nominee's name shall not be included in the list of candidates to be voted upon.

- e. The Chair shall repeatedly call for additional nominations until, after calling three successive times without a successful nomination, the Chair shall announce that nominations are closed.
- f. When there is only one candidate, the Chair shall call for a motion to elect the Deputy Mayor, and the candidate shall be elected Deputy Mayor if the motion passes by majority vote.
- g. When there is more than one candidate to be voted upon, the Clerk shall prepare ballots with each candidate's name and shall distribute the ballots, one to each Councillor. Before the voting occurs, Council may by resolution appoint a scrutineer to verify the vote and to assist the Clerk in connection with the vote.
- h. Before the voting occurs, each candidate, in the order of their nomination, may address Council, for not more than ten minutes. If a candidate does not exhaust their allotted time, they may, at their own discretion, entertain questions through the Chair from other Councillors, for the balance of their allotted time.
- i. The Councillors shall vote by placing a mark beside the candidate of their choice and folding the ballot. A candidate may vote for themselves.
- j. The ballots shall be collected and counted in a manner that preserves the confidentiality of each Councillors' ballot. The Chair shall only declare a ballot to be spoiled if the ballot does not disclose a clear preference in favour of any one candidate.
- k. If, after any vote, the Chair determines that a majority has voted for any one candidate, the Chair shall announce the name of the Deputy Mayor so elected, but shall not announce the number of votes obtained by any candidate. Council may pass a motion authorizing the Clerk to destroy the ballots.
- l. If, after any vote, a majority has not voted for any one candidate, new ballots shall be prepared but the name of the candidate with the fewest number of votes on the previous vote shall be excluded from the new ballots. Voting shall continue in the same fashion until a Deputy Mayor is declared elected by the Chair.
- m. In the event of a tie or deadlock, the Chair shall fairly use the following methods, firstly in an effort to have the voting progress towards reducing the number of candidates to two, and secondly in an effort to elect a Deputy Mayor by a majority:
 - i. If, with no candidate elected by majority, there is more than one candidate in a tie with the fewest votes, all such candidates in the tie shall be excluded from the new ballot unless their exclusion would result in less than 2 candidates remaining upon the ballot.
 - ii. The Chair shall ask if any candidate is prepared to withdraw his or her name from the next ballot.
 - iii. Where three or more candidates remain, and one candidate had more votes than others, a run-off ballot may be carried out amongst the others to see which candidate should progress to a final vote. The Candidate with the most votes in the runoff ballot shall progress to the final vote, even if they do not have a majority. If there is a tie for most votes in the runoff ballot, the Clerk shall place the names of the tied candidates on equal size pieces of paper in a box and shall choose a person to draw one name from the box. The candidate drawn shall

progress to the final vote.

- iv. If, after employing the foregoing methods, the election remains unresolved due to a tie, the Chair may call for one additional confidential vote, with only the names of the tied candidates on the ballot.
 - v. After every reasonable effort by the Chair to find a candidate with majority support, the deadlock shall be broken by having the Clerk place the names of the candidates on equal size pieces of paper in a box and having one name being drawn by a person chosen by the Chair.
6. The term of office of the Deputy Mayor shall expire at the beginning of the first regular Council meeting after the 31st day of October each year or when the term of office of the Council expires following a general municipal election, whichever comes first.
 7. The Deputy Mayor may resign and may cease to be qualified to hold office in the same manner as stipulated in respect of Councillors in applicable legislation.
 8. The Deputy Mayor may be removed from office by Council by a vote of two-thirds of the Council Members after twenty days notice in writing has been provided to the Clerk and Council Members.
 9. In addition to any duties, responsibilities, powers, or authority prescribed by applicable legislation, the Deputy Mayor shall:
 - a. In the absence of the Mayor, the Deputy Mayor shall chair all meetings of Council and have the same authority while presiding at the meeting as the Mayor would have if present;
 - b. Be chairperson of all meetings of Council Committee; and
 - c. Be a member ex officio of all committees of Council.
 12. The previous Warden and Deputy Warden Policy (Policy 13-06) is hereby repealed.

**No Objections
MOTION CARRIED**

5.2 Employee Recognition Policy.

IT WAS MOVED by Councillor Joseph, seconded by Councillor McCormick to give notice of intent to consider the Employee Recognition Policy for adoption at the next meeting.

Municipality of Cumberland Policy 20-XX
Employee Recognition Policy

1. Purpose

The purpose of this policy is to provide for appropriate recognition of employee service to the Municipality of the County of Cumberland during employment.

