

TOWN OF NEW GLASGOW
TOWN COUNCIL MEETING MINUTES

MONDAY, JULY 20, 2026

A regular meeting of New Glasgow Town Council was held on Monday, July 20, 2026, at 5:15 p.m. at Glasgow Square. Present were Mayor Dicks, Deputy Mayor Peters, Councillors Joe MacDonald, Jessica MacDonald, Fraser, Dorrington, and McKenna. Also present were: Lisa MacDonald, CAO; Rebecca Lewis-MacNeil, Director of Human Resources and Corporate Communications; Michelle Ward, Director of Community Development; Earl MacKenzie, Director of Engineering and Public Works; Ryan Leil, NGP Chief; Ross White, Director of Fire, Inspection and Emergency Services, Alison Tait, Deputy Clerk; Jeff Hamelin, Information Technology Support Services; Kaila Reid, Development Officer; Sean O'Connor, Unsightly Property Administrator/Bylaw Officer; Frank DeMont, Solicitor (virtually through MS Teams); and Smartex Tambala, representing 323 Washington Street. Absent from the meeting were staff members, Kim Livingston, Director of Corporate Services and Derek Eisan, Director of I.T.

Councillor Dorrington stated that as we gather this evening, we pause to remember that in this province we live and work on lands that are by law the unceded territories of the Wabanaki peoples – predominantly the land of the Mi'kmaq. May we live with respect on this land and live in peace and friendship with its people. We also recognize that African Nova Scotians whose culture, heritage, and history have been and remain a key part of our province for more than 400 years.

AGENDA

It was regularly moved and seconded that the agenda be approved as presented.

Motion carried.

PETITIONS/DELEGATIONS/PRESENTATIONS

ORDER TO APPEAR – DEMOLITION – 323 WASHINGTON STREET

Mayor Dicks called for anyone wishing to speak regarding the Order to Appear for the demolition of 323 Washington Street.

Smartex Tambala, owner of 323 Washington Street, explained that there are plans to redevelop the property into 31 apartment units. He advised that the intention is to begin construction on the first eight units while continuing work on the remaining building. Mr. Tambala stated that financing has been obtained for the project and that he is currently working with a structural engineer.

The Development Officer advised that Mr. Tambala submitted the development agreement application earlier today. The application has been forwarded to the engineering department to assess water and sewer capacity and is currently under review.

The Unsightly Property Administrator/Bylaw Officer inquired whether a property management company would be retrained to oversee and maintain the property.

Mr. Tambala confirmed that there would be a management company that will maintain the property during construction.

Councillor McKenna inquired how long has Mr. Tambala owned this property.

Mr. Tambala advised he has owned the property for three years.

Councillor McKenna questioned why work had not been undertaken before the Order to Appear was issued, noting that the property had been in an unsightly condition for some time as many citizens have called him with concerns and it presents a safety concern. He also noted the break-ins and flopping in the space overnight.

Mr. Tambala stated that he has been working with the planners on the proposed redevelopment of the building while also securing financing for the project.

Councillor McKenna stated that he wanted assurance the building would be properly secured to prevent unauthorized access.

Mr. Tambala advised that ensuring the building remains secure will be a priority.

Councillor Joe MacDonald inquired about the anticipated timeline for an extension on the demolition consideration.

Mr. Tambala advised that renovations would take between six months and one year to complete and clarified that he was requesting a four to six month extension to address immediate issues in the building.

The Development Officer advised that the development agreement timeline is approximately four months. The Development Officer also noted that the Building Official is awaiting signed structural documentation before repairs to the roof of the building can proceed.

Councillor Dorrington inquired which contractor company would be carrying out the renovation work.

Mr. Tambala advised he will be leading this project and has contractors presently completing a project in Truro.

Councillor Dorrington asked whether adequate parking had been incorporated into the proposed development.

Mr. Tambala advised that parking has been included in the plans and noted that six of the 31 apartment units will be designated as affordable housing.

Councillor Jessica MacDonald inquired if the financing has been approved for the entire project or only a portion of the project.

Mr. Tambala confirmed that financing has been secured for the entire project.

It was regularly moved and seconded that a 6 month extension be granted, provided the building is secured, roof repaired, and proper maintenance of building and property.

The CAO explained the process and timeline for a development agreement, noting that Council requires assurance the property will be properly maintained throughout the process. This includes conducting weekly inspections to ensure there has been no unauthorized access to the building and that the property is kept in a safe and maintained condition during construction. The CAO also noted that a permit could be applied for to repair the roof, subject to the Building Official's assessment and report regarding the structural safety of the trusses and any related concerns.

