

**Regular Council Meeting
October 20, 2025
Town Council Chambers**

Present

Mayor S. Cameron
Deputy Mayor D. Roberts
Councillor L. MacLellan
Councillor A. Murray
Councillor J. Pelly
Councillor J. Sullivan
Councillor P. McKenna

Also in Attendance

R. Delorey, CAO
M. Fougere, Municipal Clerk
N. D'Entremont, Marketing and Communications Officer

Media

Members of the Gallery

1. Call to Order & Land Acknowledgement

Mayor S. Cameron called the meeting to order at 6:05 PM and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people and recognized that we are all treaty people.

2. Approval of Agenda

2.1 Additions/Amendments

Mayor Cameron added under New Business, Item 9.3 – Eastern Nova Scotia Exhibition 2025 Funding Request.

Item 5, In-Camera, was moved to the end of the meeting as Item 12.

Motion: That the agenda be approved as amended.

Moved by: Councillor MacLellan

Seconded by: Councillor Murray

Motion Carried

3. Conflict of Interest

Councillor McKenna declared a conflict of interest and advised that he would recuse himself from discussion on Item 6.1 on the agenda.

4. Acceptance of Minutes

4.1 Minutes of the Regular Council Meeting – September 15, 2025

Deputy Mayor Roberts noted a correction, as she was not in attendance at the September 15, 2025 Regular Council Meeting. The minutes were amended accordingly and accepted as amended.

4.2 Minutes of the Special Council Meeting – October 6, 2025

The minutes of the Special Council Meeting held on October 6, 2025 were accepted as presented.

5. In-Camera

5.1 Personnel Matters; MGA Sec. 22(2)(c)

This item was moved to Item 12 near the end of the agenda, as approved under the Approval of the Agenda.

6. Flag Requests

Councillor McKenna recused himself from the Council Table prior to the discussion of this item.

6.1 Naomi Society Flag Request (November 25 – December 10, 2025)

A flag request was received from the Naomi Society, with a copy of the request included in the Council agenda package.

Motion: That Town Council approve the Naomi Society's request to raise the flag at Town Hall to mark the 16 Days of Activism Against Gender-Based Violence from November 25 to December 10, 2025.

Moved by: Councillor MacLellan

Seconded by: Councillor Murray

Motion Carried

7. Business from Committee of the Whole

7.1 Antigonish Community Fridge (Donation)

Motion: That Town Council approve a donation to the Antigonish Community Fridge in the amount of \$2,000.00 from Council's Discretionary Fund.

Moved by: Councillor Pelly

Seconded by: Councillor MacLellan

Mayor Cameron spoke to this giving some context that it would be nice for Council to attend an event being held on Dec 7th.

Motion Carried

7.2 ACALA 2025 Grant Application

Motion: That Town Council take the 2025 grant application from ACALA and move it to be used by March 31, 2026 and or can be transferred to use for an approved program submitted to council prior to execution.

Moved by: Councillor McKenna

Seconded: Councillor MacLellan

Discussion:

Council discussed the proposed extension and potential use of the grant funds. It was noted that if ACALA does not meet the terms of this motion, they may reapply for funding in the next fiscal year.

The CAO clarified that ACALA may proceed with their original proposal up to March 31, 2026, providing a three-month extension. Any substantial change to the approved project would require a revised submission for Council's approval.

Councillor Murray, as the Town's representative on the ACALA Board, had circulated the request in advance of the meeting.

Motion Carried

8. Business from the Minutes

8.1 Water & Sewer Update

The CAO provided an update on the current status of the water and sewer systems, noting that the dam has begun to spill and operations remain stable. Staff continue to address floatable materials entering the system.

It was noted that voluntary water conservation measures remain in place and are guided by established trigger levels. Discussion also included public communication around odours that may occur this time of year due to agricultural activity and not the sewer treatment process.

9. New Business

9.1 FCM Greenhouse Gas (GHG) Reduction Pathway Capital Grant – Resolution (Memo)

The CAO provided an update noting that a previous funding application to support capital energy-efficiency projects was unsuccessful. A new call for applications has been announced, and staff intend to reapply to support deep energy retrofits in municipal buildings.

Resolution:

Be it resolved that the Municipality of the Town of Antigonish submit a funding application to FCM's Green Municipal Fund for a Deep Energy Retrofit Capital Project for eight (8) Municipal Buildings.

Moved by: Councillor MacLellan

Seconded by: Deputy Mayor Roberts

Motion Carried

Council discussed the terms and conditions associated with the funding agreement and confirmed understanding of program requirements.

9.2 Project Updates

The CAO provided brief updates on several ongoing projects.

(a) Sewer Treatment Plant (STP)

The tender for screening equipment (\$600,000) and the tender for aeration equipment (\$140,000) have both been awarded.

(b) Housing Accelerator Fund (HAF)

i. Water source

Staff are assessing potential supplemental water sources to address long-term climate-related challenges. Test well drilling is underway to identify and verify suitable locations.

ii. Planning/Density

Updates were provided from EDPC and Upland Planning regarding density requirements related to HAF funding. An in-person open house will be held by Upland on November 3 at the John Paul Centre to gather public feedback. Discussion emphasized the importance of thoughtful densification to support affordable housing and community growth.

iii. Planning/ E-Permitting

The CAO reported that the e-permitting system, administered through EDPC, is functioning well and allows for digital development applications. This system is expected to streamline the process for developers.

iv. Grant

The CAO provided an update on the Town's Services and Affordable Housing (HAF) Grant Program. Council approved the program in June, and it has been soft-launched. The grant is designed to promote increased housing density and the creation of additional affordable housing units, with two streams: one for high-density housing and one for affordable housing.