2. Service Recognition

Employees will be entitled to a Service Recognition Award in accordance with the following schedule of service milestones:

10 years	\$300
15 years	\$400
20 years	\$500
25 years	\$600
30 years	\$700

35 years	\$800
40 years	\$900
45 years	\$1000

Employees will be recognized at an annual Employee Recognition Ceremony.

3. Good Attendance Certificate

The Municipality recognizes the important contribution that each employee makes to its overall efficient operation. Attendance is an important factor in developing workplace excellence.

Employees who have used 14 hours or less of sick time during the fiscal year, and have worked for the Municipality for a full fiscal year, will be recognized with the Good Attendance Certificate at the annual Employee Recognition Ceremony.

4. Recognition Upon Retirement

In addition to any Service Recognition Awards, an employee retiring at or after their 65th birthday shall be entitled to a Retirement Award of the same value, and on the same terms, as their next Service Recognition Award would have been, if they had remained employed with the Municipality to their next milestone.

5. Procedure

Payroll staff shall advise Human Resources in November of each year of the last active day or retirement date of employees scheduled to retire, and the commencement of the anniversary dates of those employees observing service milestones during the upcoming fiscal year. Human Resources shall then notify each affected employee setting out the date, the approved amount of the pending award, and provide a copy of this Policy.

6. Resigning Employee Recognition

An employee who is dismissed or who is a party to litigation brought by or against the Municipality with regard to that person's employment with the Municipality is not eligible for a Service Recognition.

7. Previous Policies

All previous Service Recognition Policies of the Municipality are hereby repealed.

**No Objections
MOTION CARRIED**

5.3 Grant Disclosure Policy

IT WAS MOVED by Councillor Houghtaling seconded by Councillor Gould to give notice of intent to consider adoption of the Grant Disclosure Policy at the next meeting

Municipality of Cumberland Policy XX-XX
Grant Disclosure Policy

1. Purpose

The purpose of the Grant Disclosure Policy (the Policy) is to establish when and how the list of grant recipients from the previous fiscal year, as well as the amounts that were provided, is disclosed to the public as required by Section 65C of the Municipal Government Act:

Grant disclosure policies

- 65C** (1) *The council shall adopt a policy that requires the municipality to disclose to the public a list of recipients of grants made by the municipality and the amounts of those grants.*
- (2) *A policy adopted under subsection (1) must include the*
- (a) frequency and timing of disclosure;*
 - (b) content to be included in a disclosure; and*
 - (c) form in which the disclosure must be made.*
- (3) *A policy adopted under subsection (1) may include any other matter that the council considers necessary or advisable to carry out effectively the intent and purpose of the policy.*

2. Frequency and Timing of Disclosure

The list of the grant recipients from the previous fiscal year shall be disclosed annually, on or before October 31st.

3. Content to be Included in Disclosure

The following information must be included in the Disclosure:

- The name of the recipient organization;
- the total granted amount; and
- the number of grants received by each organization, if more than 1 (organizations can apply for grants in different categories: Capital, Operations and Maintenance, Programs, Trails, and Special Events).

4. Form in which the Disclosure Must be Made

The content to be included in the Disclosure must be posted on the Municipality's official website and included in at least one Municipal monthly public newsletter.

**No Objections
MOTION CARRIED**

6. BUSINESS ISSUES**6.1 Council Meetings**

CAO Bugley reviewed the dates council should reserve for upcoming training and Council meetings.

informal meetings are scheduled for

Monday, November 16, 2020 (Engineering and Operations),

Monday, November 23, 2020 (Finance and Administration) and

Monday, November 30, 2020 (Community Development) for presentations and discussions with Council on Municipal programs and services. Those sessions will start at 6:00 p.m.

Informal Council meetings are scheduled on the 2nd and 4th Wednesday of each month, as required, to conduct orientation and professional development sessions. The Mayor, Deputy Mayor and CAO will monitor and decide on the need for these additional meetings on a case by case basis.

7. INFORMATION ITEMS**7.1 Cumberland Parade of Lights**

Steve Ferguson, Director of Community Development reviewed the memo that was included in the meeting material that explains program and provides a link to register to participate.

7.2 Council Administration Items

CAO Bugley indicated there are a number of administrative items that are necessary for staff to perform directly after a municipal election. This list of items will be provided to Council for their information.

7.3 Association of Municipal Administrators (AMA) Long Service Awards

IT WAS MOVED by Councillor Joseph seconded by Deputy Mayor Redmond to send a letter of congratulations to the staff that are at the milestones of 10, 15 20, 25 and 30 years of service.