The CAO further advised that if the Town continues to receive complaints from concerned residents that the building is being occupied, and/or that the property has become unsightly and an investigation confirms the concerns, Council may bring the Order to Appear to Consider an Order for Demolition back before Council and the granted extension may be withdrawn. She emphasized the importance of the proponent adhering to the established timelines, maintaining the property in a safe and orderly condition while continuing the development agreement process and repairing the roof within the extension timeline.

Motion carried.

APPROVAL OF CONSENT AGENDA

It was regularly moved and seconded that the consent agenda including the Council and Committee of the Whole Meeting minutes of June 15, 2026, and proclamations for:

- i. Acadian Heritage Month and National Acadian Day – August 2026 & August 15, 2026
- ii. Emancipation Day – August 1, 2026
- iii. International Day of the World's Indigenous Peoples – August 9, 2026

It was regularly moved and seconded that the Consent Agenda be approved as presented.

Motion carried.

REPORTS

COMMITTEE OF THE WHOLE REPORT

It was regularly moved and seconded that the Committee of the Whole Report dated July 20, 2026, be accepted as circulated.

Motion carried.

FINANCE REPORT

It was regularly moved and seconded that the Finance Report dated July 20, 2026, be accepted as circulated.

Motion carried.

ENGINEERING AND PUBLIC WORKS REPORT

Councillor McKenna noted that the Ward One Social and Recreation Centre ramp construction project has not progressed and remains incomplete. Councillor McKenna then moved that the Town Engineer prepare cost estimates for constructing the ramp using concrete and report back to Council.

The Director of Engineering and Public Works advised that construction of the ramp has not progressed due to material availability issues. Information will be provided regarding alternative materials for the ramp construction; an aluminum or steel handrail will still be required.

It was regularly moved and seconded that the Director of Engineering and Public Works provide a report to Council outlining options for the construction of the ramp at the Ward One Social and Recreation Centre using alternative materials.

Motion carried.

It was regularly moved and seconded that Engineering and Public Works Report dated July 20, 2026, be accepted as circulated.

Motion carried.

SOLID WASTE REPORT

It was regularly moved and seconded that the Solid Waste Report dated July 20, 2026, be accepted as circulated.

Motion carried.

POLICE REPORT

It was regularly moved and seconded that the Police Report dated July 20, 2026, be accepted as circulated.

Motion carried.

COMMUNITY DEVELOPMENT REPORT

It was regularly moved and seconded that the Community Development Report dated July 20, 2026, be accepted as circulated.

Motion carried.

BUSINESS DEVELOPMENT REPORT

It was regularly moved and seconded that the Business Development Report dated July 20, 2026, be accepted as circulated.

Motion carried.

FIRE REPORT AND FIRE INSPECTION REPORT

It was regularly moved and seconded that the Fire Report and Fire Inspection Report dated July 20, 2026, be accepted as circulated.

Councillor Jessica MacDonald inquired about the circumstances under which the Fire Department is dispatched to assist with Emergency Health Services calls and the criteria used to determine when such assistance is required.

Fire Chief White explained that the New Glasgow Fire Department is deemed a Level 2 Station and firefighters are trained as level 2 responders and respond to incidents such as cardiac arrests, mass casualty events, and motor vehicle collisions. He advised that if an ambulance is expected to take longer than 15 minutes to arrive, the Fire Department is dispatched to provide assistance. He further noted that firefighters may also respond to calls involving technical extrications and overdoses, as overdoses are classified as cardiac arrest calls.

Councillor McKenna asked whether this procedure is provincially mandated or established internally.

Fire Chief White explained that the response levels are established through the individual Emergency Response Services. CAO Lisa MacDonald added that, under the new modernization of fire services it will be a level of service determined by Council.

Councillor Fraser asked about the number of false alarms and asked for an explanation for the reported call outs

Chief White advised that most of the time, these call outs are weather dependent, due to high humidity levels which effect the sensors. The monitoring company requests assistance from the department.

Motion carried.

BUILDING REPORT

It was regularly moved and seconded that the Building Report dated July 20, 2026, be accepted as circulated.

Motion carried.

INFORMATION TECHNOLOGY REPORT

It was regularly moved and seconded that the Information Technology report dated July 20, 2026, be accepted as circulated.

Motion carried.

HUMAN RESOURCES AND CORPORATE COMMUNICATIONS REPORT

It was regularly moved and seconded that the Human Resources and Corporate Communications Report dated July 20, 2026, be accepted as circulated.

Motion carried.

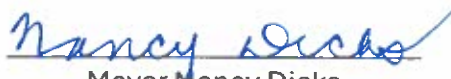
ACCOUNTS

It was regularly moved and seconded that the accounts dated July 20, 2026, be approved as presented.

Motion carried.

ADJOURNMENT

It was regularly moved and seconded that the meeting be adjourned at 5:58 p.m.


Mayor Nancy Dicks
Approved August 17, 2026