The CAO noted that the Town will be increasing social media and public promotion of the program in the coming week to raise awareness within the community.

(c) Bay Street

The CAO provided an update on Bay Street, noting that some night work may be required as part of the tender to minimize disruption to the hospital and local residents. Staff are finalizing a secondary route to alleviate traffic during peak hours. This work represents Phase 1 of the project.

(d) West Street

The CAO provided an update noting that the project will proceed in two phases. For Phase 1, the tender has closed. Work from James Street to Highland Drive will include sewer lining, followed by complete repaving.

There will be one tender for the sewer lining and one tender for the sidewalk and paving.

(e) Creighton Lane Parking

An update was provided regarding the installation of the parking kiosk. To minimize disruption, one flower box will be removed to allow for the placement of a cement pad for the kiosk.

(f) Patching - Hawthorne and Main Street

Patching work is underway, beginning today on Main Street and moving next to Hawthorne Street.

Councillor Sullivan requested that communication be issued to residents noting that patching is scheduled for this year and, in alignment with the Town's Strategic Plan, paving of Main Street and Hawthorne Street is planned for the next capital budget.

There was discussion on timelines for issuing and securing tenders to ensure work can begin earlier in the season.

(g) Greening Drive Sidewalk

Progress is ongoing, though slower than anticipated due to staffing challenges. The Public Works and Concrete crews are now working jointly, which has contributed to delays. An anticipated completion date will be brought back to the Committee of the Whole.

Councillor Sullivan inquired whether project costs are being tracked, noting that the concrete crew initiative is a pilot project to evaluate potential cost savings compared to tendering the work externally.

(h) GRID Mod

The project remains on schedule. The current phase will be wrapping up shortly, with the next phase to resume in the spring.

Work on Post Road is progressing well; the transformers on-site have been set up and the connection process is underway.

Questions were raised regarding the Town's communication of infrastructure updates and project progress.

(i) Accessible Path – Central Sports Field

An update was provided on the accessible path extension from the Central Sports Field to the portable washroom. The path will extend into the field and will include the creation of a landing pad to serve as an accessible viewing area.

9.3 Eastern Nova Scotia Exhibition 2025 – Funding Request

Motion: Due to unforeseen challenges negatively impacting the 2025 Eastern NS Exhibition the Town of Antigonish will provide a \$4,800.00 contribution to the Eastern NS Exhibition from Council's Discretionary Fund.

Moved by: Councillor MacLellan

Seconded by: Deputy Mayor Roberts

Discussion:

Questions were raised regarding whether this funding request may become recurring in future years and whether the Exhibition would be returning to Council with a formal presentation. It was noted that the circumstances leading to this request are believed to be unexpected. Additional context was provided based on correspondence previously circulated to Council.

Motion Carried

10. Correspondence

10.1 Letter to Council from St. Francis Xavier University

A letter was received from St. Francis Xavier University thanking Council and staff for their support during the Homecoming celebrations. The letter highlighted the collaborative relationship between the Town and the University.

The correspondence was acknowledged, and thanks were expressed to Dr. A. Hakin for his letter.

10.2 Email from ABC for Kids Society of Antigonish – Imagination Library

Correspondence was received expressing appreciation for support of the Imagination Library.

11. Staff Reports

During review of the staff reports, the following matters were discussed:

It was noted that no by-law enforcement had previously been carried out regarding EV charging stations, and that enforcement will now begin. Context was provided that the Director of Community Development is preparing a draft for the Police & Licensing Committee, which may be ready for first reading at the November or December Council meeting.

Questions were raised regarding the electronic gate at Public Works, including timing and cost. It was noted that recent break-ins prompted the installation for added security. The gate operates electronically with key fobs for staff entry and a buzzer system for deliveries.

Clarification was requested on parking ticket reporting, with a request to separate figures for the Town and StFX. It was explained that the previous software provider is no longer in business and the Town is transitioning to a new platform. Technical issues are being resolved, and manual processing is in place until the system is fully implemented.

Questions were raised regarding the Town Services Grant. An update was provided that the matter relates to the Housing Accelerator Fund (HAF).

Inquiries were made about recent submissions of the Town to external programs, including a home and garden television show and SiriusXM. Communications staff noted that the Chamber of Commerce will be informed and engaged in external communications.

Attention was drawn to the ongoing work within Corporate Services, where the AREA audit is nearing completion. No major issues were identified, though timing delays have occurred. Audit statements were due by the end of September and are still being finalized.

Council recessed at 8:02 p.m. and reconvened at 8:19 p.m.

Motion: That Council move to an In Camera session at 8:19 p.m.

Moved by: Councillor MacLellan

Seconded by: Councillor Murray

Motion Carried

12. In Camera

12.1 Personnel Matters; MGA Sec. 22(2)(c)

Moved by: Councillor MacLellan

Seconded by: Councillor Sullivan

Motion: That Council move out of the In Camera session.

Motion Carried

13. Adjournment

With no further business the meeting was adjourned at 9:05 p.m.



Mayor Sean Cameron



Randy Delorey, CAO