**No Objections
MOTION CARRIED**

7.4 Nova Scotia Federation of Municipalities (NSFM) Annual General Meeting (AGM)

A Memo was included in the meeting material which includes an invitation to and information about the NSFM Annual General Meeting. Cao Bugley reviewed this information for Council.

Councillor Houghtaling expressed interest in attending the AGM.

8. ADJOURNMENT**8.1 Adjournment**

The meeting was adjourned at 8:11 p.m.

Mayor Murray Scott

Municipal Clerk Brenda Moore

APPENDIX A
Submissions to Public Hearing for De Registration of T Seam House Minudie

Letters in support of De Registration

Potential Plans for the Site

The Minudie Heritage Association is currently in the process of emptying the contents of the Amos Thomas Seaman House. A large archival collection of letters, ledgers, artifacts, photographs, and works-of-art etc. have been stored in the Association's office. A massive collection of nineteenth-century books, covering a variety of topics has been catalogued and stored off-site. Along with future plans for the use of these important, documentary historical resource, the Association is developing the following strategy for the site are as follows:

The ATSH will be removed from its present site and the area returned to its original condition. An interpretative centre will be erected on the property. This building will contain an archival room, multi-purpose room, Association office, reception area, gift shop, tea room. and permanent and revolving exhibits presenting the story of the earliest people in Minudie, and area, including the Mi'kmaq, Acadians, Postdeportation land grant owners, J.F.W. DesBarres and Edward Barron, and the Amos Seaman era. The area surrounding the building will be developed to include walking trails, interpretative panels, historical flower gardens with mature trees and shrubs and park benches. A viewing area is planned from which visitors can observe the family of baldheaded eagles, who live in the historic elms which surrounded the original Amos Seaman mansion, as well as the summer migration of shorebirds to the Minudie mud flats on the River Hebert River. A parking space will be developed.

November 7, 2020

Minudie Heritage Association
 2730 Barronsfield Road
 River Hebert NS B0L 1G0
 William Balsar, Junior Panner
 E.D. Fullerton Municipal Building
 1395 Blair Lake Road
 Amherst, N.S B4H 3Y4

Re: Deregistration of Amos Thomas Seaman Property

Dear Mr. Balsar,

On behalf of the Minudie Heritage Association (MHA) I am writing in regards to the above-mentioned property which the Association currently owns. I request that the

Amos Thomas Seaman House (ATSH) is deregistered as a municipal heritage property.

A similar request has been made to the Government of Nova Scotia, Minister of Communities & Culture & Heritage.

The MHA inherited the ATSH (built in 1843), from the estate of the late Ruth

Symes, a direct descendent of the well-known entrepreneur, Amos "King" Seaman. Ms. Symes, in her will, requested that the property become a museum devoted to the history of the Seaman era in Minudie.

Having been closed up for a number of years prior to its transfer to the MHA, the building has suffered extensive and serious damage to both its exterior and interior. As a result, it is the opinion of the MHA that the former Seaman property has been damaged beyond the Association's ability to repair and the Municipal heritage value has been affected.

On the onset the MHA attempted to fundraise with plans to begin to stabilize the building, repair its damage and renovate the ATSH to fulfill the wishes of the late Ruth Symes. By September 2019, fundraising efforts had proved fruitless and a decision was made not to proceed with the original plan.

Minudie's other existing historic sites will be used to tell the long, rich history of the community and surrounding area.

I have discussed this matter with Kevin Barrett, N.S. Heritage Property Program Coordinator, asking for his input and much appreciated advice. While he visited the ATSH in past years, he has not seen the building's current condition in person.

Please find the following enclosures accompanying this letter:

Estimated cost of renovation (three emails)

Photos of building condition (one email)

MHA potential plan for the site (attached to this email)

The MHA looks forward to working with you throughout the necessary steps. Should you require further information, please do not hesitate to contact the undersigned.

Yours truly,

Sharon Gould, President Minudie Heritage Assoc.

(Any email correspondence may be forwarded to:)

Municipality of the County of Cumberland

Public Hearing Comments

Deregistration of Amos Thomas Seaman House, Minudie

November 18, 2020

I am writing regarding the proposed deregistration of the Amos Thomas Seaman House, currently in the possession of the Minudie Heritage Association. I am a past Association board member and current volunteer. Years ago, I was employed during two summers with the Municipality, part of my job description being to research and recommend to Council the buildings worthy of consideration for county heritage status. I agree wholeheartedly with the decision of the Minudie Heritage Association board in requesting this deregistration. I know it did not come to this decision lightly, but after much soul-searching, discussions, fundraising attempts and grant applications.

The building, although its story is an important piece of Cumberland and Nova Scotia history, is no longer in viable physical condition to represent the build heritage of this county, and maintaining its status, as such, would be a disserve to the program in general and the other designated buildings in particular.

The building did contain a vast amount of documentary resources, i.e. letters, books, ledgers, photographs etc., now part of the Minudie Heritage Association archival collection, which, in future, will be accessible to researchers and the general public. It is in these documents that the legacy of Amos Thomas Seaman House now lies.

Thank you for the opportunity to express my opinion on this matter.

Laurie Glenn Norris, M.A.
River Hebert, NS

11/17/2020 Mail - Will Balsler - Outlook
Public Hearing Comments
Debbie Boudreau
Mon 2020-11-16 4:16 PM
To: Will Balsler

Dear Mr. Balsler,
I am a have been a resident of Minudie for over 20 years and have been an active volunteer in community events over the years. Having visited the Amos Thomas Seaman House recently and having observed the poor condition, I give full support to the reregistration as a Heritage property.

Debbie Boudreau
Minudie NS. B0L1G0

Letters in Opposition to De Registration

11/12/2020 Mail - Will Balsler - Outlook
FW: Application for Deregistration, 5355 Barronsfield Road, Minudie, NS, PID 25053117
Bill Seaman
Tue 2020-11-10 10:50 AM
To: Will Balsler <
Cc: Joyce Makela ; Judy Read>; Dr. Richard Donald ; 'Naomi; Kirkbride (nee Landells); Dr. Richard Donald

Dear Mr. Balsler:

This is my submission to the Warden & Council
I would like to make the following proposal to this submission

Whereas, there is a new group interested in saving this building and in a empt to honour the wishes of the previously deceased owner, Ms. Ruth Charity Symes, I would like to propose a ONE YEAR moratorium on this applica on for deregistra on.

There has been a new group of people who are working on a revised agenda, to further assess the property, do a plan and budget on refurbishing and long range planning. There is an element of op mism from the group that they can accomplish such a mission to save this very historically valuable property and raise the required funding to do so.

If this request for this moratorium is granted there will be immediate ac on on this file, which if there is not by the 365 days, to proceed with the deregistration.

Respectfully,
J. William (Bill) Seaman,
Moncton, NB E1E 2T7
Re retired Vice Pres., Minudie Heritage Association
Born and grew up at 4827 Barronsfield Road, Barronsfield, NS
Great, Great, Grandson of King Seaman

Public Hearing Comments 5355 Barronsfield Road, Minudie (PID 25053117)
As a member of the Minudie Heritage Association and a long time resident of Lower Maccan, I should like to voice my opposition to the deregistration and dismantling of the A.T. Seaman House:

The A.T. Seaman House is the centerpiece of the historic community of Minudie: two churches, two cemeteries, one schoolhouse museum, and one community hall. Dismantling the house diminishes the value of all other components.

Yes, it is old (177 years) and in need of major repair. However it was well constructed, remains structurally sound with a dry basement. Latest estimates for repairs provided by Museum Specialist Mr. Robert W. Frame 2019-2021 were \$249,842, not including HST. However half of these are cosmetic rather than functional. Mr. Frame in his "Interpretation Strategy for the Minudie Heritage Association December 2017" actively promotes the stabilization of the Amos Thomas Seaman House. (pg. 4)"

At the personal level, Ruth Symes donated the house and its four generations of Seaman collections of historic artifacts and memorabilia to the community. She lived a very frugal life in order to leave sufficient moneys for these repairs in order to advance the formation of either a museum or historic home. To tear the building down and replace it with a modular is disrespectful of her contribution to the community, and lessens the value of any remaining artifacts when out of their original context.

The house has significant value because Mr. Harold Lister, antique dealer from Moncton, is intending to purchase and dismantle the building and use the structural materials to benefit other museums. This includes fourteen rooms on two levels, carriage house, two fireplaces, unusual windows, built in bookcases, staircase, various rare kinds of wood, and a number of smaller features. Equally valuable are the contents: memorabilia, historical artifacts, and antiques, including a 1000 book library owned by Gilbert Seaman, over 100 pictures and paintings, a baby grand piano, glassware, dishes, archival objects and materials, as of the inventory of 2015. It would be impossible to sell all of these at their full value at this time in order to empty the house for demolition, therefore most of these would be given away or put in the garbage.

The Minudie Heritage Association was set up to manage and maintain the historic buildings of Minudie, and that includes the A.T. Seaman House. However MHA is held together by only a few seniors doing a major amount of work. To contemplate the amount of work involved in restoring the house is overwhelming. It would be easier to let it be torn down. However, repairs done over a five to seven year period would be more manageable. Equally possible is to allow the A.T. Seaman House to become an independent charity with new members whose focus would be putting the house together. Ruth Symes made provision for that event in year six of her will, and this is now year six. If repairs had begun six years ago, the deterioration would not be as extensive.

The level of tourism regarding historic properties should not be taken into account. Tourism has been going down for the past ten years. The schoolhouse museum does not have enough exploration interest for most to drive the distance from River Hebert to Minudie, unless there were other interesting activities to consider. The house is such an experience. A two room modular is not the same. Also several MHA members expressed an interest in turning the carriage house into a tearoom with art and craft displays. The house should be saved and repaired because it represents culture, history, and uniqueness, all reasons it was designated a heritage property in the first place.

Joyce Makela Maccan, Nova Scotia October 25, 2020 member, Minudie Heritage Association member, King Seaman Church Society; secretary-treasurer, Lower River Hebert Cemetery (Amos Seaman & family)

November 10 2020

William Balsler Junior Planner

E.D. Fullerton Municipal Building 1395 Blair Lake Road Amherst NS B4H 3Y4

Re: Public Hearing regarding Deregistration of Municipal Heritage Property-5355 Barronsfield Road, Minudie NS (PID 25053117)

Dear Mr. Balsler:

I am writing to express my concerns about the proposed deregistration of the Amos T. Seaman house, (Minudie, Cumberland County), from the NS Register of Heritage Properties. I currently serve as a member of the King Seaman Church Society Board of Directors, which is responsible for the care and upkeep of the Minudie Universalist church. Several of our members also serve as members of the Minudie Heritage Association, which is the organization tasked with the care and upkeep of the Amos T. Seaman house. Through this association, I have become aware of the imminent plans to tear down the house and sell off its contents and attributes.

This home was built by his father, Amos Peck Seaman ("King" Seaman) in 1843. As is well known, Amos Peck Seaman was an early 1800's Nova Scotia industrialist who was a significant contributor to the development of Nova Scotia's early economy. His primary occupation was the manufacturing of grindstones which were in much demand in Canada, the US, throughout the Caribbean and the UK. He expanded these enterprises to include lumbering and ship building and the importing of goods. He had his own wharf in Boston and owned homes in New York and Boston. This was a time when most international trade occurred via oceanic shipping, before the railroads and other means of transport.

He also built two churches, one of which was the first Universalist church in Canada. Universalism is a progressive liberal theology which originated in Boston and which merged with the Unitarian Association in 1961. Amos Seaman also built a local community school in the 1840's- one of the first in the region, which provided an important opportunity for local primary education. The churches and school still stand in Minudie and have been recently renovated. (See Attachment, page 3).

I and several others have toured the house on two occasions in the past three weeks. On the second occasion, we were accompanied by Dr. Paul Bogaard, an architectural historian who has been extensively involved in the restoration of several buildings and homes in Westmoreland County and Cumberland County (including leading the restoration of the Campbell Carriage Factory which is now an impressive museum). He is also the Executive Director of the Tantramar Heritage Trust.

In general, we are all struck by the fact that this house has been kept to large extent in its original 19th century condition (1843). There have been no significant upgrades (apart from a stovepipe and a woodburning stove in the kitchen). One can easily imagine how the family might have carried out its day-to-day activities almost 200 years ago. Part of its charm is that it is not a grand house

(though it has a prominent position on the hill as one rounds the bend on Barronsfield Road) though served to support the lives of an important family active in the enterprises of the region. Please find attached a collection of photos of the house and property which I took during our second visit (my apologies for the poor quality of several of the images).

We observed that the house might be considered as two separate entities. This can be seen in the image on Page 4. A barn had been moved at some time in its history to adjoin to the house on the right side as one faces the front of the house. It is now leaning on the southern side of the structure. This is substantiated by the fact that there are shingles on the wall of the main house where the main house and the barn are joined. The barn is in poor condition and would need considerable effort to repair it. It's weight may be putting pressure on the structure of the main house though we were unable to make a determination of this during our two visits.

The house, on the other hand, is in better condition and we believe that the description that is described in your Memorandum of October 14, 2020, which states "The roof condition, the wiring, poor sills, windows, interior damage are all rampant", does not describe the current status. Dr. Bogaard observed, that the foundation of the house is the original foundation. He noted that the stones are in excellent shape and is in generally good condition, apart from a few gaps. He noted that the joists are also in very good condition and are the original hand hewn beams. The sills are also generally solid though there are several places where the sills need repair.

I have taken photos of the house exterior: pages 4 and 5 provide a frontal view; page 6 is the rear view showing the foundation beneath the house; page 7 is the southern view under the main house; page 8 is a close up of the main house foundation at the rear. Pages 9 and 10 show the roof from the rear and front of the house. Page 12 is a photo of the carriage house/barn. The house also has the remnants of a lovely garden with several very old American Elm trees.

As one enters the front door, one is greeted by what appears to be the original main staircase (page 15). There is also a rear staircase that likely served the need for direct access to the kitchen from the second floor (page 25). This also appears original. To the left is the front parlour with its original mantle and fireplace (pages 16-19). Much of the original furniture is still in the house - though we understand some of this has been sold. There is also a large mahogany grand piano (page 18) which likely dates to about 1850 and doesn't have a scratch on it. The kitchen is also very interesting. It has the original hearth with the original stones and mantle and a baker's oven built into the wall adjacent to it (page 20) More recently an Empire woodburning stove (Sackville NB) has been placed into the kitchen- apart from this, the other features seem original – there is a large trough like sink (page 21). The hallway to the front rooms (page 22)- feature some interesting side rooms – one of which is a pantry with a small window for passing food through to a butler's pantry (page 23).

The second floor landing (p 24) leads to three bedrooms (p 26 and 28- a third not shown). Page 27 is a large walk in closet/storage area. There is a small pump outside the house. We did observe some minimal water damage to the main house but generally we agreed that the roof should be repaired as a first priority. Several broken basement windows and some of the sills should be fixed soon. Other aspects of the house that need attention could be staged and addressed over time.

Therefore, we propose that this application for deregistration, on the grounds that the house is in such a state of deterioration that it is beyond repair, is unsubstantiated. We believe the house is salvageable and propose to look for opportunities (heritage grants, etc.) to undertake these repairs. We ask for a one year moratorium of the decision to deregister the house's heritage status in order to allow for development of a proper plan and budget for its refurbishing and long range planning.

Moreover, I believe that Amos Seaman's philanthropic contributions were important to fostering the favourable, socially progressive local environment that existed in Cumberland County during the early 1800's. These contributions may have influenced the lives of some of the remarkable men and women who grew up there during, and shortly after, this period. Cyrus Eaton from rural Pugwash, for example, became an important US industrialist, politician and benefactor of the Pugwash Conferences for the banning of nuclear weapons. His uncle was Charles Eaton, also born near Pugwash, who, as a member of the US Govt. House of Representatives from Ohio, chaired the House Foreign Relations Committee during WWII and was a signator to the United Nations Charter and the leading proponent of the Marshall Plan. less well known are the contributions of John Erskine Read, whose father was born in Minudie (1846), was elected as a member of the first International Court of Justice of the United Nations in 1946. John Erskine Read's sister, Dr. Edith Read, has been credited for establishing the excellent academic traditions of Branksome Hall, a prestigious private girls school in Toronto, during her fifty one years as Head Mistress for the school. I am sure there are many other such examples.

I believe, that when viewed collectively, that there is a larger Cumberland County, Nova Scotia story to be told here. So few people, even within Nova Scotia, are aware of these important historical contributions to the world stage. This story could be enhanced by further research and elevated perhaps as a bus tour, with maps and stories on a website, which students and tourists could visit. The story might include a presentation of the origins of Responsible Government in Nova Scotia, and visits to actual sites, such as the Amos Seaman House in Minudie, the Richard Uniacke Heritage home, the Pugwash Conferences' site in Pictou, the Campbell Carriage Factory, and the Dorchester House in New Brunswick. In this vein, to lose the physical presence of the Amos Seaman House would be a tragedy. How to tell the Minudie story when there is nothing there?

Therefore I strongly recommend that the Amos Seaman house NOT be deregistered and torn down. I propose that all Nova Scotians assist the Minudie Heritage Association to obtain sufficient funding to support urgently-needed renovations for the Amos Seaman House and turn it into the Heritage Property at the level it well deserves.

Judith Read Guernsey. M5c. PhD